

14 Castle Avenue, Duston, Northampton, NN5 6LF
Guide Price £230,000 Freehold

CASH BUYERS ONLY

An established three bedroom semi detached house in need of some light modernisation and is offering NO ONWARD CHAIN. The accommodation comprises entrance hall, lounge, kitchen/breakfast room with fitted hob and oven, landing with doors to three bedrooms and a bathroom. Additional features include gas radiator heating, a well tended garden with brick shed and off road parking. Early viewing is advised. EPC Rating:

TBC

Three Bedrooms | No Onward Chain | Gas Radiator Heating | Fitted Kitchen | Well Tended Garden | Off Road Parking

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Staircase rising to first floor landing. Doors to:

LOUNGE 5.92m x 3.53m (19'5 x 11'7)

Two double glazed windows to front elevation. Double glazed window to rear elevation. Door to garden. Stone fireplace with gas fire and hearth. Picture rail.

KITCHEN/BREAKFAST ROOM 4.01m x 3.61m (13'2 x 11'10)

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Tiling to splash back areas. Double drainer sink unit and taps over. Space for white goods, washing machine and fridge. Fitted four ring gas hob, extractor and oven to the side. Pantry. Door to garden. Cupboard housing boiler.

FIRST FLOOR LANDING

Double glazed window to front elevation. Access to loft space. Doors to:

BEDROOM ONE 3.15m x 3.58m (10'4 x 11'9)

Two double glazed windows to front elevation. Picture rail.

BEDROOM TWO 3.58m x 2.67m (11'9 x 8'9)

Double glazed window to rear elevation. Radiator. Picture rail.

BEDROOM THREE 2.57m x 2.31m (8'5 x 7'7)

Double glazed window to side elevation. Radiator. Picture rail.

BATHROOM 1.40m x 3.91m (4'7 x 12'10)

Frosted double glazed window to rear elevation. Radiator. Suite comprising low level WC, panelled bath with mixer tap over and wash hand basin and cupboard. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

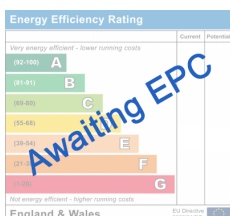
Open plan and laid to lawn with driveway providing off road parking. Gated access to side.

REAR GARDEN

Enclosed by mature hedging. Brick storage shed. Laid to lawn garden. Flower and shrub borders. Tap. Gated side access.

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.



LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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