

MENDIP ROAD, NORTHAMPTON, NN5

£250,000

**Two bedroom Bungalow situated in
a quiet location of Duston**



*** NO UPWARD CHAIN ***

Chelton Brown have the pleasure of presenting this delightful two bedroom bungalow boasting of versatile living space whilst ideally located in the popular area of Duston.

The bungalow briefly comprises of, entrance hall, kitchen, living room, two bedrooms, and a Wet room. To the rear there is an enclosed garden with shed. Large garage with side access and room for Utility storage.

To the front there is off road parking.

Location

Duston is a suburb of Northampton situated approximately two miles north-west of the town centre. The old village of Duston has many shops including a grocery store, newsagents, bakery, building society, solicitor, hairdressers, florists etc as well as churches, medical centre, dental surgery and public houses. There are more day to day shopping facilities within a short distance, close to Sixfields stadium where the likes of Sainsbury's, Boots and Next can be found as well as leisure facilities including a cinema and restaurants. Schooling is provided with several state primary schools and Duston Upper School as well as close by private education at Quinton House. Access to the M1, Junctions 15a & 16 are within a short distance as well as Northampton main line train station which operates to both Birmingham, New Street and London, Euston.

- Two Bedroom Bungalow
- Wet room
- Garage
- Spacious living room
- Off road parking
- Quiet location
- EPC : D
- Council Tax band : B
- NO UPWARD CHAIN

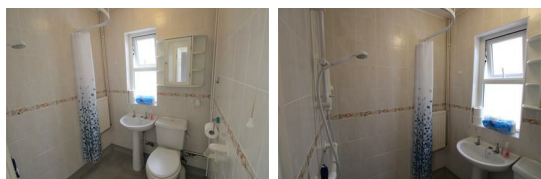
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Kitchen 8'5" x 8'3"



Fitted kitchen comprising a range of base and wall units with complimentary worktops with a built in oven and hob , sink and drainer with taps and space for a fridge/freezer. Door leading to rear garden.

Wet Room 5'7" x 5'5"



Wetroom, fitted shower, pedestal sink and close couple toilet. Window to side aspect

Bedroom 1 12'10" x 9'11"



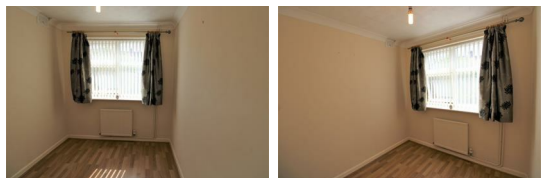
Window to rear, Fitted wardrobes

Living Room 14'7" x 9'11"



Bay window to front, gas fire with surround

Bedroom 2 9'2" x 7'8"



Window to front aspect

Garage

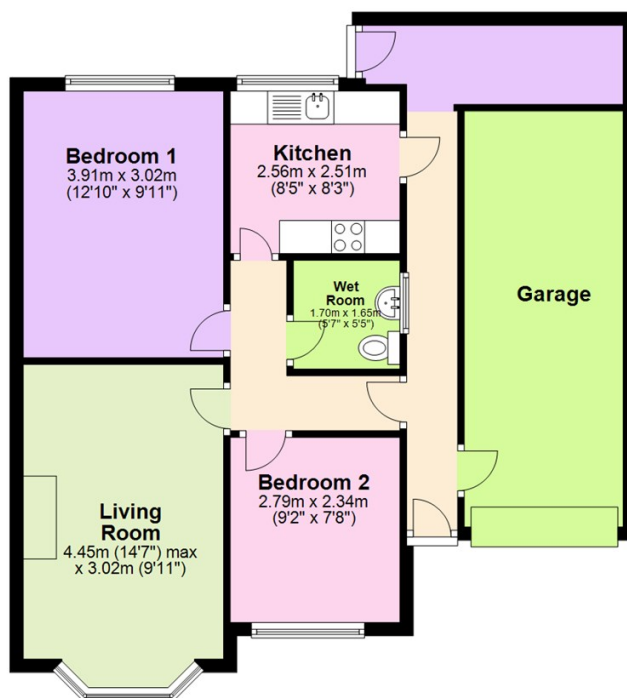
Fitted with an Up and over door, Side door access aswell.

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Price £250,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Ground Floor
Approx. 75.2 sq. metres (809.2 sq. feet)



Total area: approx. 75.2 sq. metres (809.2 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.

