



# Cotswold Avenue

Duston, Northampton

oriordanbond  
SALES & LETTINGS





# Cotswold Avenue

Duston  
NN5 6BT

Guide Price  
£325,000

**A well maintained individually built three bedroom detached bungalow, set back from the road behind good size frontage, with driveway providing ample off road parking. The property is situated on a generous plot with a private rear garden.**

The accommodation includes entrance hall, sitting/dining room, fitted kitchen/breakfast room, three well proportioned bedrooms and a re-fitted shower room. Benefits include uPVC double glazing and gas radiator heating. Outside, the front garden is enclosed by a boundary wall with driveway leading to the garage. The garage is longer than normal and tapers to the rear with a useful storage area. There is gated side access to the enclosed rear garden which has a patio, lawn area and a variety of borders. The property is offered for sale with no upper chain. (C/941/L)

- Individually built three bedroom detached bungalow
- Fitted kitchen/dining room
- Re-fitted shower room
- Enclosed rear garden
- Ample off road parking and garage
- No upper chain

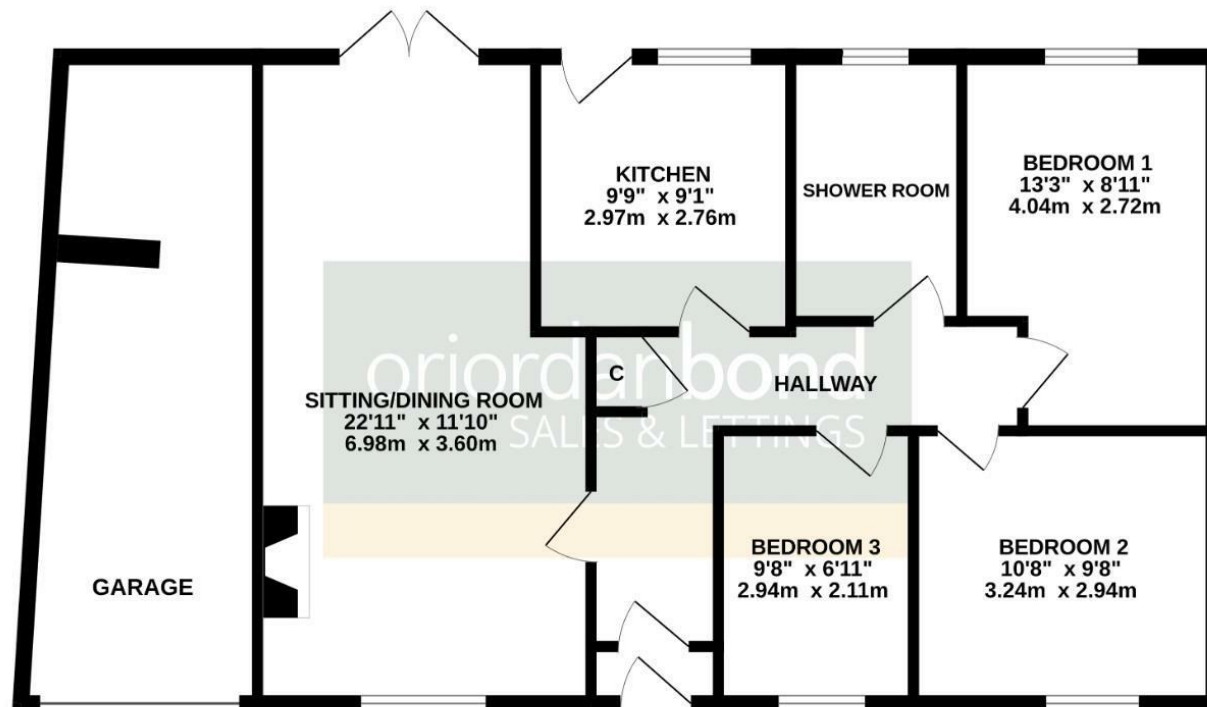








**GROUND FLOOR**  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: C
- Energy Efficiency Rating: D

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston North Sales**

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