



Good Choice are proud to offer for sale with NO UPPER CHAIN this spacious, semi-detached property situated in the desirable area of Abington Vale, near to schools, amenities and Abington Park.

Accommodation includes an entrance hall, downstairs shower room, kitchen, living room, dining room and conservatory. To the first floor are three bedrooms and a bathroom. Outside are gardens to the front and rear, driveway for two cars, single garage, store room and workshop. (B/107m2/M)

**Key Features:**

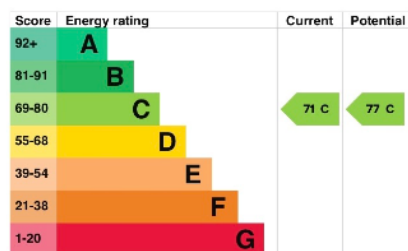
- NO UPPER CHAIN
- SPACIOUS SEMI DETACHED PROPERTY
- LIVING ROOM & DINING ROOM & CONSERVATORY
- MODERN KITCHEN
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- DRIVEWAYS FOR TWO CARS LEADING TO A SINGLE GARAGE
- OUTSIDE STORE ROOM & WORKSHOP
- COUNCIL TAX BAND C
- NEAR TO SCHOOLS, AMENITIES & ABINGTON PARK



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The graph shows this property's current and potential energy rating.

### Entrance Hall

Entered via a composite front door, two double glazed windows to the front, double glazed window to the side, radiator, stairs to the first floor, two cupboards and doors leading to:

### Shower Room

2.08m x 2.22m (6'10 x 7'4)

Vinyl flooring, WC, mounted wash basin, shower cubicle with electric shower, double glazed window to the front, radiator, wall heater and boiler.

### Kitchen

3.86m x 2.11m (12'8 x 6'11)

Vinyl flooring, base and wall units, worktops, one and half ceramic sink and drainer, double electric oven/grill, electric hob, splash back and extractor. Fitted microwave and under counter fridge freezer. Space for a dishwasher or washing machine, double glazed window and door to the side, radiator and tiling to water sensitive areas.

### Dining Room

4.26m x 2.94m (14' x 9'8)

Carpet, radiator and double glazed window to the front.

### Living room

3.18m max x 7.01m max (10'5 x 23')

Carpet, two radiators, TV point, gas fireplace, double glazed window to the rear and double glazed sliding doors to the conservatory.

### Conservatory

2.83m x 2.61m (9'3 x 8'7)

Brick base, tiled flooring, double glazed windows to three sides and double glazed sliding doors to the garden.

### First Floor Landing

Carpet, loft access (ladder, light, storage), airing cupboard and doors to:

### Bathroom

1.98m x 2.12m (6'6 x 6'11)

Vinyl flooring, bath with shower over, mounted wash basin with storage under, WC, tiling to water sensitive areas, wall mounted heater, radiator and double glazed window to the side.

### Bedroom 1

3.55m x 3.84m (11'8 x 12'7)

Carpet, double glazed window to the front, fitted wardrobes, eaves storage and radiator.

### Bedroom 2

2.55m x 3.4m (8'4 x 11'2)

Carpet, double glazed window to the rear, eaves storage and radiator.

### Bedroom 3

3.03m x 2.1m (9'11 x 6'11)

Carpet, radiator, double glazed window to the side and eaves storage.

### Rear Garden

South facing, fence enclosed, mainly laid to lawn with borders/shrubs, greenhouse and access to the workshop, store and garage.

### Workshop

4.22m x 2.2m (13'10 x 7'3)

Light, power and window to the rear.

### Store

1.49m x 2.2m (4'11 x 7'3)

Light and power.

### Garage

5m x 2.6m (16'5 x 8'6)

Up and over garage door, light, power and door to the garden.

### Front Garden

Mainly laid to lawn with borders/shrubs, driveway for two cars leading to a single garage and gated access to the rear garden.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.