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Birchfield Road, Abington  
Northampton  
Northamptonshire, NN1 4RQ  
**£350,000 - Offers in excess of** Terraced



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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
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OFFERED TO THE MARKET IS THIS IMPRESSIVE DOUBLE BAY FRONTED HOME, SET ON ONE OF ABINGTON'S MOST POPULAR ROADS AND WITHIN EASY WALKING DISTANCE OF ABINGTON PARK. THE PROPERTY OFFERS THREE GENEROUS DOUBLE BEDROOMS, THREE BATHROOMS AND IS BEAUTIFULLY PRESENTED THROUGHOUT, COMBINING PERIOD CHARM WITH A STYLISH MODERN FINISH.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN
- UTILITY ROOM
- BATHROOM
- CELLAR

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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#### FIRST FLOOR

- LANDING
  - BEDROOM (EN-SUITE)
  - BEDROOM
  - BEDROOM
  - BATHROOM
- 





## THE PROPERTY

Offered to the market is this impressive double bay fronted home, set on one of Abington's most popular roads and within easy walking distance of Abington Park. The property offers three generous double bedrooms, three bathrooms and is beautifully presented throughout, combining period charm with a stylish modern finish.

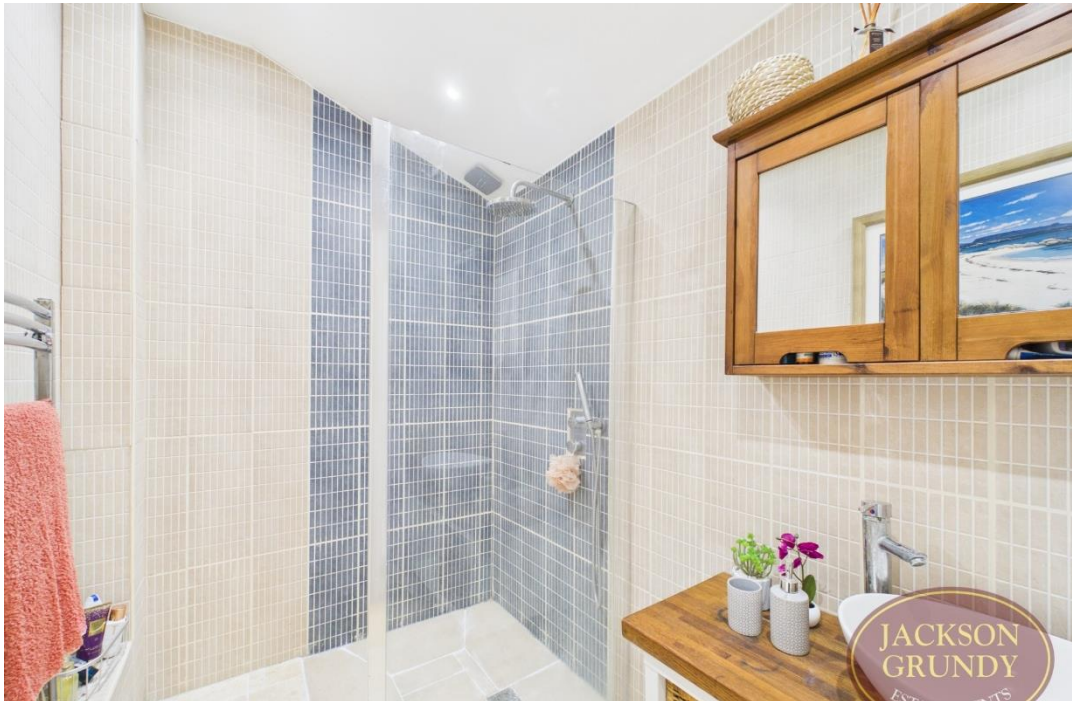
The ground floor accommodation comprises an entrance porch and welcoming hallway, leading to a spacious bay fronted sitting room with dining area, featuring character fireplaces, original architrave and stripped floorboards. To the rear is a stunning refitted kitchen/breakfast room with central island and breakfast bar, a striking exposed brick feature wall and bi-fold doors opening onto the garden. A side extension further enhances the space, providing utility room, a contemporary shower room and access to a substantial cellar.

The first floor offers three well-proportioned double bedrooms, one of which benefits from an en-suite bathroom. Completing the accommodation is a luxurious four piece family bathroom with freestanding bath, separate shower and underfloor heating.

Externally, the property features a gated front garden with brick and wrought iron retaining wall, along with an enclosed rear garden, mainly laid to lawn with a sheltered terrace area ideal for outdoor entertaining.

This is a superb family home offering space, character and an enviable Abington location.

EPC Rating: D. Council Tax Band: D











## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	Ask Agent
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

## 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.

## 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)

