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Bostock Avenue, Northampton, Northamptonshire, NN1 4LN

£289,950 Terraced

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Service Award**

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington

343 Wellingborough Road, Abington, Northampton, NN1 4ER

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Property Summary

A fine example of a double bay fronted period property which is larger than your average three bedroom house. Situated in the sought after area of Abington, close to local schools, great amenities and a short walk to Abington park and Northampton General Hospital.

Features & Utilities

- ✓ Double Bay Fronted
- ✓ Front & Rear Gardens
- ✓ Garden Office
- ✓ Three Double Bedrooms
- ✓ Modern With Period Features
- ✓ Sought After Location



Property Overview

A fine example of a double bay fronted period property which is larger than your average three bedroom house. Situated in the sought after area of Abington, close to local schools, great amenities and a short walk to Abington park and Northampton General Hospital. Boasting expansive accommodation comprises entrance hall, two reception rooms, kitchen/breakfast room, perfect for entertaining, WC and utility room. The first floor provides three double bedrooms and a bathroom with P shaped bath. Externally there are front and rear gardens with the rear garden benefitting from garden office and pergola. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: C

ENTRANCE HALL

Composite entrance door. Herringbone flooring. Cast iron radiator. Staircase rising to first floor landing. Access to:

LOUNGE 3.25m x 3.68m (10'8 x 12'1)

uPVC double glazed bay window to front elevation. Cast iron radiator. Herringbone flooring. Two storage cupboards. Feature fireplace with tiled surround.

DINING ROOM 4.67m x 3.07m (15'4 x 10'1)

uPVC double glazed window to rear elevation. Feature fireplace with tiled surround. Picture rails. Coving. Herringbone flooring.

KITCHEN/BREAKFAST ROOM 4.57m x 2.77m (15'0 x 9'1)

Two uPVC double glazed windows to side elevation. Two radiators. Wall and base units with roll top work surfaces over. Space for Range style cooker, fridge/freezer and dishwasher.

UTILITY ROOM

uPVC double glazed window to side elevation. Work surfaces with space for washing machine.

WC

uPVC double glazed window to rear elevation. Low level WC.

CELLAR

Power and light.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space. Doors to:

BEDROOM ONE 3.25m x 4.75m (10'8 x 15'7)

uPVC double glazed bay window to front elevation. Feature fireplace. Wardrobe.

BEDROOM TWO 3.84m x 3.07m (12'7 x 10'1)

uPVC double glazed window to rear elevation. Radiator. Feature fireplace.

BEDROOM THREE 3.45m x 2.77m (11'4 x 9'1)

uPVC double glazed window to rear elevation. Radiator. Feature fireplace. Wardrobe.

BATHROOM

Obscure uPVC double glazed window to side elevation. Three piece suite comprising low level WC, wash hand basin and P shaped bath with power shower over. Spotlights. Tiled throughout.

OUTSIDE

FRONT GARDEN

Block paved front garden. Access to front door.

REAR GARDEN

A well kept and designed rear garden which provides a patio area for dining and a second patio area with pergola. Laid to lawn with shrubs, plants and bushes. Garden room.

GARDEN ROOM 2.01m x 3.18m (6'7 x 10'5)

Wooden double glazed windows to side and front elevations. uPVC double glazed door to side elevation. Power and light. Laminate flooring. Plastered throughout with spotlights.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – Yes – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiator

Parking – On Street

Accessibility – No

Right of Way – No

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – No

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.

Floorplan





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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