



WARWICK CLOSE

# Warwick Close

Duston, Northampton

oriordanbond  
SALES & LETTINGS



## Warwick Close

Duston  
NN5 6LE

Offers Over  
£300,000

Offered to the market with no onward chain, situated on a corner plot, is this stunning three bedroom home which has been completely refurbished by the current owner including an updated boiler and radiators, new windows and doors, full re-wire, new flooring and carpets throughout, along with a re-fitted kitchen and shower room. The property also offers excellent scope for a side extension (subject to planning permission.)

The accommodation comprises entrance hall, sitting/dining room and kitchen. The first floor offers two double bedrooms, a well proportioned third bedroom and a spacious shower room. Outside is a wrap-around style garden with a patio area surrounding the property, a raised artificial lawn and access to a larger than average garage. To the front is a well maintained garden with a mix of shrubs, plants and gravel along with off road parking to the rear of the property in front of the garage and further potential to create additional parking to the front (subject to planning permission.) (A/860/M)

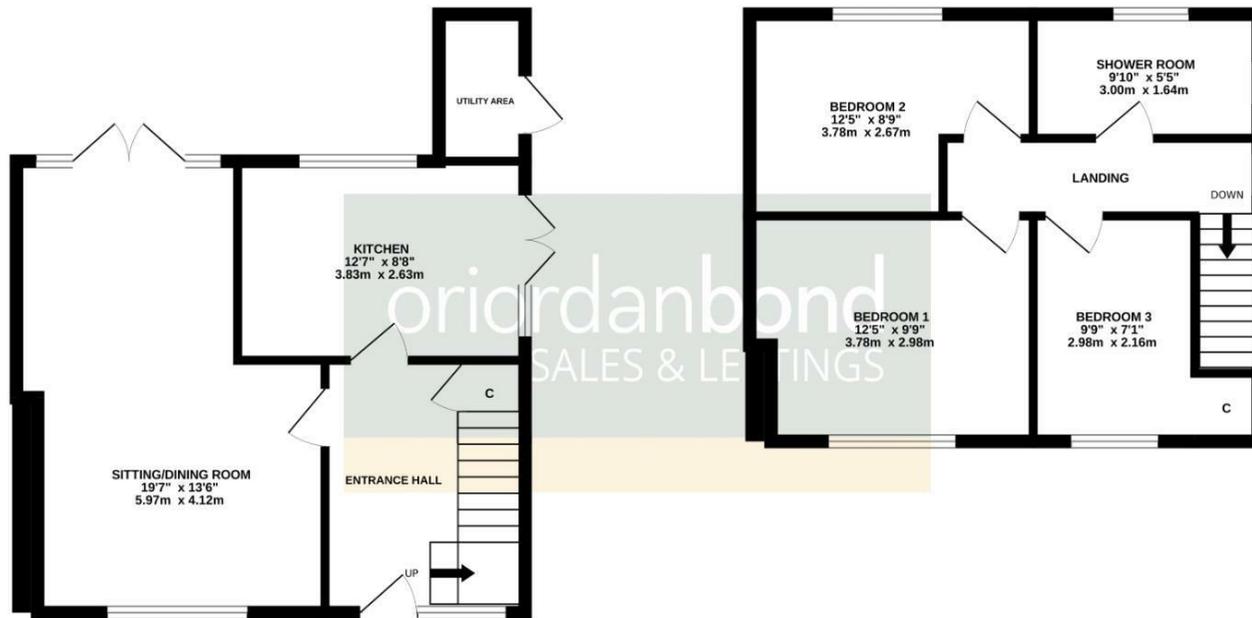
- Stunning refurbished three bedroom semi-detached home
- Re-fitted kitchen and shower room
- Updated boiler and radiators
- New windows, doors and flooring
- Wrap-around style low maintenance garden
- Off road parking and larger than average garage





GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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.

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