# Provence Court

Duston, Northampton

oriordanbond
SALES & LETTINGS

# Provence Court

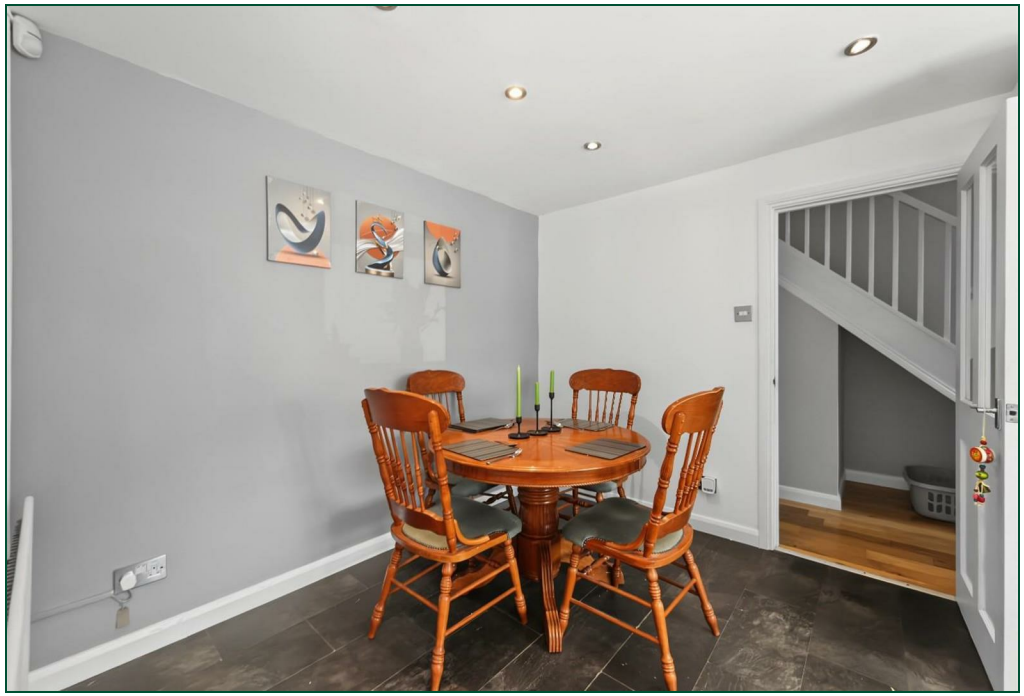
Duston
NN5 6EH

Offers Over
£290,000

**A well presented three bedroom detached property, situated within the popular Alsace Park development, close to local amenities, primary and secondary schools, and excellent transport links.**

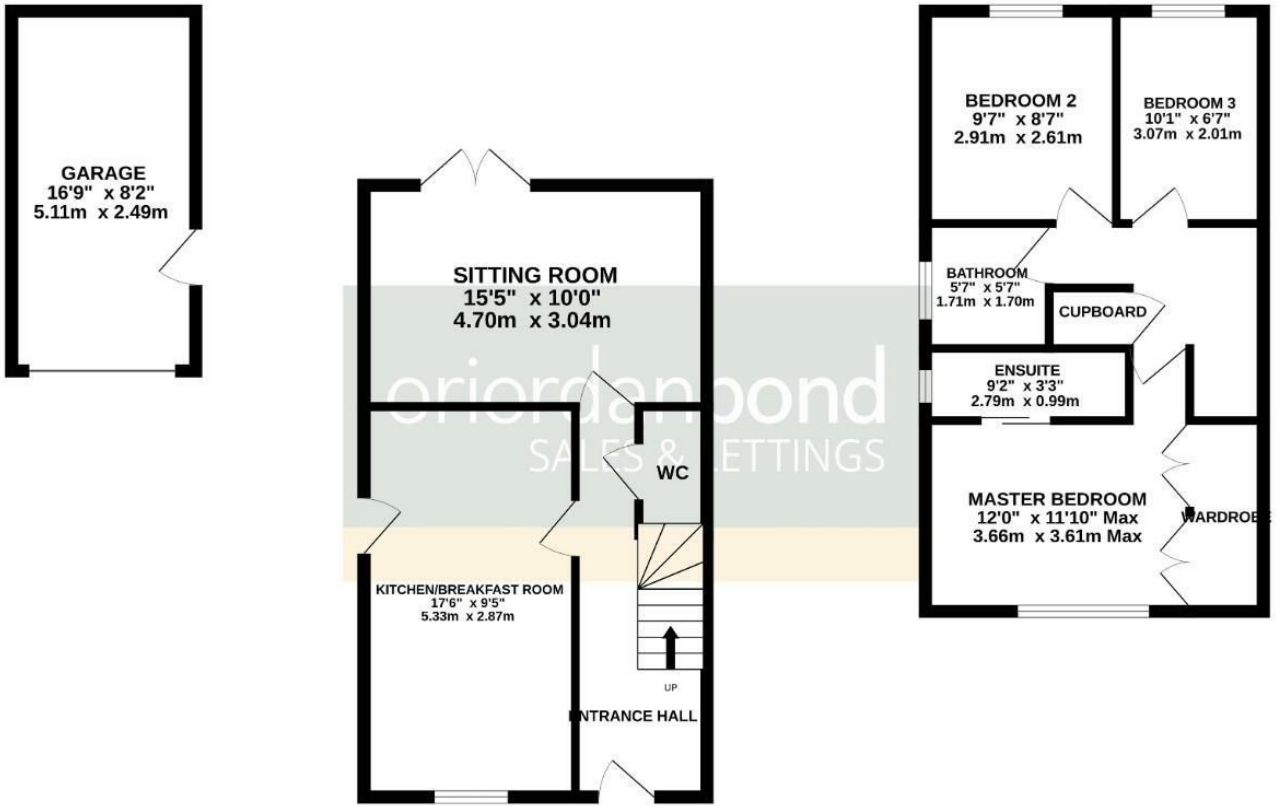
The accommodation comprises entrance hall, kitchen/breakfast room, sitting room with sliding doors opening onto the rear garden and a cloakroom/WC. To the first floor are three well proportioned bedrooms, with bedroom one benefiting from built-in wardrobes and en-suite shower room, along with a separate family bathroom. Externally, the rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor dining, and side door access into the garage. To the front is off road parking for at least two vehicles on a block paved driveway. Further benefits include gas radiator heating and uPVC double glazing. (B/969/M)

- Three bedroom detached home
- En-suite to master bedroom
- Kitchen/breakfast room
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

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TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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