9 Bordeaux Close

NORTHAMPTON
NN5 6YR

£235,000

- TWO DOUBLE BEDROOM
- GARAGE
- GAS RADIATOR HEATING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: C
- SEMI DETACHED
- UPVC DOUBLE GLAZED
- GARDENS
- POPULAR ST GILES AREA OF DUSTON

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PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming semi-detached house located on Bordeaux Close in the popular St Giles Park area of Duston.

As you enter the hallway, you are greeted then by a well-proportioned reception room, ideal for relaxing or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two double bedrooms, providing ample space for rest and relaxation. Each bedroom is designed to be both functional and comfortable, making it easy to unwind after a long day.

The property also boasts a well-appointed bathroom, ensuring convenience for all residents. The modern design and fixtures add a touch of elegance to this essential space.

One of the standout features of this home is the generous parking provision, accommodating up to three vehicles. This is a rare find in residential properties and adds significant value, making it easy for you and your guests to park without hassle.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for those who appreciate community living. With its modern design and practical features, this semi-detached house on Bordeaux Close is a wonderful opportunity for anyone looking to settle in Duston. Don't miss your chance to make this lovely house your new home.

Ground Floor

Entrance Hall
Radiator, stairs to first floor landing, Vinyl flooring, door to:

Lounge
11'10" x 14'4" (3.62 x 4.38)
Radiator, UPVC patio doors to rear.

Kitchen
9'10" x 6'2" (3.01 x 1.88)
Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, Vinyl flooring, UPVC double glazed window to front.

First Floor

First Floor Landing
Access to loft (part boarded), doors to:

Bedroom One
11'10" x 8'11" (3.62 x 2.73)
Radiator, UPVC double glazed window to rear.

Bedroom Two
11'10" x 8'9" (3.62 x 2.67)
Radiator, mirror fronted wardrobes, UPVC double glazed window to front.

Bathroom
Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, UPVC double glazed window to side.

