



Park Avenue North
Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Park Avenue North Northampton, NN3 2JE

TOTAL AREA: APPROX. 262.8 SQ. METRES (2828.7 SQ. FEET)

LOCATED WITHIN THE HUGELY POPULAR AREA OF ABINGTON IN NORTHAMPTON IS THIS DECEPTIVELY LARGE FIVE BEDROOM END OF TERRACED TOWN HOUSE WHICH BURSTS WITH CHARACTER FROM THE MOMENT YOU WALK IN.

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN /BREAKFAST ROOM
- LOBBY
- CLOAKROOM

SECOND FLOOR

- BEDROOM FIVE

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- SHOWER ROOM
- BATHROOM
- WC

Offers In Excess Of £550,000 Freehold





THE PROPERTY

Located within the hugely popular area of Abington in Northampton is this deceptively large five bedroom end of terraced town house which bursts with character from the moment you walk in.

Stepping off the street and past the bedded front garden is the front door which opens onto the beautiful hallway with Victorian style tiled floor, panelling to walls, stained glass windows, column radiators and statement staircase with stair runner.

To the left you walk into the living room with bay window to front and a large log burning stove. At the end of the hallway is the stunning kitchen with large central island, quartz worktops, range cooker, log burner and an abundance of units for storage. An archway leads you into the dining room with bay window and yet another log burning stove. On the other side of the kitchen you have the cloakroom, beyond which is the garage and access to the rear garden.

From the large first floor landing you have access to four bedrooms which includes the generous bay windowed principal bedroom with en-suite shower room and three further double bedrooms which have access to the family bathroom with separate WC and the family shower room. Off the landing is a staircase which takes you up to the fifth bedroom which is currently being used as a den/bar area.

To the rear of the property is a walled garden mainly laid to lawn with bedded plants, shrubs, small pond and garden shed. At the end of the garden is a covered patio area with built in barbeque. Beyond the side gate is an up and over door to the garage which has light and power connected as well as a courtesy door into the property.

EPC Rating E. Council Tax Band E.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Town House
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	E
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

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 and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill 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 A45, A43, A508 and A428 and in turn link to the A14 and M1.

IMPORTANT NOTICE

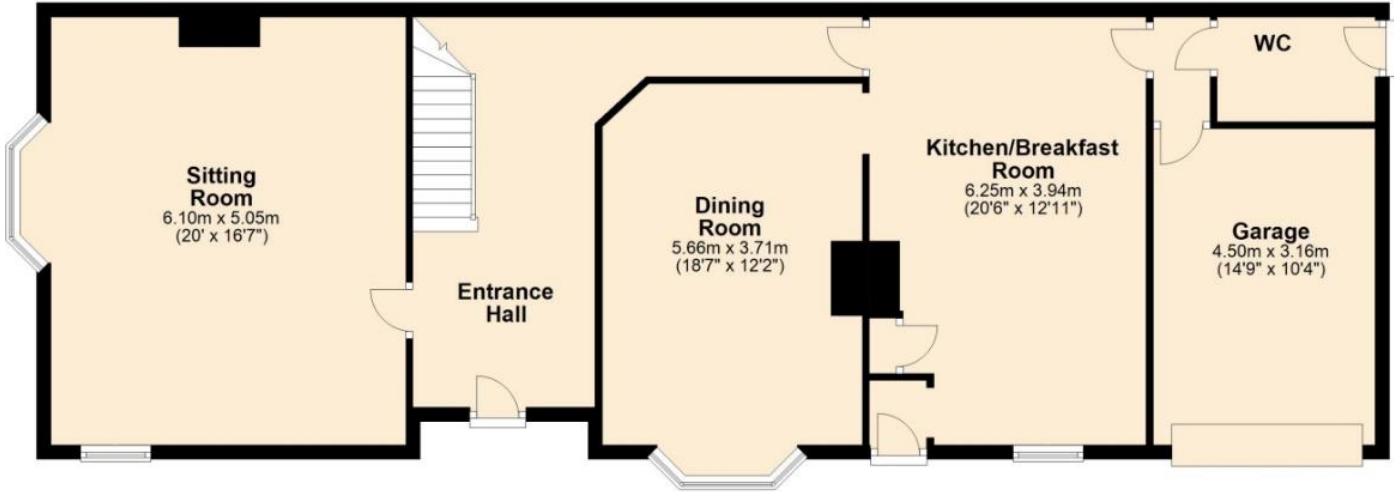
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 262.8 SQ. METRES (2828.7 SQ. FEET)

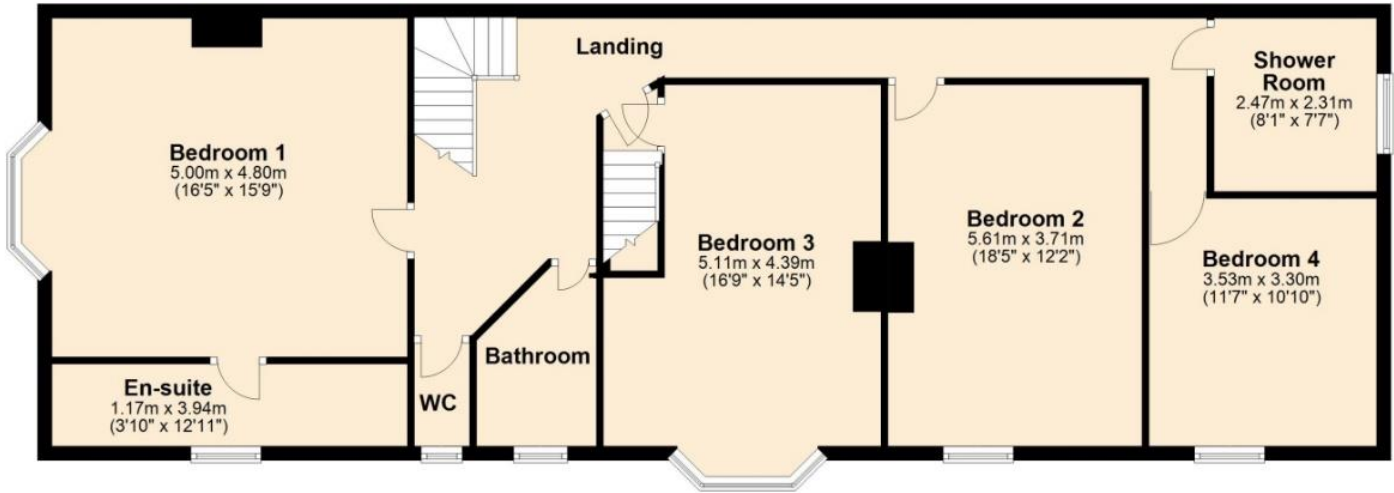
Ground Floor

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)





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