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# Lea Road, Abington, Northampton, NN1 4PF

£225,000 Terraced

3 beds 1 bath 1 garage



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





## Property Summary

A three bedroom character property located in the heart of Abington.

## Features & Utilities

- ✓ Three Bedroom Terrace
- ✓ Upstairs Bathroom
- ✓ Cellar
- ✓ Popular Abington Location
- ✓ Ideal Investment or First Time Buy
- ✓ No Chain



# Property Overview

A three bedroom character property located in the heart of Abington. The accommodation comprises entrance hall, lounge, dining room, kitchen, rear lobby and WC. To the first floor are three bedrooms and a bathroom. Externally is a low maintenance rear garden. Further benefits include a cellar, radiator heating and easy access to amenities. This property would make an ideal investment and first time buy. Please call 01604 231111 to arrange a viewing. EPC Rating: D. Council Tax Band: B

## PORCH

uPVC entrance door to hall.

## HALLWAY

Staircase rising to first floor landing. Door to:

## LOUNGE/DINING ROOM 6.76m x 3.40m (22'2 x 11'2)

uPVC double glazed bay window to front elevation. Two radiators. Two feature fireplaces. Wooden flooring. uPVC double glazed patio doors to rear garden. Door to:

## KITCHEN 4.11m x 2.34m (13'6 x 7'8)

uPVC double glazed window to side elevation. Radiator. Wall and base units with work surfaces over. One and a half bowl sink and drainer with mixer tap over. Space for fridge, space for freezer. Space and plumbing for washing machine. Space for cooker. Extractor over. Tiled floor. Door to cellar. Door to lobby.

## REAR LOBBY

Doors to WC and rear garden.

## WC

Wooden window to rear elevation. WC.

### **CELLAR 3.07m x 4.32m (10'1 x 14'2)**

Power and light connected.

### **FIRST FLOOR LANDING**

Storage cupboard. Doors to:

### **BEDROOM ONE 3.18m x 4.32m (10'5 x 14'2)**

uPVC double glazed window to front elevation. Radiator. Cast iron feature fireplace. Wardrobe.

### **BEDROOM TWO 3.43m x 2.59m (11'3 x 8'6)**

uPVC double glazed window to rear elevation. Radiator. Cast iron feature fireplace. Wardrobe.

### **BEDROOM THREE 1.75m x 2.34m (5'9 x 7'8)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

Obscure uPVC double glazed window to side elevation. Velux window. Fitted three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiling to splash back areas. Tiled floor.

### **OUTSIDE**

### **REAR GARDEN**

Enclosed via wooden panelled fencing. Decked area leading to gravelled area. Well stocked borders.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

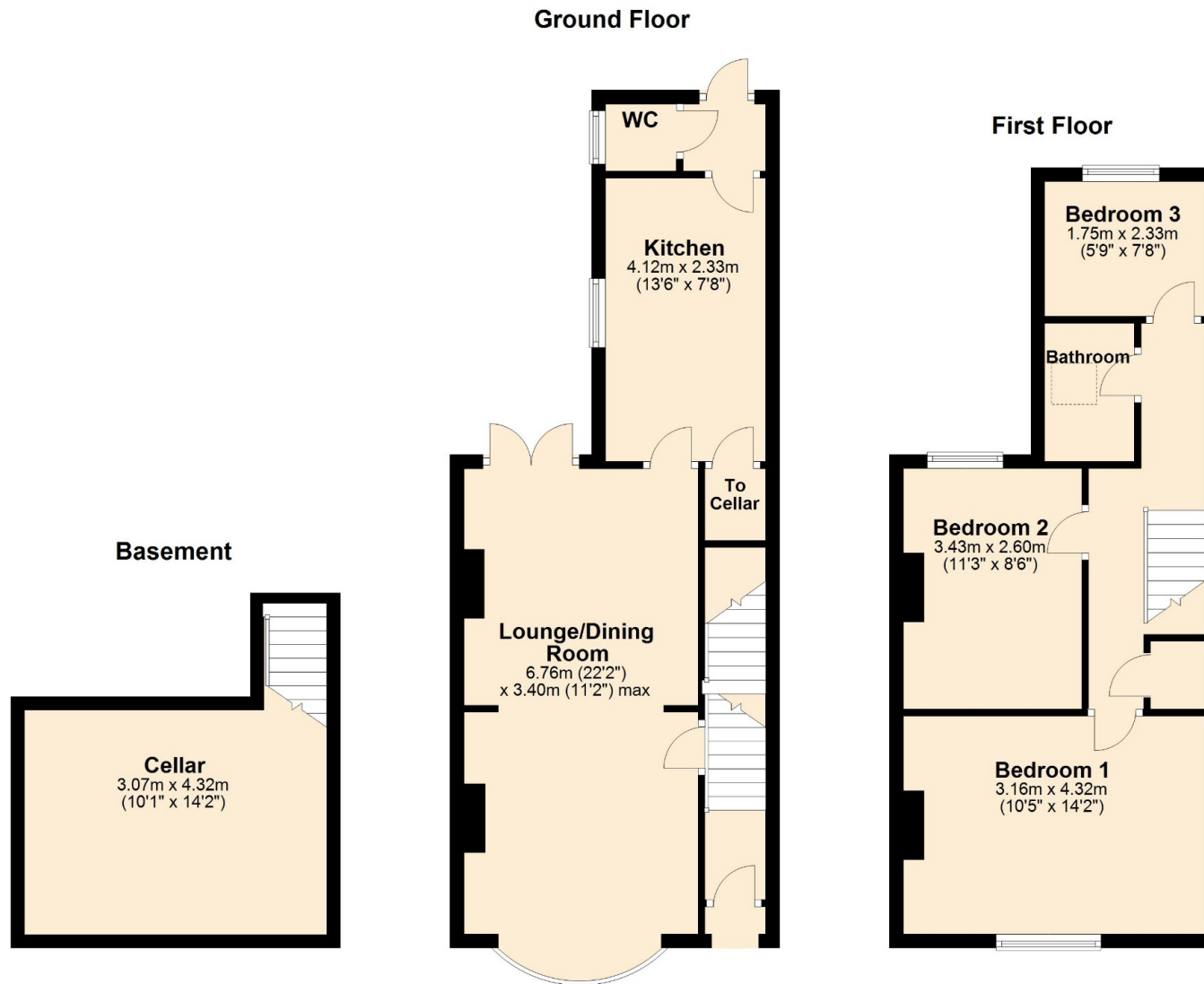
Water Supply – Ask Agent  
Sewage Supply – Ask Agent  
Broadband – <https://www.openreach.com/fibre-checker>  
Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
Solar PV Panels – Ask Agent  
EV Car Charge Point – Ask Agent  
Primary Heating Type – Ask Agent  
Parking – Ask Agent  
Accessibility – Ask Agent  
Right of Way – Ask Agent  
Restrictions – Ask Agent  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Ask Agent  
Outstanding Building Work/Approvals – 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





# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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