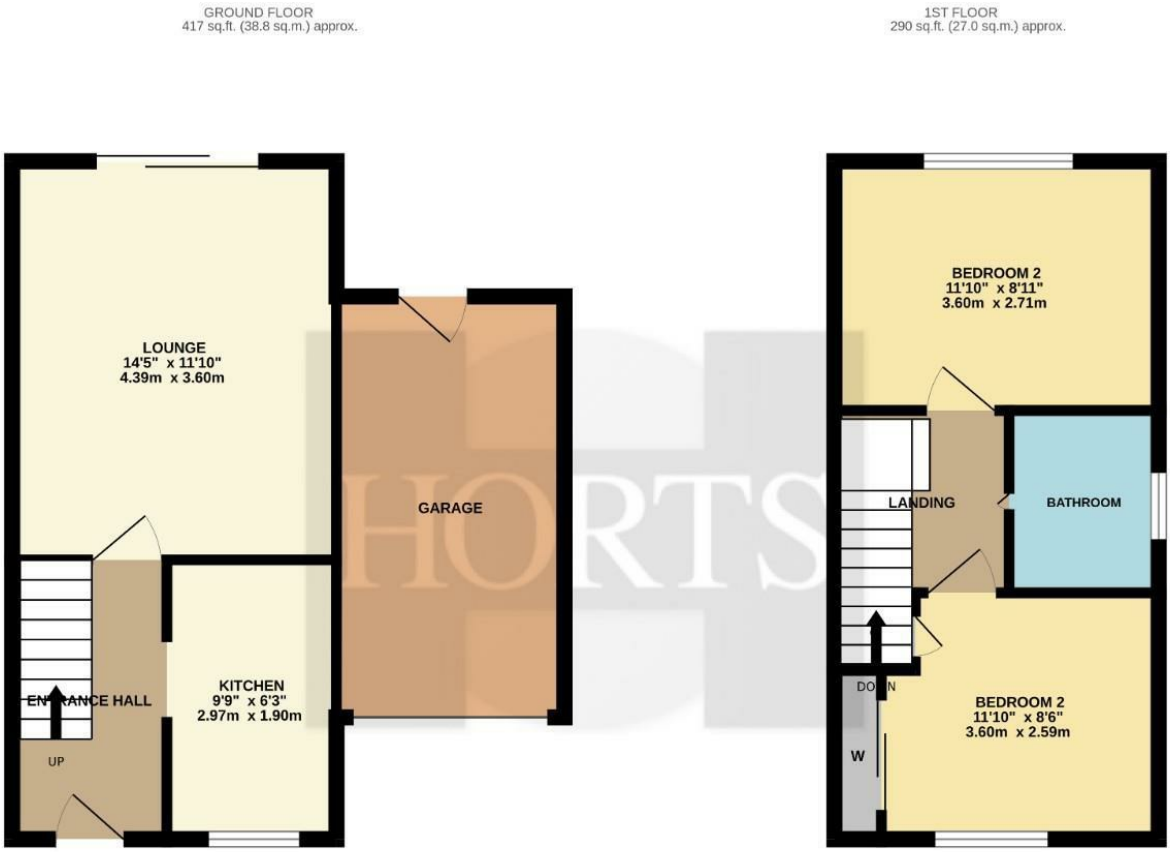
Externally

Front Garden
Paved are for parking, tarmac drive way leading to garage.

Garage
Up and over doors, a efficient wall mounted gas fired condensing boiler, power and lighting connected, door to garden.

Rear Garden
Landscaped rear garden, paved patio, lawn, timber shed, flower and shrub borders, Environmental friendly grounds, garden entirely organic for 20 years, no chemicals, garden designed and planted to be wildlife, bee and bird friendly, providing year round flowering colour. Resident hedgehogs. Raspberry canes and herb garden with a dozen herbs. Rose arch.

Agents Notes
West Northampton Council Tax Band: B



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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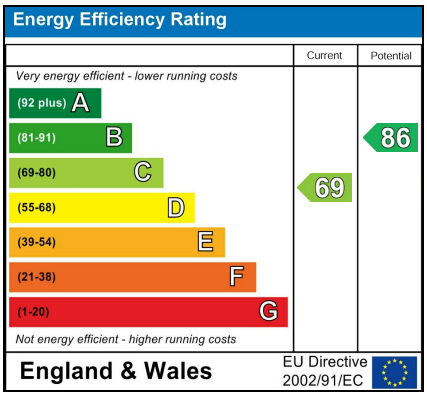

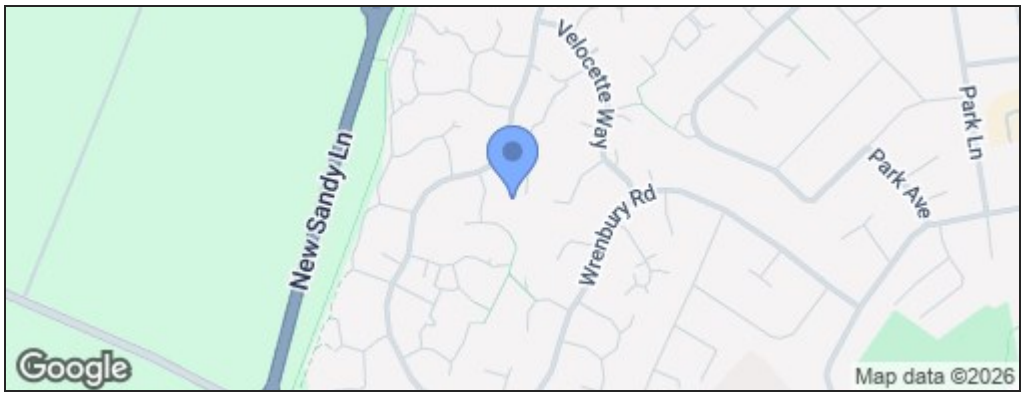

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