



www.jacksongrundy.com

Provence Court, Duston, NN5 6EH

£299,995 Detached

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Platinum Trusted Service Award

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Department: Sales

Tenure: Freehold



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

Call Us 01604 755757
Email Us duston@jacksongrundy.co.uk





Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached home in this popular cul-de-sac location in Duston.

Features & Utilities

- ✓ No Chain
- ✓ Well Presented
- ✓ Three Bedroom Detached
- ✓ Popular St Giles Park Location
- ✓ Garage & Off Road Parking
- ✓ Refitted Kitchen/Diner
- ✓ En-Suite To Main Bedroom



Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached home in this popular cul-de-sac location in Duston. The accommodation comprises entrance hall, kitchen/dining room, WC and lounge. Upstairs there are three bedrooms, the main benefitting from an en-suite shower room. There is also a family bathroom. Further benefits include gas central heating, uPVC double glazing and the property is offered with no onward chain. Council Tax Band: C. EPC Rating: C.

HALL

Obscure uPVC double glazed entrance door. Radiator. Hardwood flooring. Understairs storage. Stairs to first floor landing. Doors to:

WC

Double glazed window to side elevation. Radiator. Suite comprising pedestal hand wash basin with mixer tap and WC. Splash back tiling. Tile effect flooring.

KITCHEN/DINING ROOM 5.33m x 2.87m (17'5" x 9'4")

uPVC double glazed window to front elevation. Double glazed door to side elevation. Wall and base units. Hob with oven, splash backs and extractor over. Stainless steel sink with mixer tap. Integral fridge/freezer, dishwasher and washing machine. Tile effect flooring. Radiator. Spotlights.

LOUNGE 3.04m x 4.71m (9'11" x 15'5")

uPVC sliding patio doors to rear elevation. Radiator. Wooden flooring. Wall mounted fireplace.

FIRST FLOOR LANDING

Storage cupboard. Access to loft space. Doors to:

BEDROOM ONE 3.61m x 4.72m (11'10" x 15'5")

uPVC double glazed window to front elevation. Radiator. Built-in wardrobe. Wood effect flooring. Folding door to en-suite.

EN-SUITE

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising WC, pedestal hand wash basin with mixer tap and shower cubicle

with bi-fold door. Heated towel rail. Splash back tiling. Extractor. Tiled floor.

BEDROOM TWO 2.93m x 2.60m (9'7" x 8'6")

Double glazed window to rear elevation. Radiator. Built-in wardrobe. Wood effect flooring.

BEDROOM THREE 2.93m x 2.01m (9'7" x 6'7")

Double glazed window to rear elevation. Radiator. Built-in storage. Wood effect flooring.

BATHROOM

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath, WC and pedestal wash hand basin. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Block paved off-road parking to front. Side gate to garden.

REAR GARDEN

Enclosed by panel fencing. Patio and lawn with planting borders to side and rear. Side gate. Door to garage.

GARAGE

Up and over door. Power and light. Storages in rafters. Door to garden.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Ask Agent
EPC Rating – C
Electricity Supply – Ask Agent
Gas Supply – Ask Agent
Water Supply – Ask Agent
Sewerage Supply – Ask Agent
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Ask Agent
Parking – Ask Agent
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Ask Agent
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

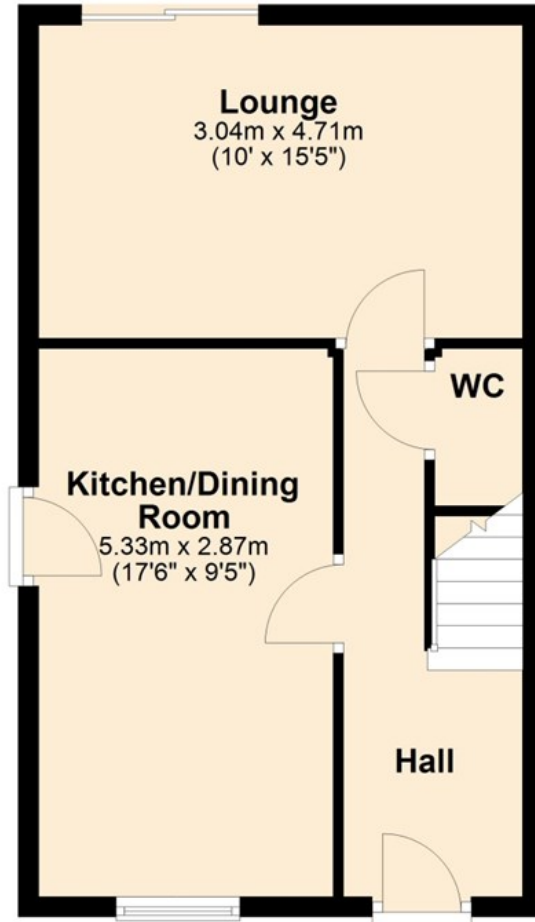
AGENTS NOTES

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

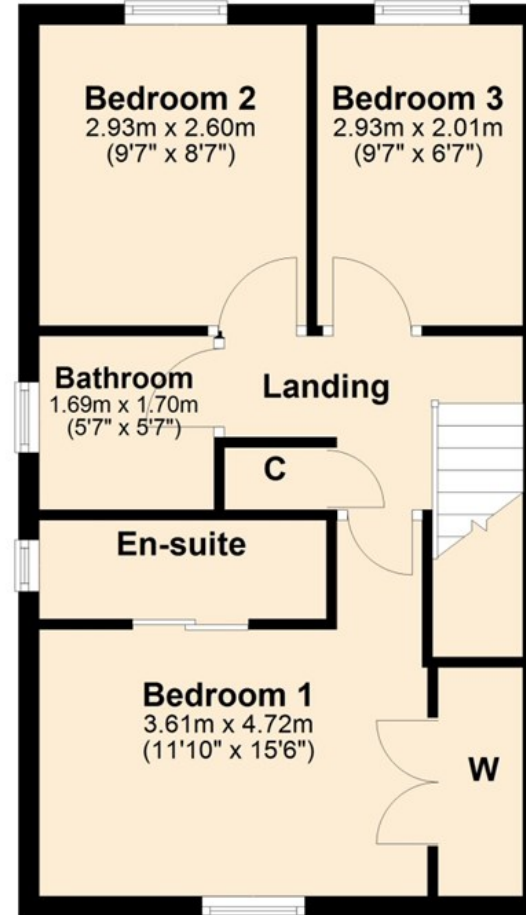
Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152