



150 Duston Road
Northampton, NN5



David Cosby
CHARTERED SURVEYORS
SURVEYING | SALES | ARCHITECTURE





150 Duston Road

Northampton, NN5

Guide Price £230,000

- No Onward Chain
- Off-Road Parking
- Double Bay Frontage
- Rear Garden

Description

A two bedroom semi-detached bungalow that has been extended and improved by the current owner. Featuring double bay front elevation with block paviour drive providing off-road parking for two vehicles. There is gated side access to a private rear garden with small timber shed and raised timber deck patio area to the rear.



The property is situated off the main road just across from the village of Duston, close to local amenities at Sixfields and with easy access to town centre, the A45 and Junction 15 of the M1. Further nearby facilities include a large supermarket and the Northampton Saints and Cobblers rugby and football stadia.



The Property

Access to the property is via two steps beneath a tiled canopy. The four panel uPVC entrance door leads to a small lobby area with panel effect door giving access to the sitting room.

Rooms:

Sitting Room:

A segmental double-glazed bay window overlooks the front aspect and provides good natural lighting to the sitting. Decorations are neutral and include Oak effect laminate boards which extend through to the dining room and inner central hall. With an opening having been formed to the dining room the space provides a good-sized area for entertaining. Perimeter plaster covings have been formed to the ceilings.

Dining room:

The dining room has ample room for a large table and chairs and, again, is neutrally decorated with Oak effect laminate flooring extending through from the sitting room. Perimeter plaster covings have been formed to the ceilings. A panelled door leads off to the central hall which provides access to the two bedrooms and bathroom. An opening has been formed to the rear of the dining room providing access to the large kitchen/breakfast area.

Kitchen/breakfast area:

The kitchen/breakfast area is fitted with a good range of modern base and wall units with electric hob and oven with extractor hood over. There is a stainless-steel sink-and-a-half beneath the three-unit double glazed window overlooking the rear aspect. Space has been provided for a washing machine, dishwasher, and fridge/freezer. There is a useful full height cupboard to the front left-hand side of the kitchen. Double glazed French doors and side lights open out onto the rear garden and provide good natural lighting.

Central hallway:

The small central hallway is accessed from the dining room area and has Oak effect laminate flooring with panelled doors leading off to the bedrooms and bathroom. Perimeter plaster covings have been formed to the ceiling and there is a mains back-up smoke detector.

Bedroom One:

Bedroom one is located to the front right-hand side corner of the property and has a segmental double-glazed bay window overlooking the front drive. A timber cupboard to the front left-hand side corner houses the modern consumer unit and digital electrical meter. Timber laminate flooring has been fitted.



Bedroom Two:

Bedroom two is located to the side elevation and has a two-unit double glazed window and grey Oak effect laminate floor boards. A small timber cupboard houses the digital gas meter and provides useful storage space. Perimeter plaster covings have been fitted to the ceiling.

Bathroom:

Appliances comprise wash hand basin, WC, and shower cubicle. A chrome towel rail has been fitted and there is a casement window to the side aspect providing natural lighting and ventilation.

Outside areas:**Front Aspect:**

A drop kerb from Duston Road provides vehicle access to the block paviour drive with off-road parking for two vehicles. There is gated side access to the rear garden.

Rear Garden:

The rear garden is partly laid to lawn with a raised timber deck patio area to the rear right-hand side corner and a timber storage shed.

Services:

Mains gas, electric, water and drains.

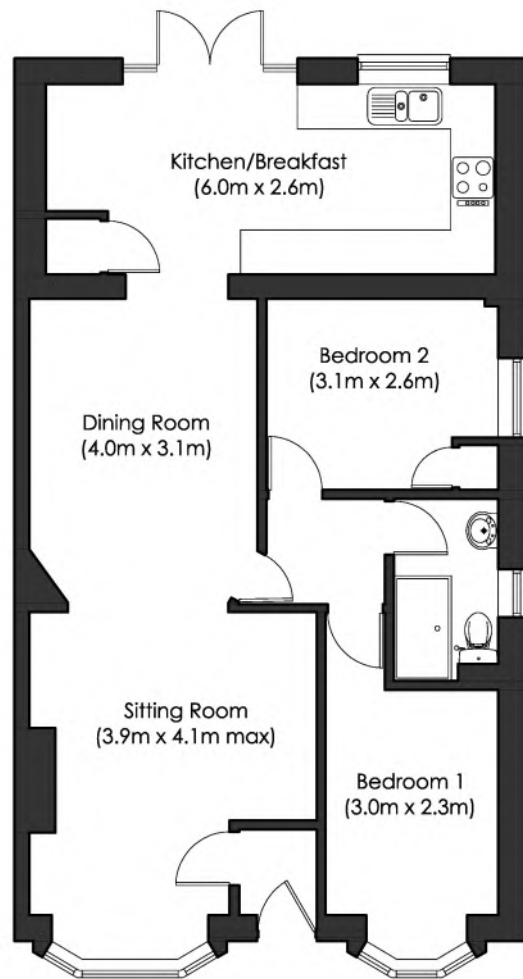
Hot water and space heating is provided by a gas fired combination boiler.

Water filled radiators throughout.

The electrical installation was last tested in September 2020.







All measurements are approximate
and for display purposes only.

TOTAL AREA (GIA) : 70sqm

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Local Authority: Northampton Borough Council

Council Tax: Band B

EPC: E (March 2014)

Services: Mains Gas, Electricity, Water and Drainage

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.