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## Touraine Close, New Duston, NN5 6SA

£225,000 Semi-Detached



Department: Sales

Tenure: Freehold





## Property Summary

A well presented two bedroom semi detached home tucked away in a quiet cul-de-sac in Duston. The property offers kitchen, spacious lounge/diner with doors to a bright conservatory, two good sized bedrooms and a family bathroom.

## Features & Utilities

- ✓ No Chain
- ✓ Well Presented
- ✓ Two Bedroom Semi Detached
- ✓ Conservatory
- ✓ Gas Central Heating & UPVC Double Glazing
- ✓ Popular Location
- ✓ Off Road Parking

# Property Overview

Situated in a quiet cul-de-sac, this well presented two bedroom semi detached home offers comfortable and versatile living. The ground floor features a fitted kitchen and a spacious lounge/diner with sliding doors opening into a bright conservatory. Upstairs are two well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off road parking, a low maintenance rear garden and a pleasant frontage.

Conveniently located for local amenities, schools and transport links, this home is ideal for first time buyers or downsizers alike.

EPC Rating: TBC. Council Tax Band: B.

**GROUND FLOOR**

**HALLWAY**

**LIVING ROOM**

**CONSERVATORY**

**KITCHEN**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BATHROOM**

**OUTSIDE**

## FRONT GARDEN

## REAR GARDEN

### MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – Ask Agent

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 – Parking, Driveway

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

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





## 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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