

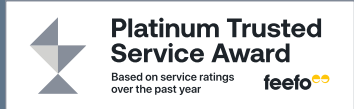


www.jacksongrundy.com

Park Avenue North, Abington, Northampton, Northamptonshire, NN3 2JE

£550,000 Town House

5 2 2



Department: Sales

Tenure: Freehold





Property Summary

Located within walking distance of the prestigious Abington Park is this deceptive five bedroom Victorian family home, which is bursting with character.

Features & Utilities

- ✓ Five Bedroom Victorian Family Home
- ✓ Full Of Character Features
- ✓ Tastefully Modern Kitchen & Bathrooms
- ✓ En-Suite To Master
- ✓ En-Suite To Master
- ✓ Walking Distance Of Prestigious Abington Park



Property Overview

Located within walking distance of the prestigious Abington Park is this deceptive five bedroom Victorian family home, which is bursting with character. This charming property boasts, large reception rooms, tastefully and sympathetically modernised kitchen and bathrooms, multiple bay windows, log burners and open fireplaces, five doubles bedrooms, walled rear garden and garage. In brief the accommodation comprises, entrance hall, living room, kitchen breakfast

room with large centre island, dining room and WC. First floor landing, bedroom one with en-suite, three further double bedrooms and family bathroom. The second floor hosts the large fifth bedroom which is currently being used as a fantastic home bar/den. Outside to the front is a wrap around garden laid to gravel and block paving with many bedded trees, shrubs and plants. To the rear is a walled garden mainly laid to lawn with a covered seating and barbeque area. With property in this area being in high demand, early viewing is essential.

EPC Rating E. Council Tax Band E.

ENTRANCE HALL 5.56m x 2.59m (18'3 x 8'6)

Entrance via timber door with stained glass insert. Column radiator. Stairs rising to first floor landing with wood panelling. Understairs storage cupboard. Tiled floor. Picture rail.

SITTING ROOM 6.10m x 5.05m max (20'0 x 16'7 max)

uPVC bay window to front elevation. Further window to side elevation. Feature fireplace with wooden surround, tiled hearth and inset multi fuel burner with storage and shelving either side. Original oak flooring. Television aerial point. Picture rail. Wall light points.

KITCHEN / BREAKFAST ROOM 6.25m x 3.94m (20'6 x 12'11)

Three casement window to side elevation. Fitted with a range of wall, base and drawer units with quartz worktops and matching upstands. Central island incorporating breakfast bar and storage. Multi fuel burner. Tiled floor. Tiled splash backs. Boiler. Archway to:

DINING ROOM 5.66m x 3.71m (18'7 x 12'2)

Bay window to side elevation. Radiator. Cast iron fireplace with wooden surround. Original oak flooring. Picture rail.

LOBBY

Leading from the kitchen. Doors to WC and garage.

CLOAKROOM 1.48m x 2.14m (4'10 x 7'0)

WC and wash hand basin. Tiled splash backs. Tiled floor. Door to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 5.00m x 4.80m (16'5 x 15'9)

Bay window to side elevation. Radiator. Picture rail. Television aerial point. Glazed double doors to:

EN-SUITE 3.94m x 1.17m (12'11 x 3'10)

Window to side elevation. Suite comprising wash hand basin and double shower cubicle with power shower. Wall lights. Extractor fan. Tiled splash backs. Wooden flooring.

WC 1.47m x 0.79m (4'10 x 2'7)

Window to side elevation. WC.

BEDROOM TWO 5.61m x 3.71m (18'5 x 12'2)

Window to side elevation. Radiator.

BEDROOM THREE 5.11m x 3.96m (16'9 x 13'0)

uPVC double glazed bay window to side elevation. Radiator. Cast iron fireplace with tiled hearth and wooden surround.

SHOWER ROOM 2.46m x 2.31m (8'1 x 7'7)

Two casement window overlooking the rear garden. Chrome heated towel rail. Suite comprising corner shower cubicle with power shower, WC and wash hand basin with storage below. Tiled splash backs.

FAMILY BATHROOM 2.57m x 1.68m (8'5 x 5'6)

Window to side elevation. Chrome column radiator. Suite comprising roll top bath with cast iron feet and wash hand basin. Tiling to half wall height.

