



www.jacksongrundy.com

Berrywood Road, Duston, Northampton, NN5 6XA

£270,000 - OIRO Terraced

 3  1  2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
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Property Summary

Jackson Grundy are pleased to welcome to the market this well presented three bedroom property on the Berrywood Road location in Duston.

Features & Utilities

- ✓ Well Presented
- ✓ Off Road Parking
- ✓ Double Glazed & Gas Radiator Heating
- ✓ Downstairs WC & Utility
- ✓ Refitted Kitchen
- ✓ Refitted Bathroom



Property Overview

Jackson Grundy are pleased to welcome to the market this well presented three bedroom property on the Berrywood Road location in Duston. The accommodation comprises entrance hall, utility room and WC, refitted kitchen/breakfast room and lounge/dining room. Upstairs there are three bedrooms and a refitted bathroom. Further benefits include private Southerly facing garden, off-road parking to the front, gas central heating and double glazing. EPC Rating: TBC. Council Tax Band: B

ENTRANCE PORCH

Composite front door. uPVC double glazed window to front elevation. Doors to hallway and entrance hall.

HALLWAY

Radiator. Doors adjoining. Wood effect flooring.

UTILITY ROOM 5.21m x 2.49m (17'1 x 8'2) Max

Obscure double glazed window to rear elevation. uPVC double glazed door to rear elevation. Wall mounted cupboards with work top over. Space for washing machine and tumble dryer. Tiled flooring. Door to WC.

WC

Pedestal wash hand basin with mixer tap and WC. Tiled splash back areas. Tiled floor.

LOUNGE/DINING ROOM 3.40m x 4.88m (11'2 x 16'0)

Two uPVC double glazed windows to rear elevation. Radiator. Chimney breast.

KITCHEN/DINING ROOM 3.52m x 4.06m (11'7 x 13'4)

uPVC double glazed window to front elevation. Radiator. Base and wall mounted units with inset stainless steel sink with mixer tap. Double oven, induction hob with extractor over. Space for American style fridge/freezer. Tiled splash back areas. Tiled floor. Dishwasher. Pantry cupboard.

FIRST FLOOR LANDING

Double glazed window to front elevation. Radiator. Access to loft which is insulated and has lighting. Doors adjoining. Airing cupboard with Ideal Logic

combination boiler.

BATHROOM

Two obscure uPVC double glazed window to rear elevation. Suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin with mixer tap in vanity unit. Heater. Spot lights. Tiled splash back areas. Tiled flooring.

BEDROOM THREE 3.38m x 2.22m (11'1 x 7'3)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.58m x 3.03m (11'9 x 9'11)

uPVC double glazed window to front elevation. Radiator.

BEDROOM ONE 6.37m x 2.53m (20'11 x 8'3)

uPVC double glazed window to rear elevation. Radiator. Large built in wardrobe.

OUTSIDE

FRONT GARDEN

Large paved area providing off road parking.

REAR GARDEN

Enclosed rear garden with panel fencing. Patio. Long lawn. Path to shed. Trees and borders. South West facing.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

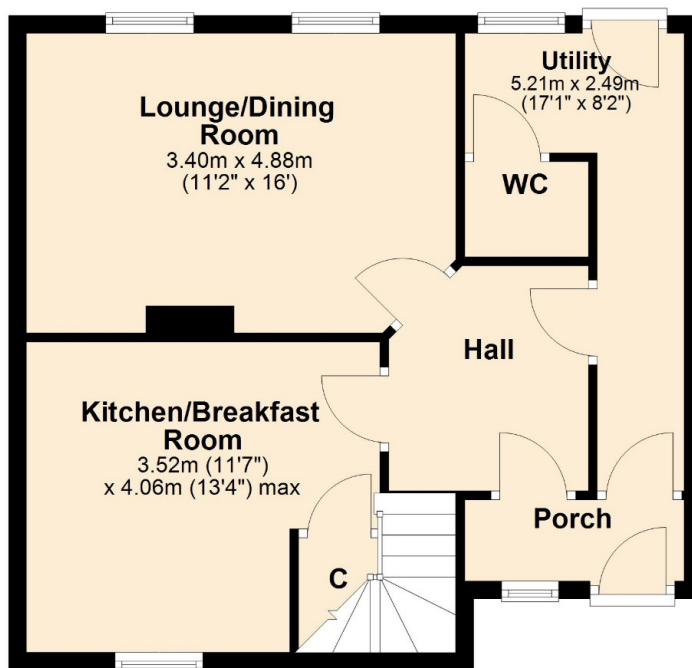
AGENTS NOTES

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.

Floorplan

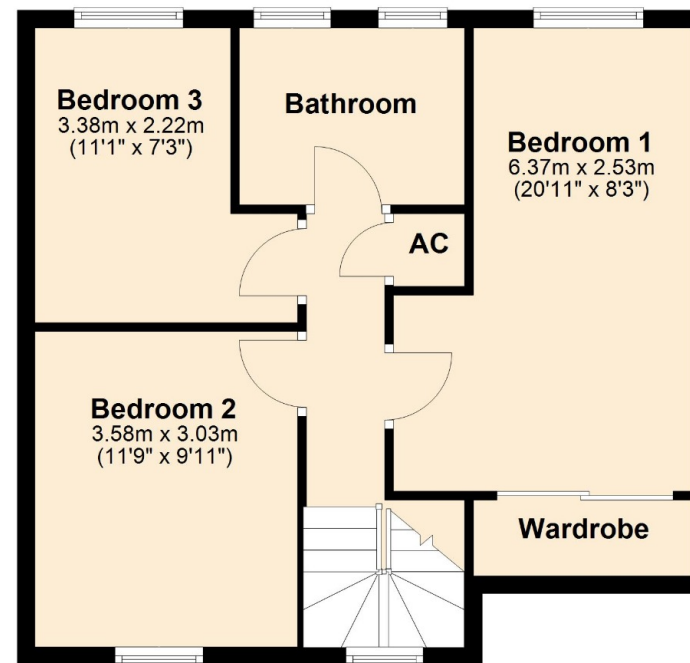
Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.2 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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