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Melville Street, Abington  
Northampton  
Northamptonshire, NN1 4HX  
**£215,000** Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
343 Wellingborough Road, Abington, Northampton, NN1 4ER

Call Us 01604 231111  
Email Us [abington@jacksongrundy.co.uk](mailto:abington@jacksongrundy.co.uk)





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OFFERED TO THE MARKET IN FANTASTIC CONDITION IS THIS LARGER THAN AVERAGE TWO DOUBLE BEDROOM MID TERRACED HOME, COMBINING MODERN LIVING WITH PLENTY OF CHARACTER.

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#### GROUND FLOOR

- HALLWAY
- KITCHEN
- LOUNGE/DINING ROOM

#### OUTSIDE

- REAR GARDEN

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#### CELLAR

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#### FIRST FLOOR

- LANDING
  - BEDROOM ONE
  - BEDROOM TWO
  - BATHROOM
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## THE PROPERTY

Offered to the market in fantastic condition is this larger than average two double bedroom mid terraced home, combining modern living with plenty of character.

The ground floor features an entrance hall leading into an open plan living and dining area, to the rear is a newly fitted kitchen with access to a useful cellar.

The first floor offers two generous double bedrooms and a stylish four piece bathroom suite. Externally, the property benefits from a practical side passage providing access to the road, ideal for storage and everyday convenience.

The rear garden is mainly paved with borders - viewing is highly advised.

EPC Rating: C. Council Tax Band: A.







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## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band A
EPC Rating	C
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	No Parking Available, On Street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

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## 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 1½ 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.

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## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## FLOORPLAN

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