SECOND FLOOR

BEDROOM FIVE 5.59m x 5.05m (18'4 x 16'7)

Window to side elevation. Currently being used as a bar area and games room. Door to eaves storage.

OUTSIDE

FRONT / SIDE GARDENS

Wrap around garden enclosed by swooping brick wall with picket fence inserts. Laid to a mixture of gravel and block paving. An abundance of mature bedded trees, plants, shrubs, roses and Wisteria. Front door under storm porch. Gated side access.

GARAGE 4.44m x 3.16m (14'7 x 10'4)

Electric roller door. Door to lobby.

REAR GARDEN

Walled garden with a sunny aspect. Mainly laid to lawn with pond and bedded borders housing a variety of plants, shrubs and trees. Paved terrace under canopy with brick built BBQ. Door to garden store. Tap. Gated side access.

MATERIAL INFORMATION

Electricity Supply â Ask Agent

Gas Supply â Ask Agent

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

Water Supply â Ask Agent

Sewage Supply â Ask Agent

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

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

Solar PV Panels â Ask Agent

EV Car Charge Point â Ask Agent

Primary Heating Type â Ask Agent

Parking â Ask Agent

Accessibility â Ask Agent

Right of Way â Ask Agent

Restrictions â Ask Agent

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

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

DRAFT DETAILS

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

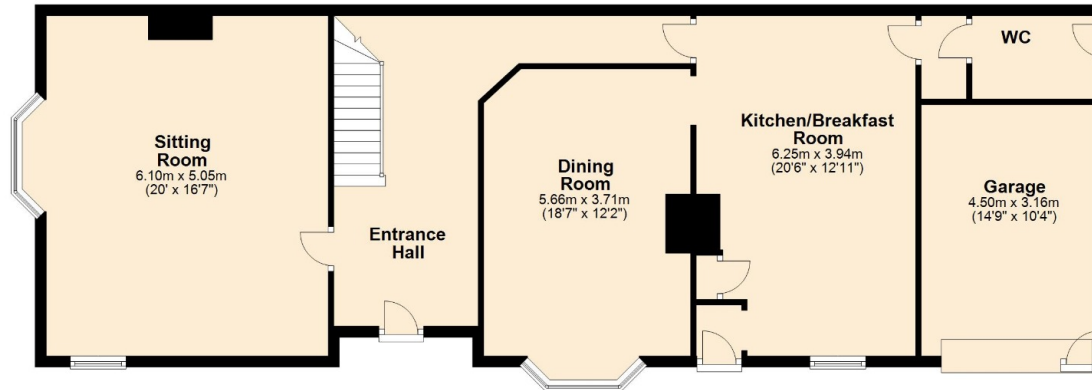
AGENTS NOTES

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.

Floorplan

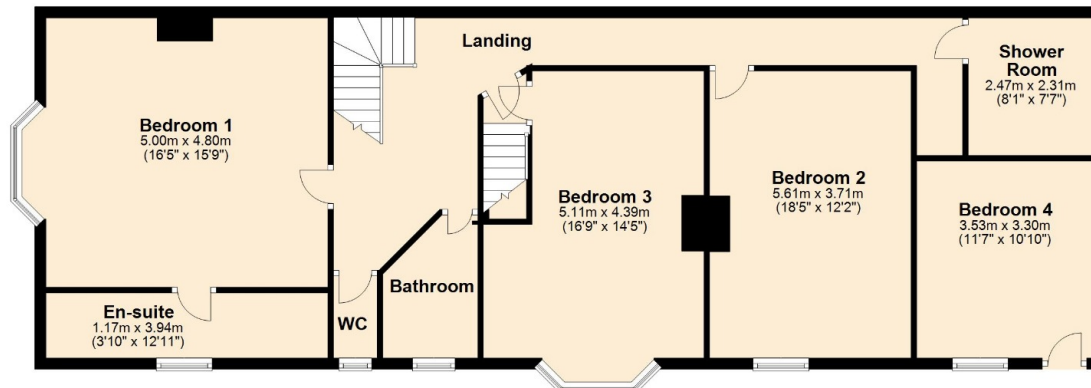
Ground Floor

Approx. 114.2 sq. metres (1228.8 sq. feet)



First Floor

Approx. 115.1 sq. metres (1239.1 sq. feet)



Second Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 262.8 sq. metres (2828.8 sq. feet)



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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