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Birchfield Road, Abington
Northampton
Northamptonshire, NN1 4RH
£400,000 Terraced



Department: Sales

Tenure: Freehold



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OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS IMPRESSIVE AND CHARACTERFUL FOUR DOUBLE BEDROOM PERIOD FAMILY HOME IS LOCATED ON THE HIGHLY REGARDED BIRCHFIELD ROAD. OFFERING GENEROUS AND VERSATILE ACCOMMODATION, THE PROPERTY PERFECTLY BLENDS ORIGINAL FEATURES WITH PRACTICAL FAMILY LIVING.

GROUND FLOOR

- PORCH
- HALLWAY
- LIVING ROOM
- SUN ROOM
- KITCHEN
- DINING ROOM
- REAR LOBBY
- WC
- CELLAR

OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- GARAGE

FIRST FLOOR

- LANDING
 - BEDROOM
 - BEDROOM
 - BEDROOM
 - BEDROOM
 - BEDROOM
 - BATHROOM
-





THE PROPERTY

Offered to the market with no upward chain, this impressive and characterful four double bedroom period family home is located on the highly regarded Birchfield Road. Offering generous and versatile accommodation, the property perfectly blends original features with practical family living.

The ground floor comprises three spacious reception rooms, ideal for entertaining and everyday family life, alongside a fitted kitchen with adjoining pantry and a convenient ground floor WC.

To the first floor are four well proportioned double bedrooms, all benefiting from fitted wardrobes, complemented by a wet room and a separate WC.

Additional accommodation is provided by a large cellar, offering excellent storage and potential for further development, subject to the necessary consents.

Externally, the property enjoys a beautifully stocked rear garden, an attractive front garden, and an extended garage with additional store.

Rich in period charm, the home retains a wealth of original features including feature fireplaces to the majority of rooms, original cornicing and skirting boards and elegant sash windows, some of which benefit from secondary glazing. The property is served by electric heating, with a gas connection available and presents a rare opportunity to acquire a substantial and elegant period family home in a sought after location.

EPC Rating: TBC. Council Tax Band: D







MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
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	Garage
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

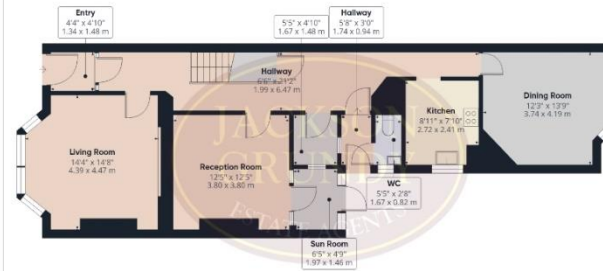
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any 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

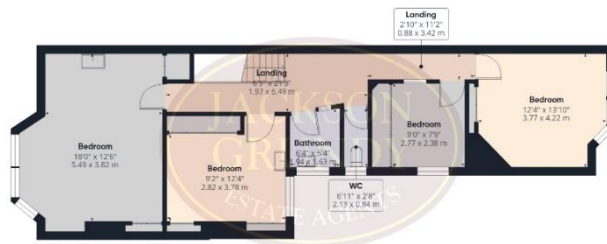
TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
2008 ft²
186.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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