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# Eaton Road, Duston, Northampton, NN5 6XR

£249,995 Semi-Detached

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy welcome to the market this threebedroom semi-detached home in this popular locationwithin Duston. Consisting of hallway, lounge/dining room, kitchen. Upstairs there are three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating

## Features & Utilities

- ✓ No Chain
- ✓ In Need Of Modernisation
- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Lounge / Dining Room

# Property Overview

Jackson Grundy welcome to the market this three bedroom semi-detached home in this popular location within Duston. Consisting of hallway, lounge/dining room, kitchen. Upstairs there are three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating and off road parking. The property is in need of refurbishment. EPC Rating D. Council Tax Band C.

## ENTRANCE HALL

Entrance via double glazed front door. Stairs rising to first floor landing with under stairs storage cupboard.

## LOUNGE / DINING ROOM 6.35m x 4.16m (20'10 x 13'8)

Double glazed window to front elevation. Sliding patio doors to rear elevation. Radiator.

## KITCHEN 2.90m x 2.67m (9'6 x 8'9)

Double glazed windows to side and rear elevations. Door to rear elevation. Wall and base units with stainless steel sink. Space for appliances.

## FIRST FLOOR LANDING

Double glazed window to side elevation.

## BEDROOM ONE 3.73m x 3.84m (12'3 x 12'7)

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 2.51m x 3.02m (8'3 x 9'11)

Double glazed window to rear elevation. Radiator. Storage cupboards.

## BEDROOM THREE 2.91m x 2.48m (9'6 x 8'2)

Double glazed window to front elevation. Radiator. Storage cupboard.

## BATHROOM 1.68m x 2.11m (5'6 x 6'11)

Double glazed window to rear elevation. Radiator. Suite comprising panelled bath, WC and pedestal wash hand basin. Tiled splash backs.

## OUTSIDE

### FRONT GARDEN

Lawn and block paved parking.

### REAR GARDEN

Enclosed timber fencing. Lawn with raised beds.

### DRAFT DETAILS

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

### MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

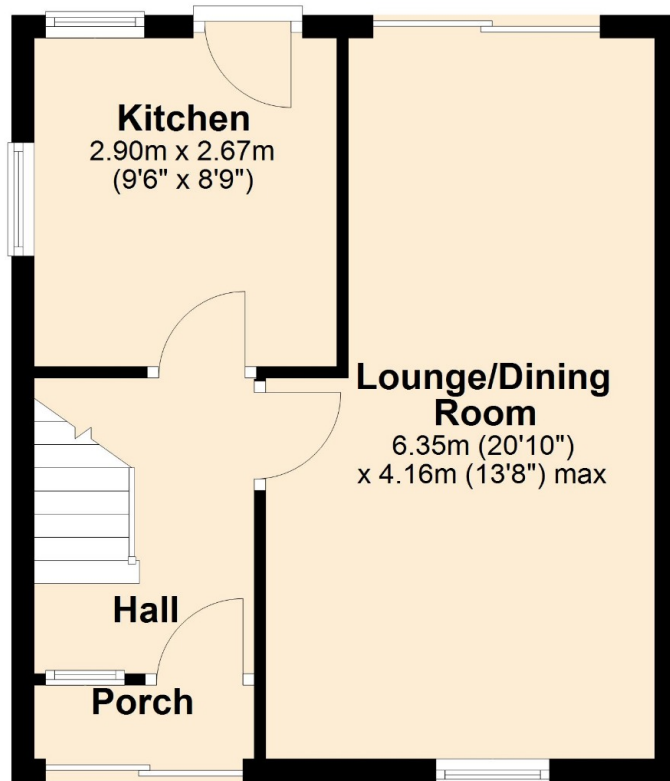
### AGENTS NOTES

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

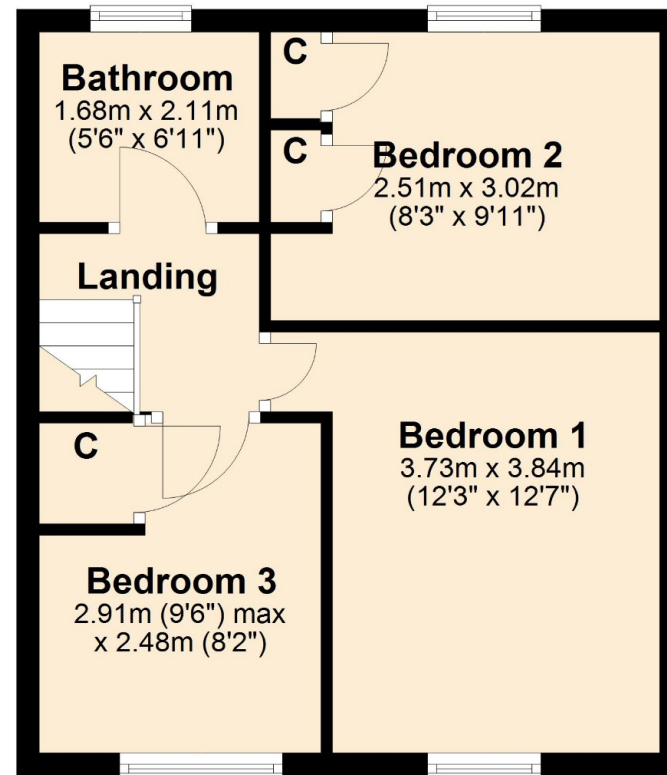
## Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 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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