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# Ashwood Road, Duston, NN5 6JR

£280,000 Terraced

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

Welcome to the market this immaculately presented three bedroom terraced home.

## Features & Utilities

- ✓ Immaculate Three Bedroom Home
- ✓ Landscaped Rear Garden
- ✓ Rear Parking & Garage
- ✓ Tanked Cellar
- ✓ Upstairs Refitted Bathroom
- ✓ Extended Kitchen with Bi-Fold Doors to Rear Garden
- ✓ Popular Duston Location
- ✓ Gas Central Heating and Double Glazing



# Property Overview

Jackson Grundy are delighted to welcome to the market this immaculately presented three bedroom terraced home in this highly popular village area of Duston. Consisting of entrance hall, lounge to the front, dining room, refitted kitchen with a breakfast room with bi-fold doors to landscaped rear garden. There is a tanked cellar with heating. Upstairs there are three bedrooms and a refitted bathroom. Further benefits include rear parking, garage, gas central heating and double glazing through out. EPC Rating: TBC. Council Tax Band: B.

## ENTRANCE

Obscure double glazed wooden front door. Exposed original floorboards throughout. Original doors throughout downstairs.

## LOUNGE 3.21m x 3.07m (10'6" x 10'1")

Wooden leaded light window to front elevation. Radiator. Gas fireplace with wooden mantle surround and tiled hearth. Coving. Wooden beam support between lounge and dining room.

## DINING ROOM 3.79m x 3.59m (12'5" x 11'9")

uPVC double glazed French doors to rear elevation. Radiator. Coving. Original iron fireplace, tiled hearth and wooden mantle surround. Door to kitchen/breakfast Room

## KITCHEN 3.24m x 2.61m (10'8" x 8'7")

uPVC double glazed window to side elevation. Wall mounted and base units. Circular sink with mixer tap. Tiled splash backs. Integrated dishwasher. Space for washing machine and upright fridge freezer. Induction hob and oven with stainless steel worktop. Tiled floor. Arch to breakfast room.

## CELLAR 3.12m x 4.35m (10'3" x 14'3")

Accessed from the kitchen. Radiator. Tanked. Power and lighting. 5 foot 9 inch head room. Storage cupboards.

## BREAKFAST ROOM

uPVC double glazed window to side elevation and bi-fold doors to rear garden. Radiator. Exposed brick wall. Tiled floor.



## FIRST FLOOR LANDING

Exposed original wood floorboards. Spotlights. Loft access. Original wood doors throughout.

## BEDROOM ONE 3.18m x 4.98m (10'5" x 16'4")

Wood double glazed leaded window to front elevation. Original iron fireplace with iron mantle and surround. Slate hearth.

## BEDROOM TWO 3.79m x 3.23m (12'5" x 10'7")

uPVC double glazed window to rear elevation. Radiator. Original iron fireplace with slate hearth and iron mantle and surround.

## BEDROOM THREE 3.44m x 2.59m (11'3" x 8'6")

uPVC double glazed window to rear elevation. Built in wardrobe. Original open fireplace with tiled hearth and wood surround.

## BATHROOM

Velux window. Panel bath with mixer tap and shower attachment. Further shower over. Screen. WC. Pedestal wash hand basin with mixer tap on wood circular work surface. Heated towel rail. Tiled splashbacks. Tiled floor. Spotlights.

## OUTSIDE

## REAR GARDEN

Enclosed by timber fencing. Patio off dining room. Gated side access with adjoining neighbour. Outside tap. Seating area. Steps to lawn. Borders to side. Two further seating areas. Wood gazebo and rear shed. Path to rear gate. Parking area and garage with up and over door. Power and lighting. Rear door to garage.

## DRAFT DETAILS

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

## MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent



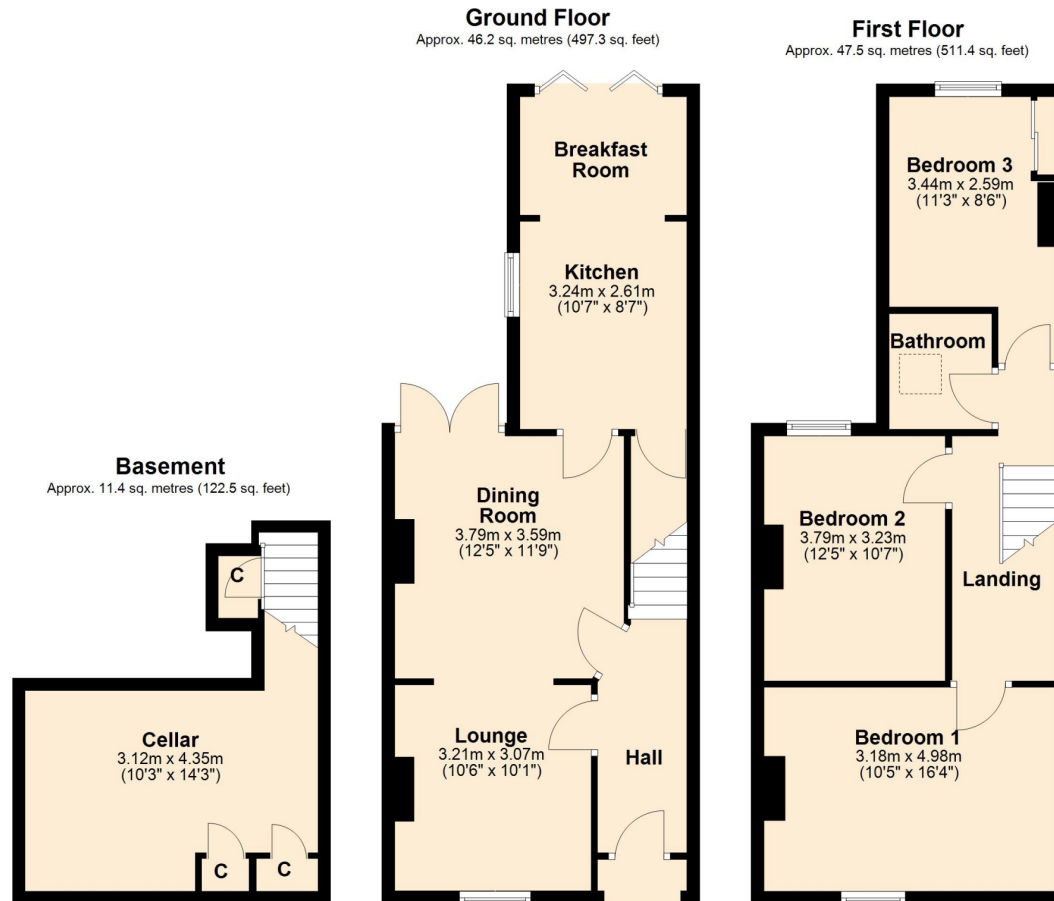
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band B  
EPC Rating – D  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
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



Total area: approx. 105.1 sq. metres (1131.2 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.

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