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# Pond Farm Close, Duston, Northampton, NN5 6JQ

£240,000 Bungalow

2 1 1



**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 warden controlled two bedroom bungalow in the heart of Duston in this over 55's complex.

## Features & Utilities

- ✓ Freehold Two Bedroom Bungalow
- ✓ Wet Room
- ✓ Rear South Facing Garden
- ✓ Garage
- ✓ Gas Radiator Heating
- ✓ uPVC Double Glazing
- ✓ Lounge/Dining Room
- ✓ Warden Controlled
- ✓ Close To Duston Village

# Property Overview

Jackson Grundy are pleased to welcome to the market this warden controlled two bedroom bungalow in the heart of Duston in this over 55's complex. The accommodation comprises entrance hall, lounge/dining room with French doors to the communal garden, two bedrooms, kitchen and wet room. Further benefits include gas radiator heating and uPVC double glazing. EPC Rating TBC. Council Tax Band: B

## ENTRANCE HALL

Hardwood single glazed front door. Cupboard with sliding door. Airing cupboard. Loft access. Doors adjoining.

## KITCHEN 2.58m x 2.48m (8'5 x 8'2)

uPVC double glazed window to rear elevation. Composite one and a half sink with mixer tap. Wall mounted and base units. Hob. Oven and grill. Extractor over. Wall mounted boiler. Space for white goods and fridge. Tiled splashbacks.

## WET ROOM 1.62m x 2.06m (5'4 x 6'9)

Obscure uPVC double glazed window to rear elevation. Radiator. Wash hand basin. Tile splashback. Electric shower over.

## BEDROOM ONE 2.69m x 4.21m (8'10 x 13'10)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## BEDROOM TWO 3.00m x 2.39m (9'10 x 7'10)

uPVC double glazed window to rear elevation. Built in wardrobe. Coving.

## LOUNGE/DINING ROOM 5.79m x 3.88m (19' x 12'9)

uPVC double glazed window and door to rear elevation. uPVC double glazed window to side elevation. Two radiators.

## 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 – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

### DRAFT DETAILS

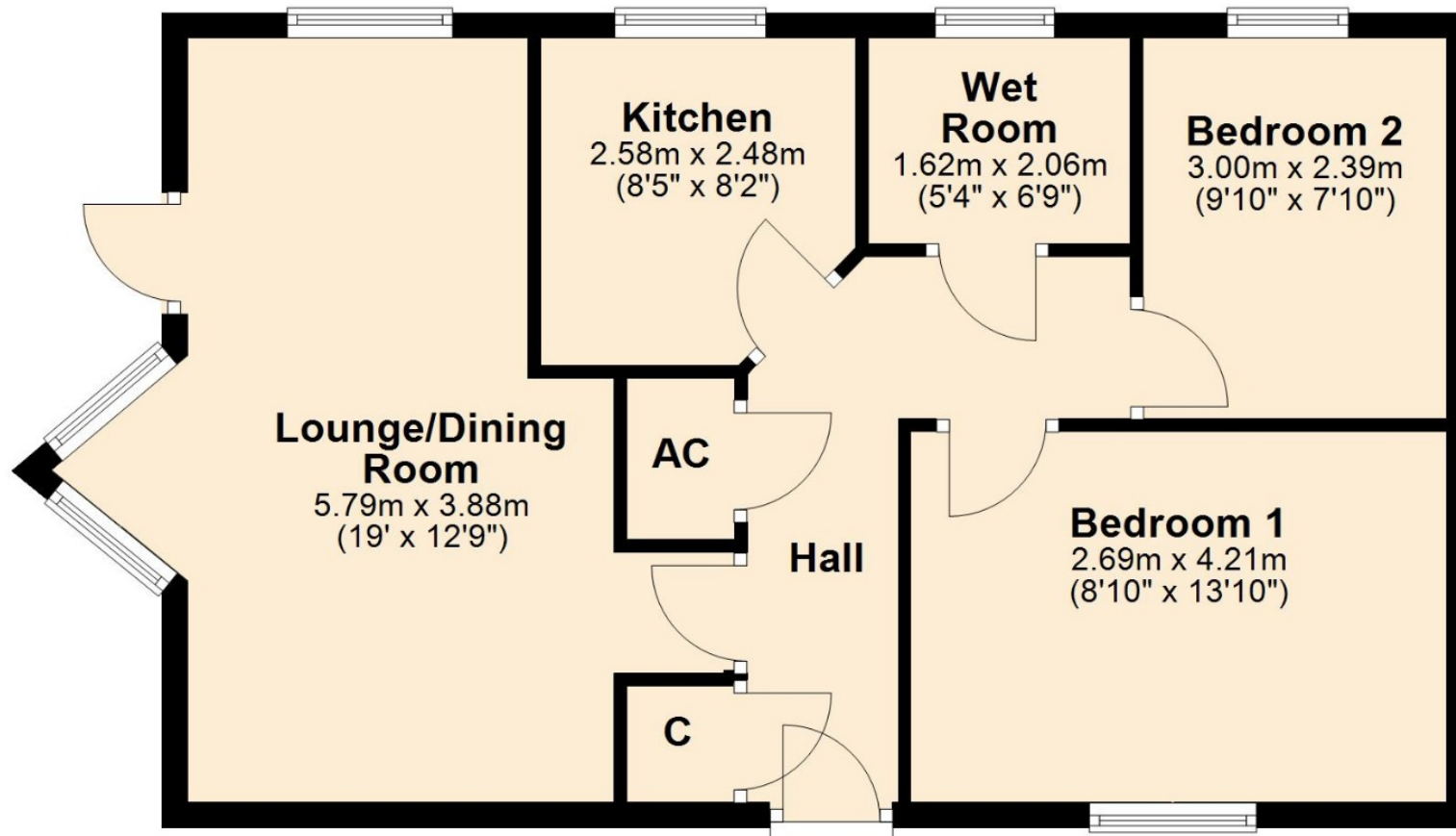
At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

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# Floorplan

## Ground Floor



Total area: approx. 59.5 sq. metres (640.7 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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