

**55 Duston Road, Duston, Northampton, NN5 5AR**  
**£200,000 Freehold**

Jackson Grundy are pleased to welcome to the market this extended two bedroom semi detached bungalow on the Duston Road. The property comprises entrance hall, two bedrooms, wet room, refitted kitchen and an extension to the rear creating a dining room, overlooking the southerly facing rear garden. The property further benefits from double glazing and gas central heating via seven year old combination boiler. EPC Rating: D. Council Tax Band: B

**Two Bedroom Extended Bungalow | South Facing Garden | Wet Room | Gas Radiator Heating  
| Refitted Kitchen | Double Glazing**

**modern marketing · traditional values**

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

Storm porch entry.

### ENTRANCE HALL

Wooden double glazed entrance door. Radiator.

### LOUNGE 4.11m x 3.02m (13'6 x 9'11)

Bay double glazed window to front elevation. Radiator.

### KITCHEN 2.54m x 2.11m (8'4 x 6'11)

Double glazed window to side elevation. Wall and base units. Stainless steel sink. Tiling to splash back areas. Tiled floor. Space for washing machine, fridge/freezer and cooker.

### BEDROOM ONE 3.66m x 2.82m (12'0 x 9'3)

Double glazed window to rear elevation. Radiator.

### BEDROOM TWO 2.92m x 2.36m (9'7 x 7'9)

Double glazed window to front elevation. Radiator.

### WET ROOM 1.63m x 1.63m (5'4 x 5'4)

Frosted double glazed window to front elevation. Pedestal wash hand basin, low level WC and electric shower. Extractor. Fully tiled.

### DINING ROOM 3.66m x 3.00m (12'0 x 9'10)

Double glazed window to side elevation. Double glazed door and window to rear elevation. Radiator.

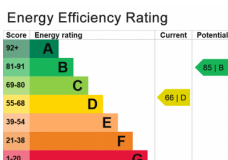
## OUTSIDE

### FRONT GARDEN

Low level brick wall. Gated to path. Stoned with hedge and raised beds.

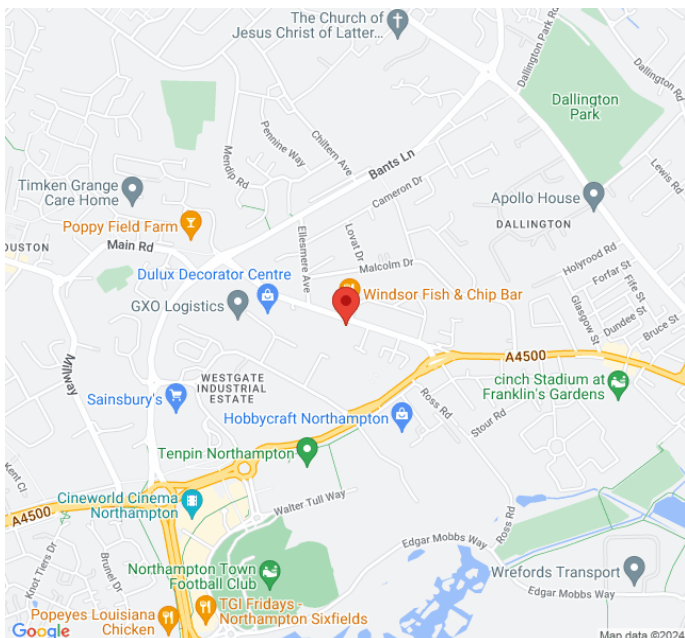
### REAR GARDEN

Enclosed by panelled fencing. Southerly facing. Lawn. Raised beds. Side access. Shed.



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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