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Triumph Gardens, Duston, NN5 6YH

£285,000 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 are delighted to welcome to the market this well presented three bedroom semi-detached home in this popular cul-de-sac location.

Features & Utilities

- ✓ Well Presented
- ✓ Cul-De-Sac
- ✓ Three Bedrooms
- ✓ Garage
- ✓ Private West Facing Garden
- ✓ Double Glazing
- ✓ Ample Parking
- ✓ Gas Radiator Heating
- ✓ Semi Detached

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached home in this popular cul-de-sac location. The accommodation comprises entrance hall, lounge, kitchen/dining room. Upstairs there are three bedrooms and a modern refitted bathroom. Further benefits include garage, private west facing garden, gas central heating and double glazing. EPC: C COUNCIL TAX: C

ENTRANCE HALL

uPVC double glazed entrance door. Radiator. Staircase rising to first floor landing. Doors to:

LOUNGE 4.03m x 3.36m (13'3" x 11'0")

uPVC double glazed window to front elevation. Radiator. Under-stairs cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM 3.14m x 4.30m (10'4" x 14'1")

Dining Area

uPVC double glazed French doors to rear elevation. Radiator. Tile effect flooring.

Kitchen Area

uPVC double glazed window and door to rear elevation. Wall and base units. Work surfaces. One and half bowl stainless steel sink unit. Gas hob and oven. Space for appliances. Tiling to splash back areas. Tile effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to:

BATHROOM

Obscure double glazed window to rear elevation. Radiator. Suite comprising WC and wash hand basin in vanity unit and panelled bath with waterfall mixer tap and shower with bi-fold screen. Tiling to splash back areas.

BEDROOM ONE 3.66m x 2.33m (12'0" x 7'8")

uPVC double glazed window to rear elevation. Radiator. Two built in wardrobes and dressing table.

BEDROOM TWO 3.64m x 2.21m (11'11" x 7'3")

uPVC double glazed window to front elevation. Radiator. Access to loft space.

BEDROOM THREE 2.76m x 2.03m (9'1" x 6'8")

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

OUTSIDE

FRONT GARDEN

Fully block paved and gate to rear.

REAR GARDEN

Block paved patio. Enclosed panellled fencing. Lawn. Private west facing garden.

GARAGE

Electric roller door. Side door from garden. Power and light connected.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

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, Garage
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

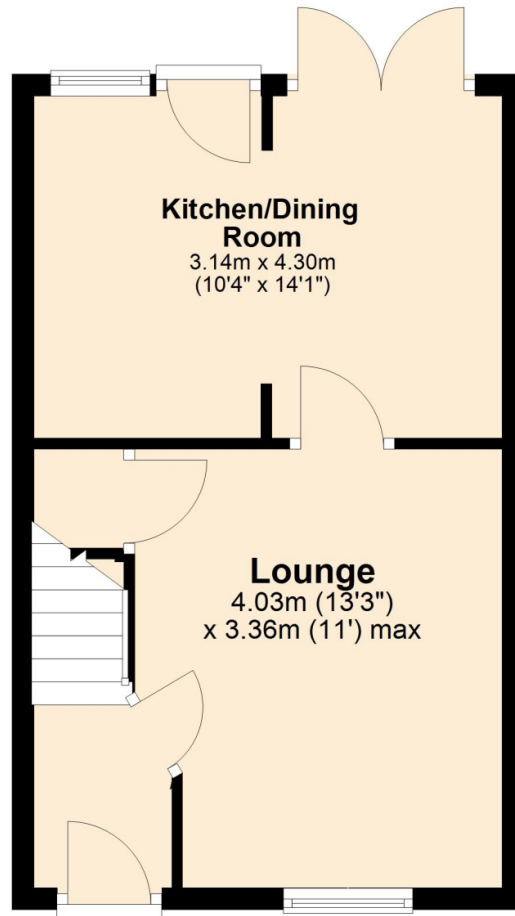
AGENTS NOTES

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

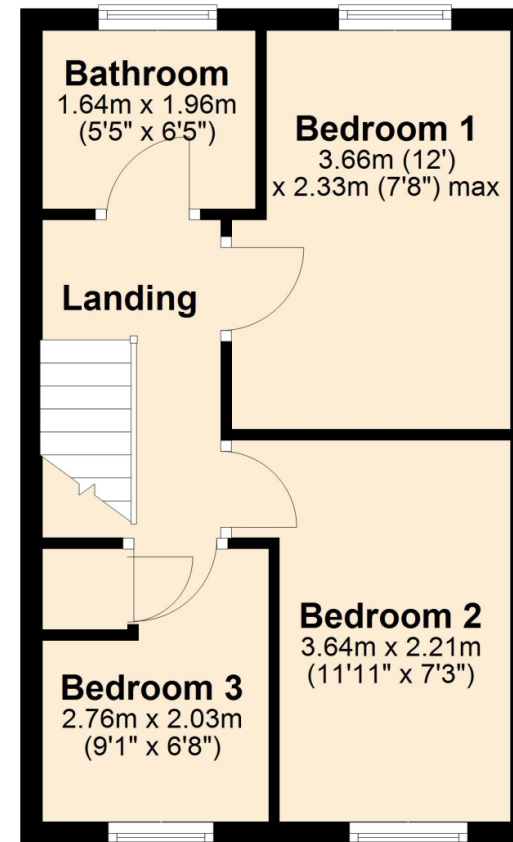
Ground Floor

Approx. 31.2 sq. metres (336.4 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.4 sq. feet)



Total area: approx. 62.5 sq. metres (672.7 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
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