

256 Main Road, Duston, Northampton, NN5 6PP
Guide Price £250,000 Freehold

Jackson Grundy are pleased to welcome to the market this rarely available, two bedroom end of terrace house on Main Road in Duston. The accommodation comprises entrance hall, lounge, dining room, utility area, downstairs cloakroom/WC, a further shower room and a conservatory. To the first floor are two double bedrooms and a bathroom. Further benefits include off road parking, gas central heating and a larger than average rear garden. The property is offered for sale with no onward chain. EPC Rating: D

No Onward Chain | Long Rear Garden | Utility Room | Downstairs WC & Shower Room | Two Bedroom Extended End of Terrace | Larger Than Average Rear Garden

modern marketing · traditional values

ENTRANCE HALL

Enter via wooden front door. Radiator. Coving to ceiling. Doors to: -

LOUNGE 4.17m x 3.45m (13'8" x 11'4")

Double glazed bay window to front elevation. Gas fireplace. Coving to ceiling.

DOWNSTAIRS CLOAKROOM/WC

Wooden double glazed window to side elevation. Suite comprising low level WC and wash hand basin set into a vanity unit. Extractor fan.

UTILITY AREA 2.01m x 1.35m (6'7" x 4'5")

Base level unit. Plumbing for a washing machine. Wall mounted gas fired boiler. Door to: -

SHOWER ROOM 2.11m x 1.65m (6'11" x 5'5")

Double glazed window to rear elevation. Radiator. Suite comprising low level WC, wash hand basin set into vanity unit and shower cubicle.

KITCHEN 3.45m x 2.72m (11'4" x 8'11")

Double glazed window to rear elevation. Radiator. Range of base and wall mounted units. Stainless steel sink unit. Tiled splash back areas. Space for white goods. Coving to ceiling.

DINING ROOM 4.32m x 3.10m (14'2" x 10'2")

Skylight window. Radiator. Sliding patio doors. Coving to ceiling.

CONSERVATORY

Wooden framed conservatory with UPVC double glazed windows and sliding doors.

FIRST FLOOR LANDING

Wooden double glazed window to front elevation. Access to loft space. Airing cupboard. Coving to ceiling. Doors to: -

BEDROOM ONE 4.17m x 3.45m (13'8" x 11'4")

Wooden double glazed bay window to front elevation. Radiator. Coving to ceiling.

BEDROOM TWO 3.48m x 2.69m (11'5" x 8'10")

Wooden double glazed window to rear elevation. Radiator. Coving to ceiling.

BATHROOM 2.01m x 1.88m (6'7" x 6'2")

Wooden double glazed window to rear elevation. Radiator. Suite comprising low level WC, wash hand basin set into vanity unit, and panelled bath with mixer tap and shower attachment over.

OUTSIDE

FRONT GARDEN

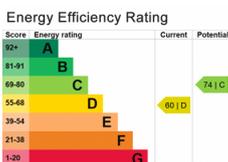
Off road parking. Gated side access to rear.

REAR GARDEN

Enclosed rear garden with gated side access. Patio and lawn areas. Summerhouse with power connected. Large workshop and storage.

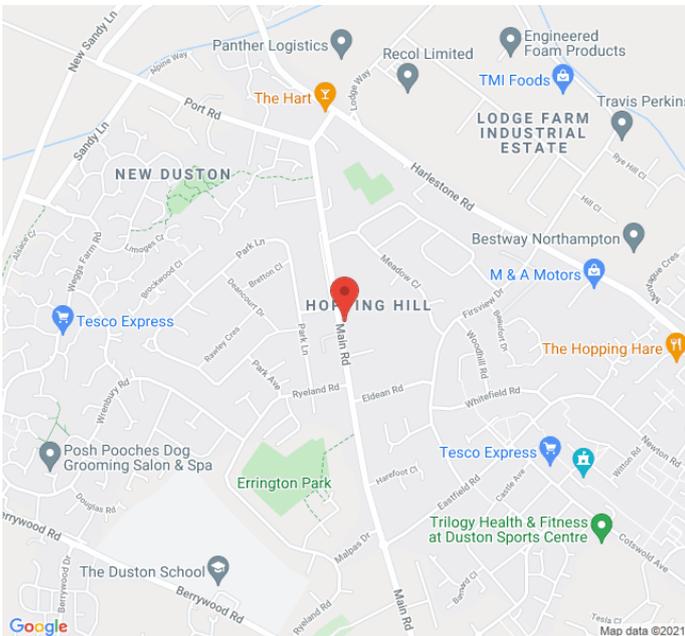
DRAFT DETAILS

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.

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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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