



# Sir John Pascoe Way

Duston, Northampton

oriordanbond  
SALES & LETTINGS





## Sir John Pascoe Way

Duston

NN5 6PN

PRICE £175,000

Situated in a popular street within sought after Duston is this two bedroom cluster home, ideal for first time buyers or investors. The property is situated close to many local schools and nearby amenities.

The accommodation comprises entrance hall, sitting/dining room and kitchen. To the first floor is a double bedroom, single bedroom and a family bathroom. Outside is a garden to the front with paved patio and lawned areas along with access to two allocated parking space. Further benefits include uPVC double glazing. (B/475/S)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

### 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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GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.

1ST FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.2 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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