



127 Broadway East, Abington, Northampton, NN3 2PP
Offers Over £260,000 Freehold

A fantastic conditioned three bedroom, double bay fronted family home, located in the sought after area of Abington, close to local amenities and a short walk to Abington Park. The property has been well maintained by the current owners and benefits from a modern kitchen, bathroom, floorings and décor. The accommodation comprises entrance hall, lounge with bay window, dining room with access to the garden, kitchen and lobby which has access to the rear garden. The first floor provides, three good size bedrooms and modern bathroom. Further benefits include a manicured rear garden, front garden and a cellar. Call 01604 231111 EPC Rating: E. Council Tax Band: C

Three Bedroom Mid Terrace | Modern Bathroom & Kitchen | Separate Reception Rooms | Cellar | Gas Radiator Heating & uPVC Double Glazing | Private Rear Garden

modern marketing · traditional values

ENTRANCE PORCH

uPVC French doors with frosted double glazed panels. Exposed brick arch. Tiled floor. uPVC door to:

ENTRANCE HALL

Radiator. Tiled floor. Doors to lounge and kitchen. Staircase rising to first floor landing.

LOUNGE 3.96m x 3.45m (13'0 x 11'4)

Double glazed bay window to front elevation. Solid wood floor. Television point. Radiator. Fireplace with duel fuel burner. Built in bespoke cupboard. Door to:

DINING ROOM 3.66m x 3.05m (12'0 x 10'0)

Double glazed door leading to garden. Radiator. Open feature fireplace with tiled surround, hearth and mantel. Solid wood floor. Built in cupboards. Built in drawer unit.

KITCHEN 3.66m x 2.06m (12'0 x 6'9)

Double glazed window to rear elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Sink and drainer with mixer tap. Electric oven and hob. Space and plumbing for washing machine, undercounter fridge and freezer. Tiling to splash back areas. Tiled floor. Doors to cellar and rear lobby.

CELLAR

Used for storage. Light connected.

REAR LOBBY

Double glazed window to rear elevation. Wooden door to garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE 3.96m x 3.05m (13'0 x 10'0)

Double glazed bay window to front elevation. Radiator. Feature fireplace. Built in wardrobe.

BEDROOM TWO 3.66m x 3.35m (12'0 x 11'0)

Double glazed window to rear elevation. Radiator. Feature cast iron fireplace. Built in wardrobes and drawer unit.

BEDROOM THREE 3.05m x 2.13m (10'0 x 7'0)

Double glazed window to front elevation. Radiator. Storage cupboard housing GlowWorm boiler.

BATHROOM 2.13m x 1.83m (7'0 x 6'0)

Double glazed window to rear elevation. Heated towel rail. Suite comprising low level WC with concealed cistern, wash hand basin set in vanity unit with cupboard below and P shaped bath with Rainforest effect shower. Tiling to splash back areas.

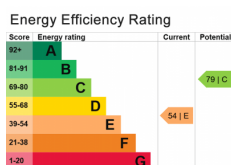
OUTSIDE

FRONT GARDEN

Enclosed by low level wall leading to paved pathway to entrance doors. Borders with shrubs.

