



# Beauvais Court

Duston, Northampton

oriordanbond  
SALES & LETTINGS





## Beauvais Court

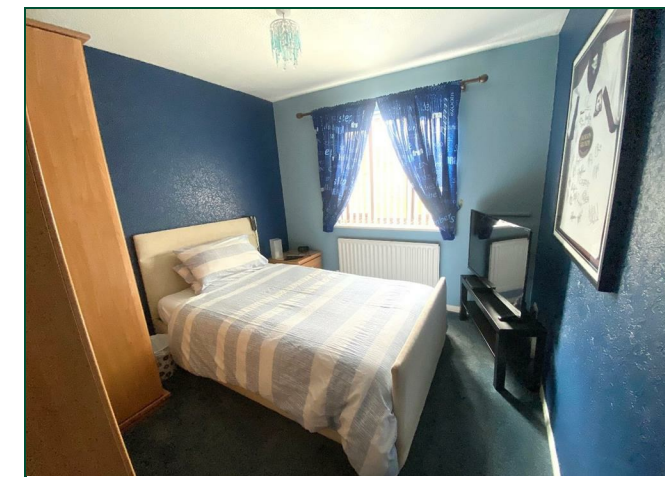
Duston  
NN5 6YP

Offers Over  
£300,000

**A well presented extended three bedroom detached property, situated in this cul-de-sac location, in the popular St. Giles Park estate within Duston.**

Accommodation comprises entrance hall, re-fitted cloakroom/WC, re-fitted kitchen by Howdens with built-in appliances and a good size sitting room with double doors to the conservatory. To the first floor is a family bathroom, master bedroom with re-fitted en-suite shower room, a further double bedroom and a single bedroom. Externally, to the front is a block paved driveway providing ample off road parking with access to the detached garage. To the rear is an enclosed garden with paved patio and laid mainly to lawn. Further benefits include uPVC double glazed and gas radiator heating with updated combi boiler. (B/1099/M)

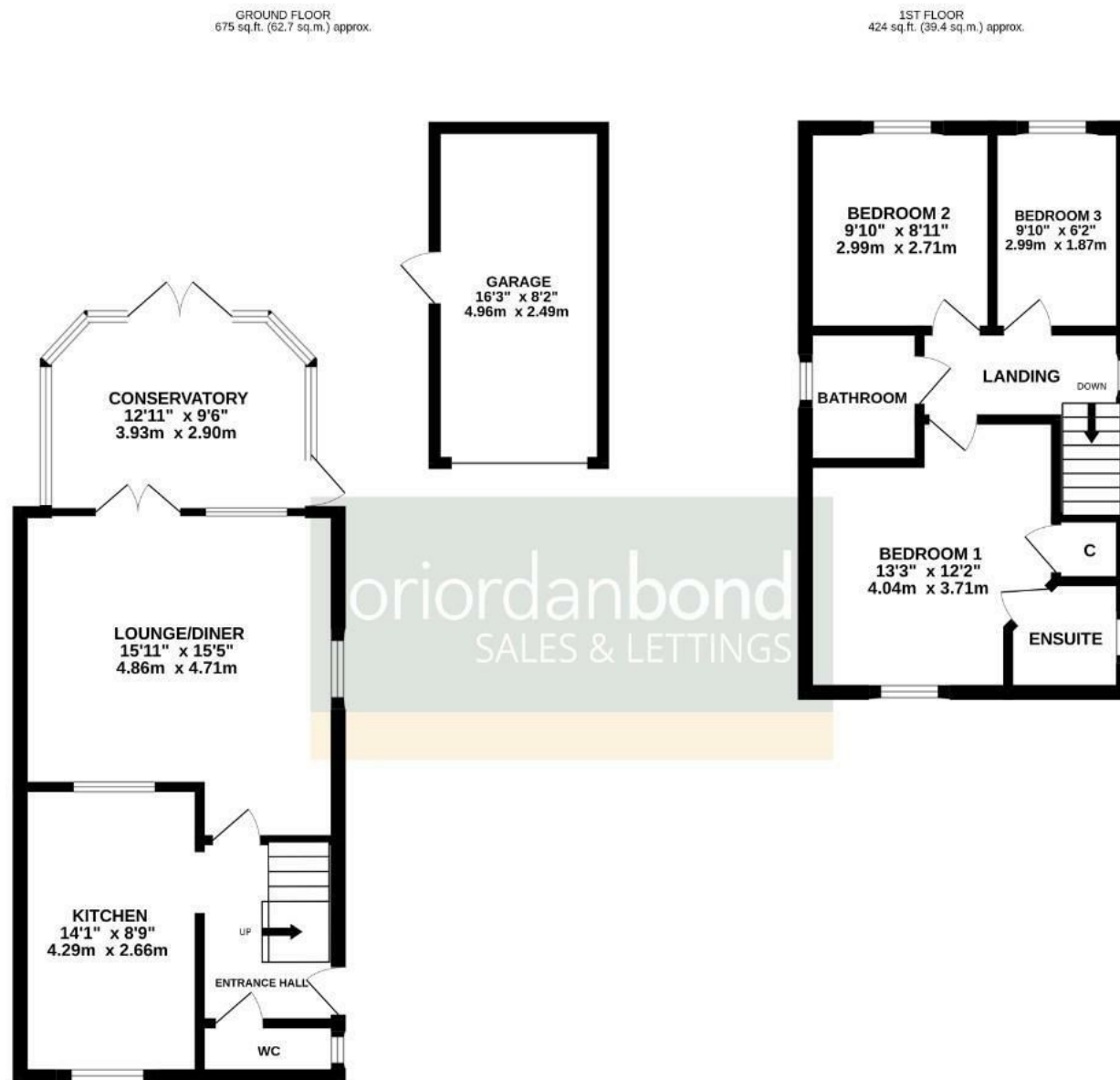
- Extended three bedroom detached home
- Re-fitted en-suite to master bedroom
- Conservatory
- Re-fitted 'Howdens' kitchen
- Enclosed rear garden
- Ample off road parking and garage





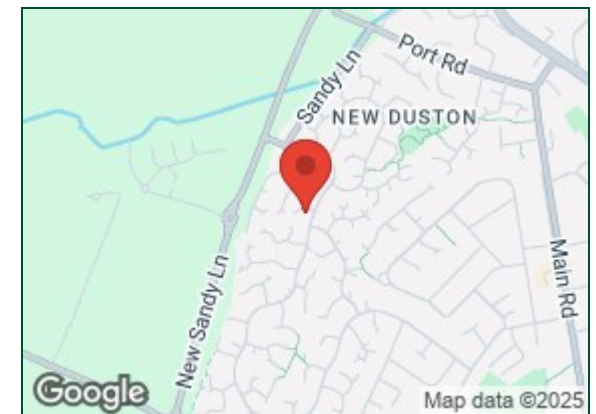






TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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: C

#### 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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