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# Ashwood Road, Duston, NN5 6JR

£220,000 Terraced

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

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## Property Summary

Jackson Grundy welcome to the market this great opportunity to acquire a three bedroom terrace in this highly desirable location within Duston. The property is offered with no onward chain.

## Features & Utilities

- ✓ NO CHAIN
- ✓ Three Bedrooms
- ✓ Terraced
- ✓ Popular Location Within Duston
- ✓ Downstairs Bathroom
- ✓ uPVC Double Glazing
- ✓ In Need Of Refurbishment
- ✓ Gas Radiator Heating



# Property Overview

Jackson Grundy welcome to the market this great opportunity to acquire a three bedroom terrace in this highly desirable location within Duston. Consisting of entrance hallway, Lounge/dining room, kitchen, rear hallway, downstairs bathroom. Upstairs there are three bedrooms. Further benefits include uPVC double glazing, gas central heating, southerly facing rear garden and rear gated access. The property is offered with no onward chain. EPC Rating D. Council Tax Band B.

## ENTRANCE HALL

Entrance via composite door. Radiator. Stairs rising to first floor landing.

## LOUNGE / DINING ROOM 6.55m x 3.33m (21'6" x 10'11")

Dual aspect uPVC double glazed windows to front and rear elevations. Radiator.

## KITCHEN 3.86m x 2.41m (12'8" x 7'11")

uPVC double glazed window to side elevation. Wall and base units. Stainless steel sink unit. Pantry cupboard.

## REAR HALL

Double glazed door to rear garden. Door to bathroom.

## BATHROOM

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over, WC and wash hand basin. Tiled splash backs.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 3.02m x 4.32m (9'11" x 14'2")

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM TWO 3.38m x 2.51m (11'1" x 8'3")**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 3.89m x 2.42m (12'9" x 7'11")**

uPVC double glazed window to rear elevation. Radiator.

### **OUTSIDE**

#### **REAR GARDEN**

Enclosed by timber fencing and low level wall. Patio and lawn. Path to rear. Gated rear access.

#### **DRAFT DETAILS**

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

#### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

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 – No Parking Available, On Street

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

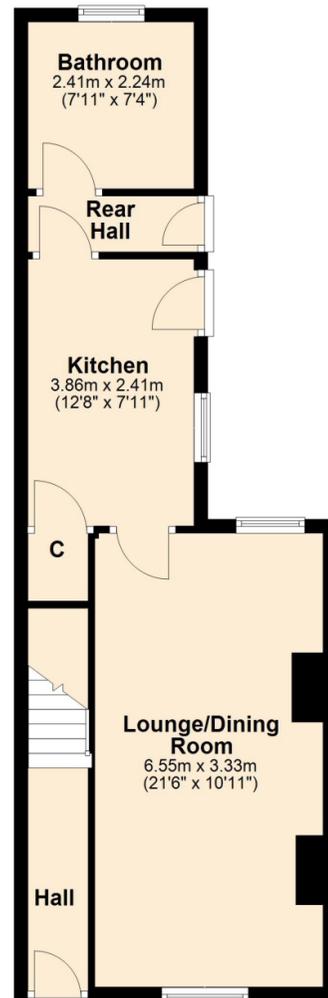
### **AGENTS NOTES**

i Viewings by appointment only through us 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.

# Floorplan

## Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



## First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 83.9 sq. metres (902.8 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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