



www.jacksongrundy.com

Castle Avenue, Duston
Northampton
Northamptonshire, NN5 6LF
£200,000 Bungalow



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757
Email Us duston@jacksongrundy.co.uk



SET WITHIN A GENEROUS PLOT AND OFFERING EXCELLENT POTENTIAL, CASTLE AVENUE IS A SPACIOUS SEMI DETACHED BUNGALOW IDEAL FOR BUYERS SEEKING A PROJECT OR THE OPPORTUNITY TO CREATE A PERSONALISED HOME.

GROUND FLOOR

- LOUNGE
- KITCHEN/DINING ROOM
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - REAR GARDEN
-





THE PROPERTY

Set within a generous plot and offering excellent potential, Castle Avenue is a spacious semi detached bungalow ideal for buyers seeking a project or the opportunity to create a personalised home. The property features a large, light filled living room, a good sized kitchen with views over the garden, and multiple versatile reception areas that lend themselves to modern reconfiguration. The bedrooms are well proportioned, with built in storage and plenty of natural light.

Externally, the bungalow enjoys an extensive rear garden with mature planting, outbuildings and ample space for landscaping or extension, subject to planning. The front elevation offers driveway parking and a charming cottage style façade.

Situated in a quiet residential location, the home benefits from excellent access to local amenities, transport links and nearby schools. With its generous footprint and scope for improvement, this property presents a rare opportunity to create a superb long term residence in a sought after area.

EPC Rating: TBC. Council Tax Band: A.





MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band A
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	No Parking Available
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler, optician and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

AGENTS NOTES

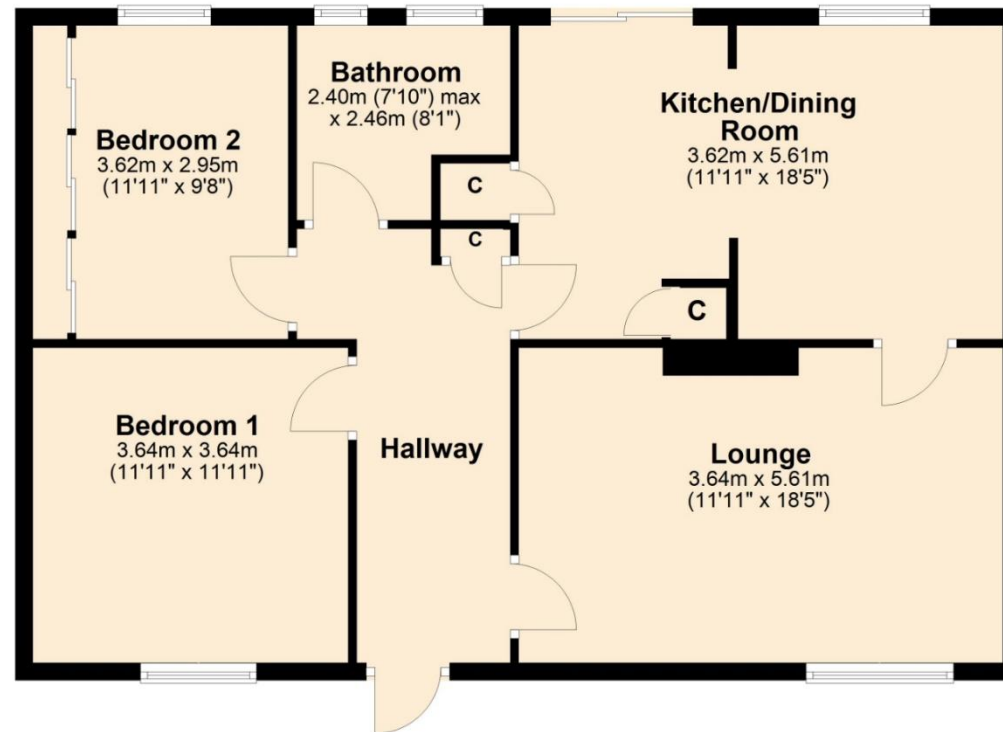
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

Ground Floor

Approx. 83.0 sq. metres (892.9 sq. feet)



Total area: approx. 83.0 sq. metres (892.9 sq. feet)