



**13 Ellesmere Avenue, Duston, Northampton, NN5 5NP**  
**£210,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented two bedroom semi detached bungalow with off road parking. The accommodation comprises central entrance hall, two bedrooms, lounge to the rear, refitted kitchen and refitted shower room. To the front there is off road parking and an enclosed garden to the rear. The property further benefits from double glazing, newly installed electric heating and is offered with no onward chain. EPC Rating: E. Council Tax Band: B

**No Chain | Refitted Kitchen | Refitted Shower Room | Double Glazing | Off Road Parking |  
Newly Installed Electric Heating**

**modern marketing · traditional values**

### STORM PORCH

uPVC double glazed entrance door to hall.  
Chequered tiled floor.

### DRAFT DETAILS

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

### ENTRANCE HALL

Wood effect flooring. Access to loft space. Electric heating. Doors to:

### BEDROOM ONE 3.51m x 2.95m (11'6 x 9'8)

uPVC double glazed bay window to front elevation.  
Electric heating. Built in wardrobe.

### BEDROOM TWO 2.84m x 2.24m (9'4 x 7'4)

uPVC double glazed window to front elevation.  
Electric heating. Fusebox.

### SHOWER ROOM

Frosted uPVC double glazed window to side elevation. Heated towel rail. Tiling to splash back areas. Tile effect flooring. Wash hand basin in vanity unit, WC and walk in shower cubicle.

### LOUNGE 3.56m x 3.02m (11'8 x 9'11)

uPVC sliding patio doors. Electric heating.

### KITCHEN 2.62m x 3.12m (8'7 x 10'3)

uPVC double glazed window and door to rear elevation. Wall and base units. Hob and oven. Integrated fridge/freezer. Integrated microwave. Stainless steel sink. Space for machine machine.

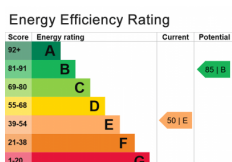
### OUTSIDE

#### FRONT GARDEN

Off road parking. Gated side access. Decorative front lawn and borders.

#### REAR GARDEN

Enclosed by panelled fencing. Patio. Shed. Side access. Lawn and borders.

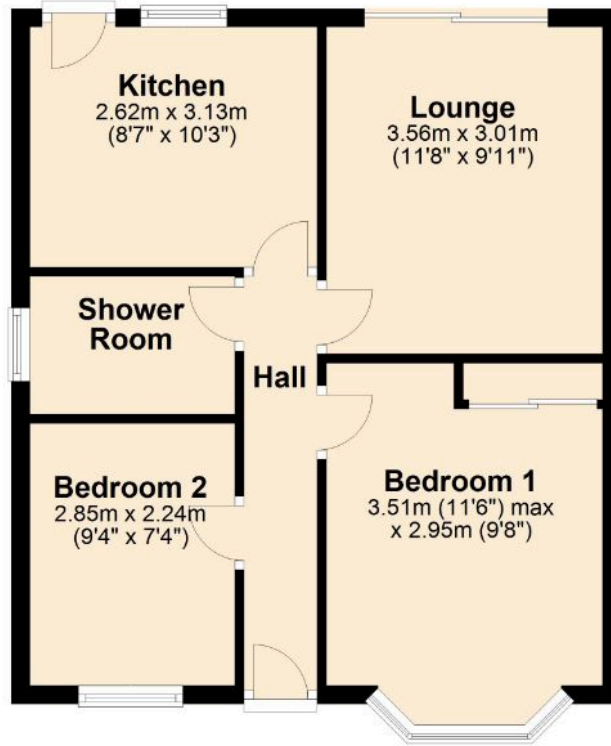


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 44.8 sq. metres (482.2 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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