



67 Chiltern Avenue, Duston, Northampton, NN5 6AU
£290,000 Freehold

Jackson Grundy are pleased to welcome to the market this refurbished and modernised three bedroom semi detached property with garage and off road parking. The accommodation comprises entrance hall, dual aspect lounge/dining room and refitted kitchen. Upstairs there are three bedrooms and a refitted four piece family bathroom. The property further benefits from a south westerly facing garden, gas radiator heating, double glazing. EPC Rating: D. Council Tax Band: C EPC Rating: D. Council Tax Band: C

**Immaculate Refurbished Three Bedroom Semi | Refitted Kitchen | Garage & Off Road Parking
| Popular Location | Long Garden | Refitted Four Piece Bathroom**

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Staircase rising to first floor landing. Understairs cupboard. Doors to:

KITCHEN 2.90m x 2.41m (9'6 x 7'11)

Double glazed window to rear elevation. Double glazed door to side elevation. Fitted with a range of wall mounted and base level cupboards and drawers. Composite one and a half bowl sink with mixer tap over. Hob with extractor over. Integrated appliances. Oven and grill. Wood effect flooring.

LOUNGE 3.53m x 3.63m (11'7 x 11'11)

Double glazed window to front elevation with fitted blinds. Upright radiator. Coving. Wooden mantel. Wood effect flooring.

DINING ROOM 2.90m x 3.05m (9'6 x 10'0)

Double glazed patio doors to rear garden. Upright radiator. Coving. Wood effect flooring.

FIRST FLOOR LANDING

Double glazed window to side elevation. Doors to:

BEDROOM ONE 3.66m x 3.20m (12'0 x 10'6)

uPVC double glazed window to front elevation. Radiator. Coving. Built in wardrobe.

BEDROOM TWO 2.95m x 3.35m (9'8 x 11'0)

uPVC double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE 2.79m x 2.34m (9'2 x 7'8)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.83m x 2.18m (6'0 x 7'2)

Double glazed frosted window to rear elevation. Radiator. Suite comprising corner oval bath with matte black tap and shower, vanity wash hand basin, corner shower cubicle and low level WC. Fully tiled. Extractor.

OUTSIDE

FRONT GARDEN

Block paved off road parking. Low level brick wall. Lawn. Access to garage.

GARAGE

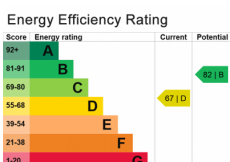
Up and over door.

REAR GARDEN

Enclosed by panelled fencing. Patio and lawn. Path to rear. Access to garage.

DRAFT DETAILS

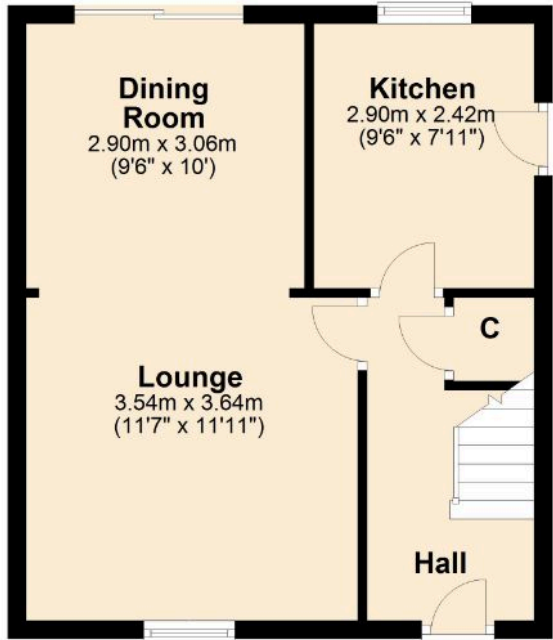
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

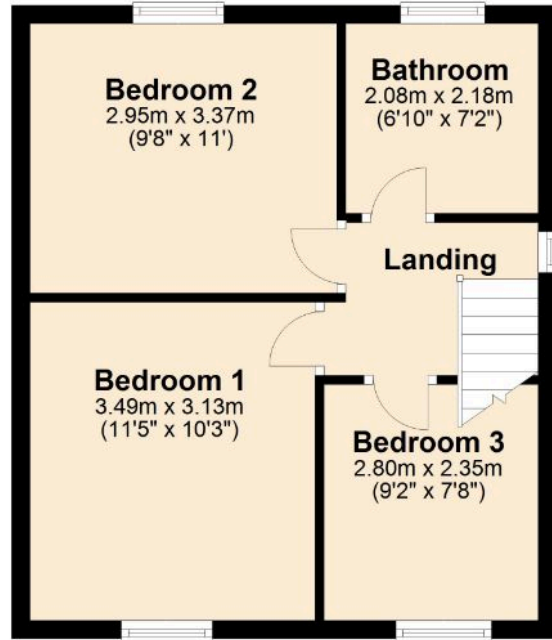
Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)

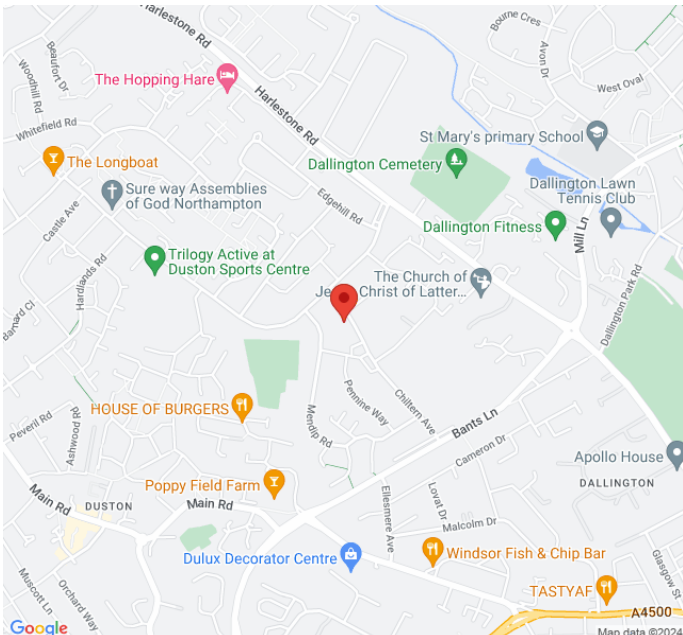


First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 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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