



59 Marseilles Close, Duston, Northampton, NN5 6YT
£240,000 Freehold

Jackson Grundy are delighted to welcome to the market this immaculately presented two bedroom end of terrace with ample side parking. The accommodation comprises entrance hall, modern refitted kitchen and lounge/dining room to the rear. Upstairs there are two double bedrooms and a refitted bathroom with side window. Further benefits include gas central heating and uPVC double glazing. EPC Rating: TBC. Council Tax Band: B

Immaculate Condition | End Of Terrace | Ample Parking | Refitted Kitchen | Gas Radiator Heating & uPVC Double Glazing | Refitted Bathroom

modern marketing · traditional values

ENTRANCE HALL

uPVC entrance door. Staircase rising to first landing. Tiled flooring. Doors to:

LOUNGE/DINING ROOM 4.34m x 3.66m (14'3 x 12'0)

uPVC double glazed French doors to rear garden. Radiator. Feature fireplace.

KITCHEN 3.05m x 1.85m (10'0 x 6'1)

uPVC double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Integrated hob and open chimney style extractor over. Brick style tiled splash backs. Composite one and a half sink with hose mixer attachment. Integrated appliances. Tiled floor.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.66m x 2.74m (12'0 x 9')

uPVC double glazed window to rear elevation. Radiator. Feature panelled walling.

BEDROOM TWO 3.66m x 2.59m (12'0 x 8'6)

uPVC double glazed window to front elevation. Radiator. Cupboard.

BATHROOM 1.96m x 1.83m (6'5 x 6'0)

uPVC frosted double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Fully tiled.

OUTSIDE

FRONT GARDEN

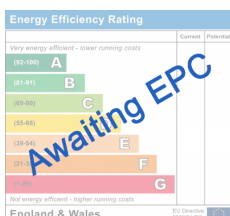
Shared front lawn. Path to entrance door.

REAR GARDEN

Enclosed rear garden. Decking with inset LED lighting. Lawn and side gate to parking for three vehicles.

DRAFT DETAILS

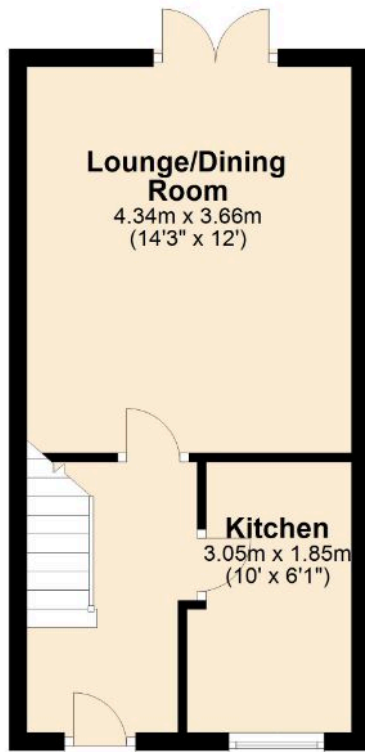
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

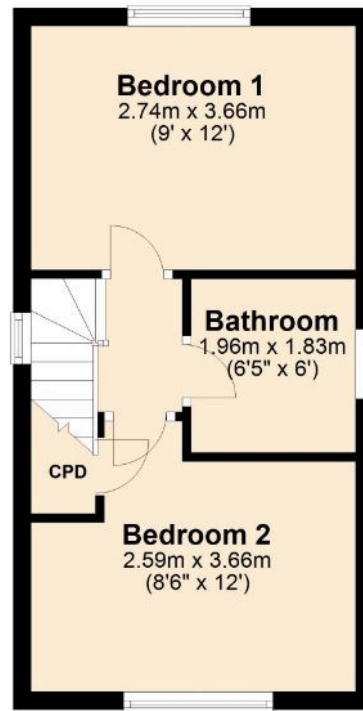
Ground Floor

Approx. 27.4 sq. metres (294.9 sq. feet)

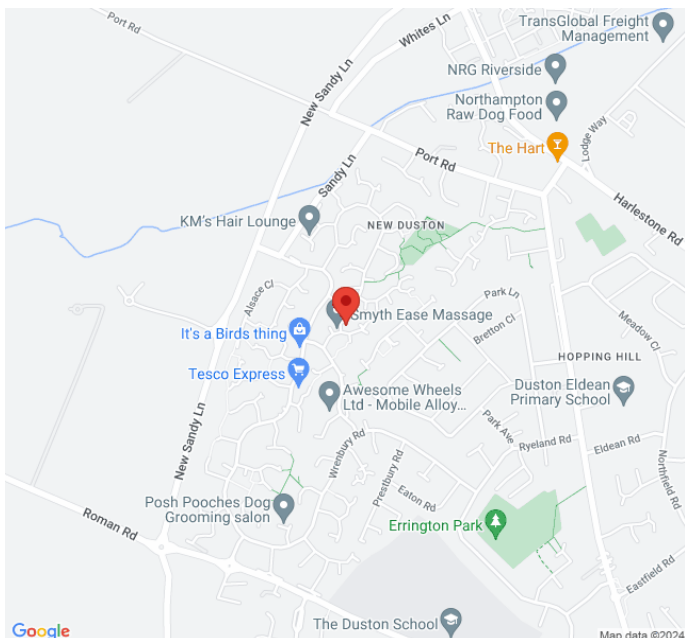


First Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 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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