



**30 Ellesmere Avenue, Duston, Northampton, NN5 5NW**  
**Offers Over £250,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached bay fronted property in Duston. The accommodation comprises entrance hall, lounge with exposed floorboards and kitchen/dining room with original feature fireplace to the rear. Upstairs there are three bedrooms and a bathroom. Further benefits include off road parking, basement storage, gas central heating and uPVC double glazing. EPC Rating: TBC. Council Tax Band: B

**Well Presented | Exposed Floorboards & Original Fireplace | Open Plan Kitchen/Dining Room  
| Basement Storage | Off Road Parking | Decking & Steps To Rear Garden**

**modern marketing · traditional values**

## ENTRANCE HALL

Wooden glazed entrance door with inset stained glass. Staircase rising to first floor landing. Radiator. Understairs cupboard. Doors to:

## LOUNGE 3.18m x 3.40m (10'5 x 11'2)

uPVC double glazed bay window to front elevation. Radiator. Original feature fireplace. Exposed floorboards. Picture rails.

## KITCHEN/DINING ROOM 3.48m x 5.31m (11'5 x 17'5)

uPVC double glazed French doors and window to rear elevation. Exposed wood flooring and tiled in kitchen. Feature original fireplace.

Kitchen Area: Wall and base units. One and a half bowl sink with mixer tap over. Gas hob, oven, grill and extractor over. Tiling to splash back areas. Integrated fridge.

## FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Access to loft space.

## BEDROOM ONE 3.89m x 3.00m (12'9 x 9'10)

uPVC double glazed bay window to front elevation. Radiator. Chimney breast.

## BEDROOM TWO 3.45m x 3.10m (11'4 x 10'2)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Wood effect flooring.

## BEDROOM THREE 2.26m x 2.13m (7'5 x 7'0)

uPVC double glazed window to front elevation. Radiator.

## BATHROOM 1.96m x 2.08m (6'5 x 6'10)

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising pedestal wash hand basin, WC and roll top bath. Chequered lino flooring.

## OUTSIDE

### FRONT GARDEN

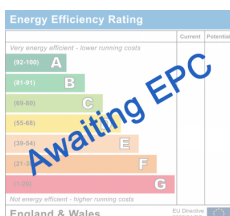
Block paved frontage. Mature privet hedge and fencing.

### REAR GARDEN

Decked from kitchen. Steps to rear garden. Enclosed by panelled fencing and hedging. Side access. Power and lawn. Door to basement (low head height).

### DRAFT DETAILS

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

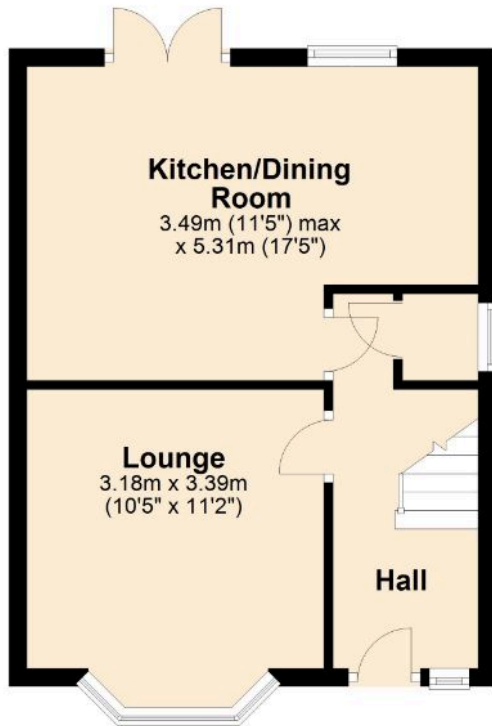


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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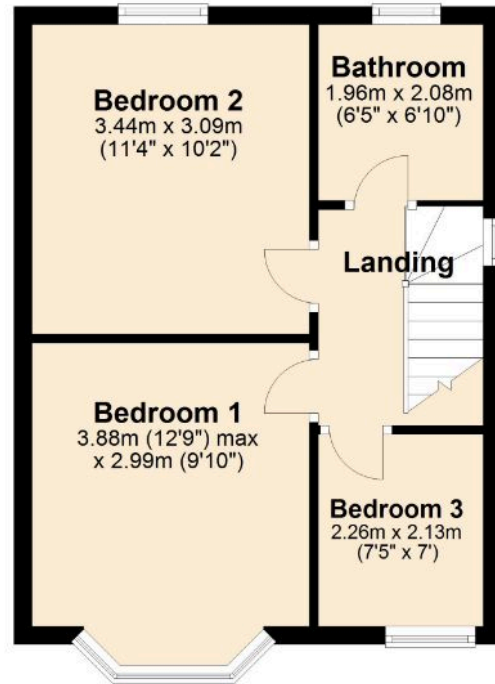
### Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 69.2 sq. metres (744.4 sq. feet)



### LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.



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