



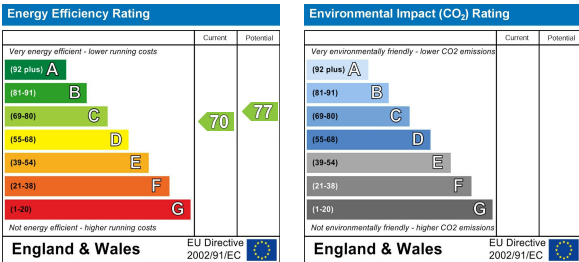
45 Cameron Drive, Duston, Northampton, NN5 5NZ



Asking Price £235,000 Freehold

A mature two bedroom semi detached bungalow situated on a quiet road in the popular residential area of Duston. The accommodation comprises entrance hall, lounge, kitchen/diner, conservatory, two bedrooms and a re-fitted shower room. Outside is a front garden and driveway giving off road parking. The rear garden is mainly laid to patio and gravel and enjoys a sunny aspect and privacy.

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ACCOMMODATION

ENTRANCE HALL

7'1 x 3'6

Storm porch, enter via a UPVC double glazed front door with port hole and obscure glass window, loft access with pull down ladder, coat hangers, radiator and doors to:-

LOUNGE

13'2 x 9'8

UPVC double glazed bay window to the front, radiator and fireplace with electric remote control fire.



KITCHEN/DINER

18'5 x 9'9

Fitted with a range of base and eye level units, wooden work tops, tiled splash backs, stainless steel sink and drainer with chrome mixer tap. The built in appliances include oven, hob, plumbing for a washing machine, space for fridge/freezer, newly installed gas wall mounted combination boiler, two UPVC double glazed windows and UPVC double glazed patio doors to the conservatory.



CONSERVATORY

10'1 x 4'9

UPVC double glazed conservatory with door to the rear garden.

BEDROOM ONE

12'1 x 9'1

UPVC double glazed window to the rear and double radiator.



BEDROOM TWO

9'2 x 7'5

UPVC double glazed window to the front and radiator.



SHOWER ROOM

7'9 x 5'4

Re-fitted ensuite comprising WC, wash hand basin, double shower with rain head shower and hand held shower attachment with glass sliding door, extractor, chrome wall mounted towel radiator and the shower room is fully tiled. UPVC double glazed window with obscure glass to the side.



OUTSIDE

FRONT GARDEN

The front garden has mature flowers, shrubs and bushes and is enclosed by wood panel fencing. There is a concrete driveway giving off road parking and a pathway to the front door and a further pathway to the secure gated access from front to rear.

REAR GARDEN

The rear garden is mainly laid to patio and gravel with raised flower beds, large shed with power and lighting and the rear garden enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

HOW TO GET THERE

From Northampton town centre follow the A428 Harlestone Road in a north westerly direction and turn left at the roundabout intersection into Bants Lane and take the first turning on the left into Melrose Avenue and take the first right into Cameron Drive where the property can be found on the right hand side.

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