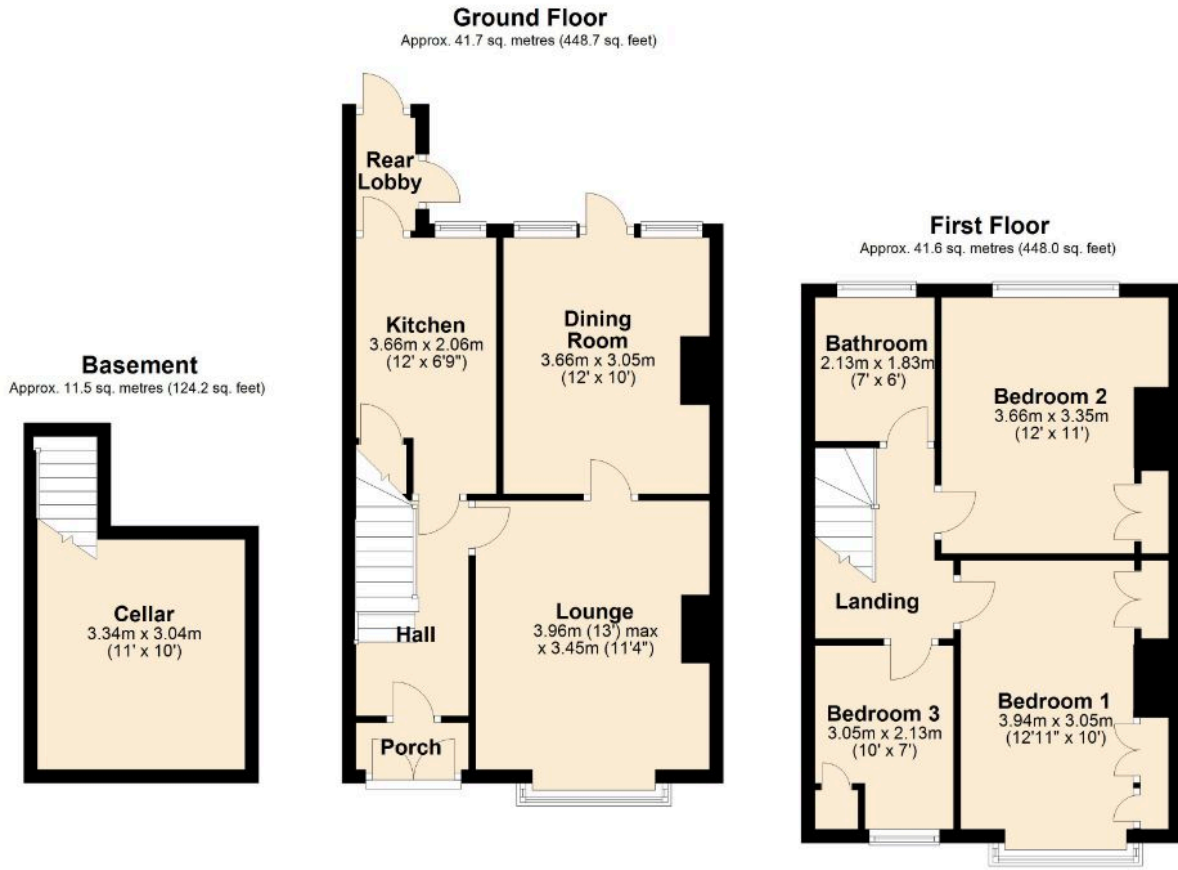
REAR GARDEN

Paved patio area leading to second patio area. Lawn and well stocked mature borders with a plethora of flower, shrubs and small trees. Hardstanding for shed. Gated rear access.

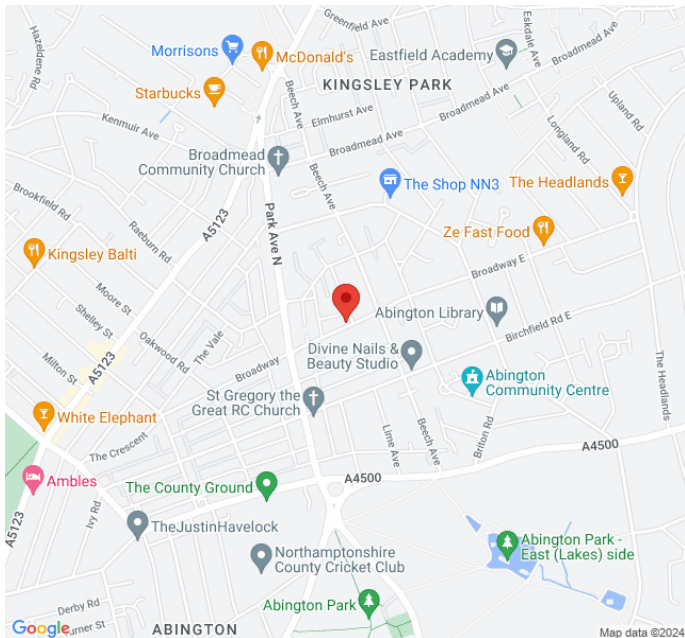


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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Total area: approx. 94.8 sq. metres (1020.8 sq. feet)



LOCAL AREA INFORMATION

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.

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