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Beechwood Road, Duston  
Northampton  
Northamptonshire, NN5 6JT  
**£265,000** Terraced



Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE DELIGHTED TO WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED VICTORIAN TERRACED HOME, IDEALLY LOCATED IN THE HEART OF DUSTON. THE PROPERTY OFFERS STYLISH AND VERSATILE ACCOMMODATION INCLUDING A BRIGHT OPEN PLAN LOUNGE AND DINING AREA, PERFECT FOR RELAXING AND ENTERTAINING. TO THE REAR IS A MODERN FITTED KITCHEN WITH ATTRACTIVE UNITS AND DIRECT ACCESS TO THE PRIVATE REAR GARDEN. UPSTAIRS ARE TWO GENEROUS BEDROOMS, A THIRD SINGLE BEDROOM OR HOME OFFICE, AND A CONTEMPORARY FAMILY BATHROOM. OUTSIDE, THE WELL MAINTAINED GARDEN PROVIDES AN IDEAL SPACE FOR OUTDOOR DINING AND LEISURE. CONVENIENTLY LOCATED CLOSE TO SHOPS, SCHOOLS AND TRANSPORT LINKS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN

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#### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
  - REAR GARDEN
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## THE PROPERTY

Jackson Grundy are delighted to welcome to the market this beautifully presented and deceptively spacious Victorian terraced home, ideally located within the heart of Duston. Blending period character with stylish modern finishes, the property offers superb accommodation.

The ground floor features an impressive open plan lounge and dining room with attractive flooring, feature fireplace and plenty of natural light, creating an ideal space for both relaxing and entertaining. To the rear is a stunning refitted kitchen with sleek units, integrated appliances and wooden effect work surfaces, overlooking the rear garden.

The first floor offers two well proportioned bedrooms along with a contemporary family bathroom fitted with a modern suite, tiling and a skylight providing excellent natural light. The third bedroom to the rear is a single bedroom or office space.

Externally, the property benefits from a beautifully maintained and private rear garden, ideal for outdoor dining, entertaining or simply relaxing, with seating areas, lawn and established boundaries. The property also benefits from rear access.

Situated close to local shops, schools and transport links, this charming home is perfectly suited to first time buyers, young families or anyone seeking a character property in a popular and convenient location. Early viewing is highly recommended.

EPC Rating: F. Council Tax Band: B







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## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	F
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	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
Rights and Easements	Ask Agent

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## LOCATION

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 a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. 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 St Giles Park, St Crispins, Marina Park and Upton. 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.

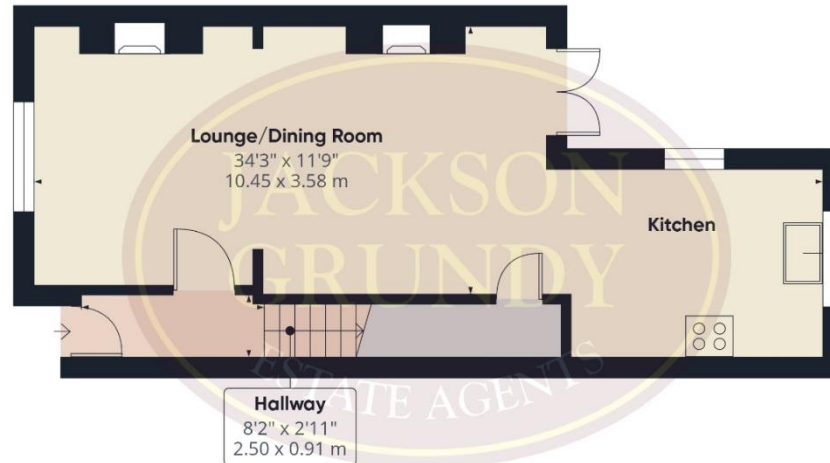
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## AGENTS NOTES

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 marketed 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

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

786 ft<sup>2</sup>

73 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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