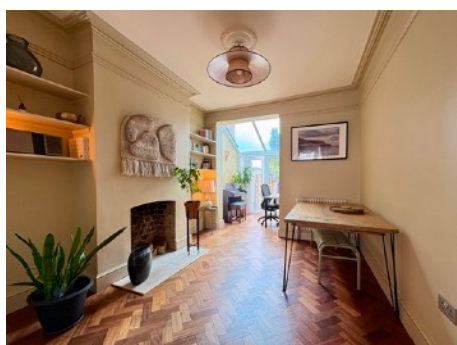




Good Choice Property Sales are proud to offer for sale this beautifully presented, bay fronted Victorian terraced property, packed with charming period features and modern design - situated in the popular area of Abington, near to parks, schools and local high streets.

Accommodation includes an entrance hall, living room, dining room, sun room and modern kitchen diner. To the first floor are three double bedrooms and stylish family bathroom. Outside is a generous rear garden. Other benefits include period features, double glazing, gas radiator heating and cellar. (A/100m2/M)



Key Features:

- SPACIOUS & BEAUTIFULLY PRESENTED
- PERIOD FEATURES & MODERN DESIGN
- KITCHEN DINER
- LIVING ROOM - DINING ROOM - SUN ROOM
- THREE DOUBLE BEDROOMS
- STYLISH BATHROOM
- GENEROUS REAR GARDEN
- SOME FITTED APPLIANCES (fridge freezer - dishwasher - oven - hob)
- CELLAR
- COUNCIL TAX BAND B
- NEAR TO PARKS, SCHOOLS & HIGH STREETS

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For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



Entrance Hall

Entered via a timber front door, Parquet flooring, cast iron radiator, stairs to the first floor, door to the cellar, dado rail, doors to the kitchen diner and dining room.

Kitchen Diner 5.81m x 2.63m (19'1 x 8'8)

Tiled flooring, base and wall units, real wood work tops with lighting, ceramic sink, fitted fridge/freezer, dishwasher, electric oven, induction hob and extractor. Space for a washing machine and second fridge freezer. Tiling to water sensitive areas, double radiator, boiler cupboard, under floor heating, two double glazed windows to the side, cat flap and double glazed French doors to the rear.

Dining Room 3.46m x 3.09m (11'4 x 10'2)

Parquet flooring, cast iron radiator, cornice, picture rail, ceiling rose, decorative fireplace, shelving, opening to the sun room and living room.

Sun Room 1.79m x 1.89m (5'10 x 6'2)

Parquet flooring, under floor heating, double glazed French doors to the rear and uPVC double glazed roof.

Living Room 3.39m x 3.68m (11'1 x 12'1)

Parquet flooring, two cast iron radiators, cornice, picture rail, ceiling rose, feature fireplace with wood burning stove, cupboard, traditional single glazed bay sash windows to the front and TV point.

Cellar 3.41m x 4.7m (11'2 x 15'5)

Storage only, window to the front, meters and consumer unit.

First Floor Landing

Carpet, dado rail, loft access (ladder, light and part boarded) and doors to:

Bathroom 2.64m x 1.73m (8'8 x 5'8)

Tiled flooring, bath with rainfall shower over, dual flush WC, mounted wash basin with storage under, tiling to water sensitive areas, shaver point, radiator, extractor and traditional single glazed sash window to the side.

Bedroom 1 3.4m x 4.78m (11'2 x 15'8)

Carpet, fitted wardrobes, feature fireplace, two traditional single glazed sash windows to the front, three cast iron radiators, picture rail, shelving and cornice.

Bedroom 2 3.59m x 3.08m (11'9 x 10'1)

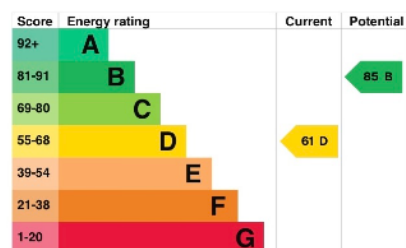
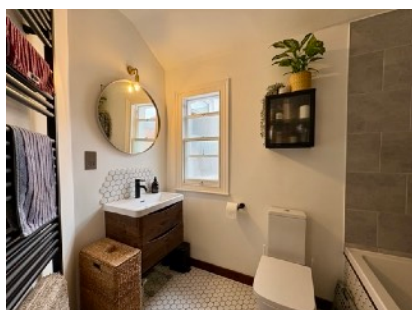
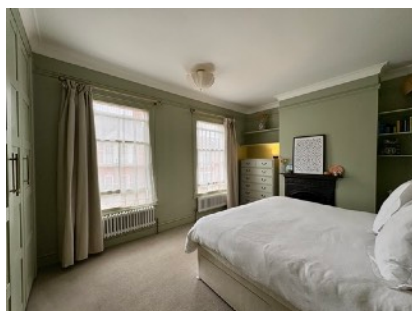
Carpet, cupboard, feature fireplace, double glazed window to the rear and radiator.

Bedroom 3 3.09m x 2.67m (10'2 x 8'9)

Carpet, radiator and double glazed window to the rear.

Rear Garden

Fence and wall enclosed, mainly laid to lawn with raised borders, shrubs, two patio seating areas, power point, tap, light and shed.



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

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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.