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Ashwood Road, Duston
Northampton
Northamptonshire, NN5 6JR

£170,000 Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757
Email Us duston@jacksongrundy.co.uk





Property Summary

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000**** Jackson Grundy welcome to the market this great opportunity to acquire a three bedroom terrace in this highly desirable location within Duston. The property is offered with no onward chain.

Features & Utilities

- ✓ NO CHAIN
- ✓ Three Bedrooms
- ✓ Terraced
- ✓ Popular Location Within Duston
- ✓ Downstairs Bathroom
- ✓ uPVC Double Glazing
- ✓ In Need Of Refurbishment
- ✓ Gas Radiator Heating

Property Overview

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000**** Jackson Grundy welcome to the market this great opportunity to acquire a three bedroom terrace in this highly desirable location within Duston. Consisting of entrance hallway, Lounge/dining room, kitchen, rear hallway, downstairs bathroom. Upstairs there are three bedrooms. Further benefits include uPVC double glazing, gas central heating, southerly facing rear garden and rear gated access. The property is offered with no onward chain. EPC Rating D. Council Tax Band B.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

ENTRANCE HALL

Entrance via composite door. Radiator. Stairs rising to first floor landing.

LOUNGE / DINING ROOM 6.55m x 3.33m (21'6" x 10'11")

Dual aspect uPVC double glazed windows to front and rear elevations. Radiator.

KITCHEN 3.86m x 2.41m (12'8" x 7'11")

uPVC double glazed window to side elevation. Wall and base units. Stainless steel sink unit. Pantry cupboard.

REAR HALL

Double glazed door to rear garden. Door to bathroom.

BATHROOM

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over, WC and wash hand basin. Tiled splash backs.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.02m x 4.32m (9'11" x 14'2")

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.38m x 2.51m (11'1" x 8'3")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.89m x 2.42m (12'9" x 7'11")

uPVC double glazed window to rear elevation. Radiator.

OUTSIDE

REAR GARDEN

Enclosed by timber fencing and low level wall. Patio and lawn. Path to rear. Gated rear access.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type - Terraced

Age/Era - Ask Agent

Tenure - Freehold
Ground Rent - Ask Agent
Service Charge - Ask Agent
Council Tax - Band B
EPC Rating - D
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 - No Parking Available, On Street
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

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan





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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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