

CLIPSTON WAY, NORTHAMPTON, NN5

£270,000

Three Bedroom Home situated
in a quiet location of Duston



Chelton Brown have the pleasure of offering to the market this versatile three bedroom house situated in a quiet location of Duston.

The accommodation comprises of an entrance hall, lounge/diner, modern fitted kitchen, downstairs bedroom or office space and patio doors opening onto the enclosed rear garden with double garage. The first floor offers two further bedrooms,

Further benefits include uPVC double glazing & gas central heating

EPC ; D

- Three Bedroom spacious home
- Substantial living space
- Modern fitted kitchen
- Double Garage at rear of property
- Quiet location
- Close to amenities
- Office Space
- EPC : D

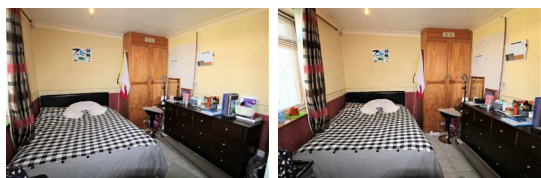
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Lounge/Dining Room 27'3" x 10'9"



Substantial living space, with window to the front aspect and French doors to the rear aspect which oozes light throughout. Open stairs leading to the first floor, feature fireplace and wood flooring.

Bedroom 1 12'3" x 12'7"



Window to rear aspect, tiled floor

Kitchen 10'7" x 12'7"



fitted with a range of base and wall units with complimentary worktops. Stainless steel sink with mixer tap, gas hob, extractor hood, integrated oven and microwave. Breakfast bar, space for additional appliances. Window and door to the side aspect.

Porch

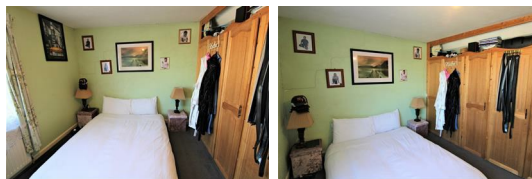
Upon entrance to the property there is a Storage cupboard and door leading to the bathroom and lounge

Bathroom 3'9" x 5'9"



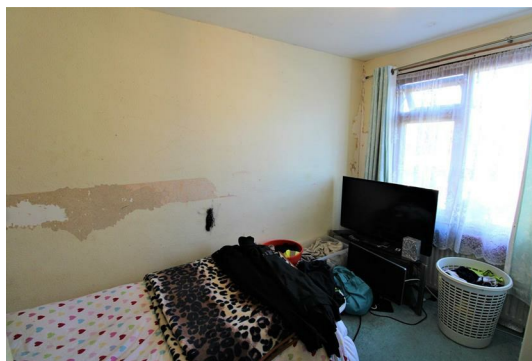
Three piece suite comprising of, P shape bath with overhead shower and shower screen, pedestal wash basin and low level WC, Fully tiled with obscured window to the side aspect

Bedroom 2 7'7" x 11'9"



Window to rear aspect, fitted wardrobes

Bedroom 3 6'2" x 5'4"




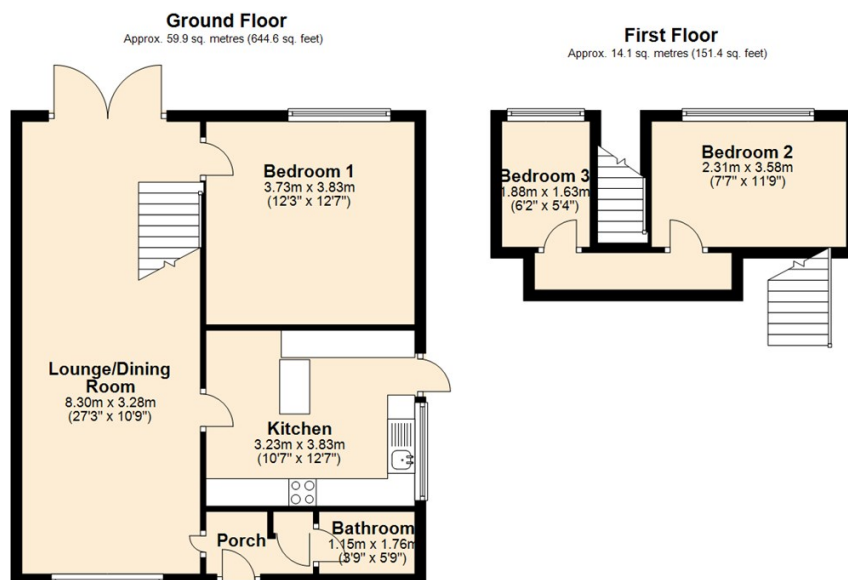
Window to rear aspect

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Price £270,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 74.0 sq. metres (796.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

