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Quarry Road, Duston, NN5 6NT

£195,000 Cottage

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Platinum Trusted Service Award
Based on service ratings over the past year
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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 rarely available two bedroom stone built cottage on this popular location within Duston.

Features & Utilities

- ✓ In Need Of Full Refurbishment
- ✓ Two Bedroom Terrace
- ✓ Gas To Property
- ✓ Long Garden
- ✓ No Chain
- ✓ Popular Duston Location
- ✓ Potential For Off-Road Parking
- ✓ Stone Built



Property Overview

Jackson Grundy are delighted to welcome to the market this rarely available two bedroom stone built cottage on this popular location within Duston. The accommodation comprises entrance hall, lounge, dining room, kitchen to rear. Upstairs there are two bedrooms and bathroom. Further benefits include long rear garden, no chain and gas radiator heating. EPC Rating: TBC. Council Tax Band: B

HALL

Original wooden door with glazed window to front. Door to lounge.

LOUNGE 3.20m x 3.63m (10'6" x 11'11")

Secondary glazed window to front elevation. Radiator. Storage cupboards either side of chimney breast. Wood surround with feature fireplace.

DINING ROOM 2.85m x 4.52m (9'4" x 14'10")

Secondary glazed window to rear elevation. Radiator. Gas fireplace. Storage under stairs.

KITCHEN 3.11m x 1.80m (10'2" x 5'11")

Wood entrance door. Secondary glazed window. Wall and base units. Stainless steel sink. Tiled floor. Radiator.

FIRST FLOOR LANDING

Small cupboard. Doors to:

BEDROOM ONE 3.20m x 3.62m (10'6" x 11'11")

Secondly glazed window to front elevation. Built in wardrobe. Radiator. Chimney breast.

BEDROOM TWO 2.85m x 2.69m (9'4" x 8'10")

Secondary glazed window to rear elevation. Radiator. Airing cupboard.

BATHROOM

Secondary glazed window to rear elevation. Radiator. Suite comprising panelled bath, WC and wash hand basin. Tiling to splash back areas.

OUTSIDE

REAR GARDEN

Stone outbuilding with WC and wash hand basin. Mature long rear garden to sides. Path to rear .Greenhouse. Potential for rear extension (STPP)

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – E

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 – On Street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

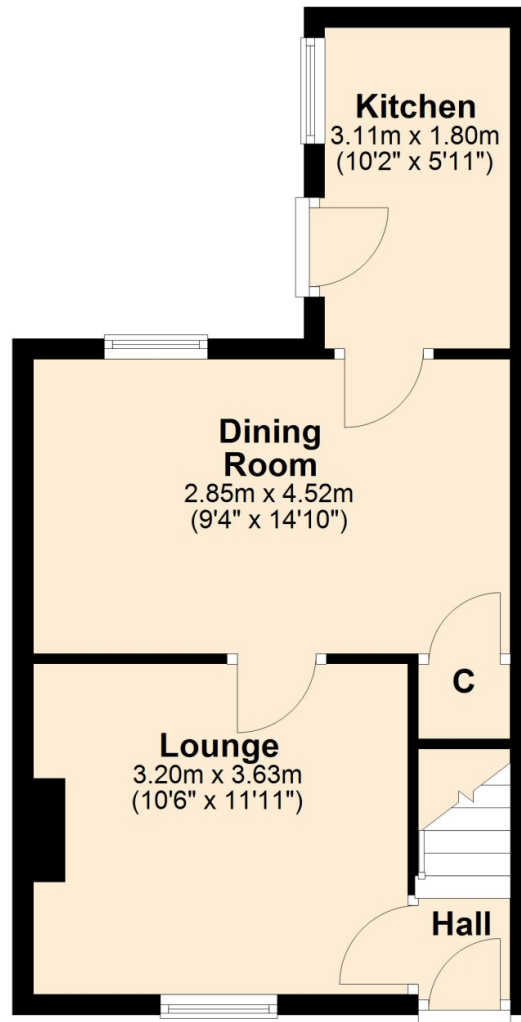
Rights and Easements – Ask Agent

AGENTS NOTES

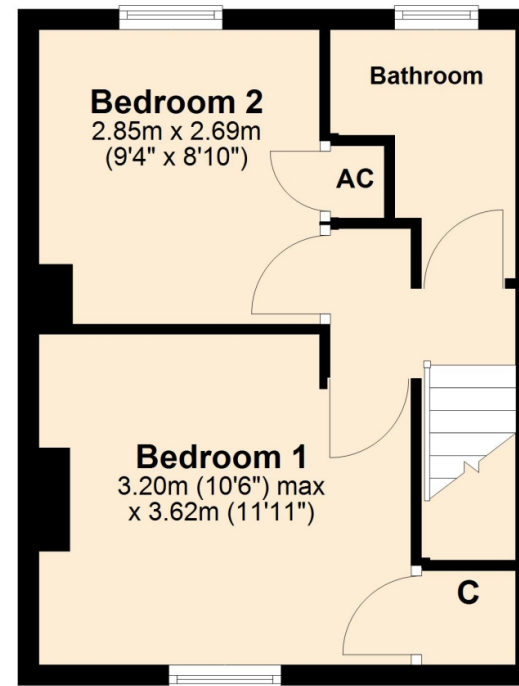
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



First Floor





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

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