



84 Beech Avenue, Abington, Northampton, NN3 2JG
Guide Price £240,000 Freehold

A three bedroom double bay fronted terrace property located in the ever popular area of Abington, close to local shops and Abington Park. The accommodation comprises entrance hall, lounge, dining room, conservatory, kitchen and downstairs shower room / WC. On the first floor are three bedrooms and a family bathroom. Outside there is a large rear garden with rear access and a front garden. To view please call 01604 231111. EPC Rating C. Council Tax Band C.

Three Bedrooms | Double Bay Fronted | Front & Rear Gardens With Rear Access | uPVC Double Glazing & Gas Radiator Heating | Great Location Close To Abington Park | No Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing. Storage cupboard.

LOUNGE 4.39m x 4.22m (14'5 x 13'10)

uPVC double glazed bay window to front elevation. Radiator.

DINING ROOM 3.56m x 4.24m (11'8 x 13'11)

uPVC double glazed window to rear elevation. Radiator.

KITCHEN 2.59m x 2.59m (8'6 x 8'6)

Fitted with a range of wall, base and drawer units with work surfaces over. Space for fridge / freezer, washing machine and oven.

CONSERVATORY 3.05m x 4.62m (10'0 x 15'2)

Brick and uPVC construction. Windows to rear and side elevations. Double doors to rear garden. Laminate flooring.

SHOWER ROOM / WC

Low level WC, wash hand basin and shower cubicle.

FIRST FLOOR LANDING

Storage cupboard. Access to boarded loft room which has potential for conversion (subject to necessary planning / regulations).

BEDROOM ONE 3.56m x 3.76m (11'8 x 12'4)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM TWO 4.29m x 3.76m (14'1 x 12'4)

uPVC double glazed bay window to front elevation. Radiator.

BEDROOM THREE 2.06m x 1.91m (6'9 x 6'3)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.75m x 1.88m (5'9 x 6'2)

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising low level WC, wash hand basin and panelled bath.

OUTSIDE

FRONT GARDEN

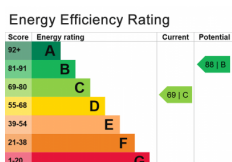
Concrete frontage enclosed by low level brick wall and timber fencing.

REAR GARDEN

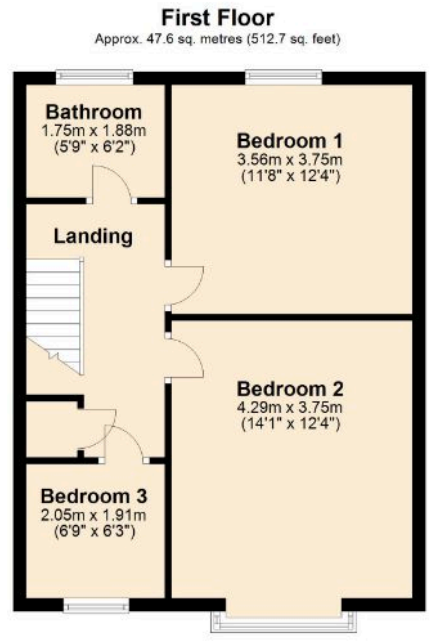
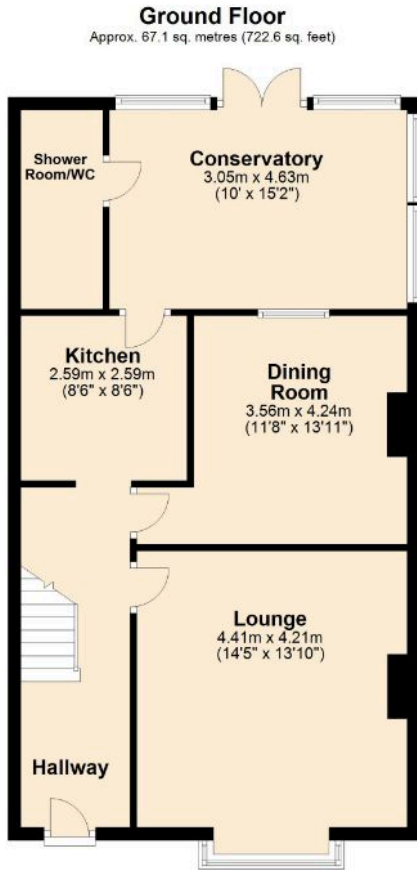
Large rear garden with double gates giving rear access. Laid to lawn with concrete patio area.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



Total area: approx. 114.8 sq. metres (1235.2 sq. feet)



LOCAL AREA INFORMATION

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