



# Marseilles Close

Duston, Northampton

oriordanbond  
SALES & LETTINGS



## Marseilles Close

Duston  
NN5 6YT

PRICE £185,000

Situated within the popular Alsace Park development in Duston and ideal for first time buyers is this well presented one bedroom terraced home which benefits from improvements made by the current owner including the installation of a gas boiler and radiators.

The accommodation comprises entrance porch, kitchen and sitting room with French doors leading to the rear garden and made to measure shutters. To the first floor is a landing with cupboard space, a spacious double bedroom with further cupboard space and a three-piece bathroom. Outside is a westerly facing low maintenance rear garden. To the front is off road parking for one vehicle. Further benefits include uPVC double glazing and newly installed gas radiator heating. (B/472/S)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### 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.

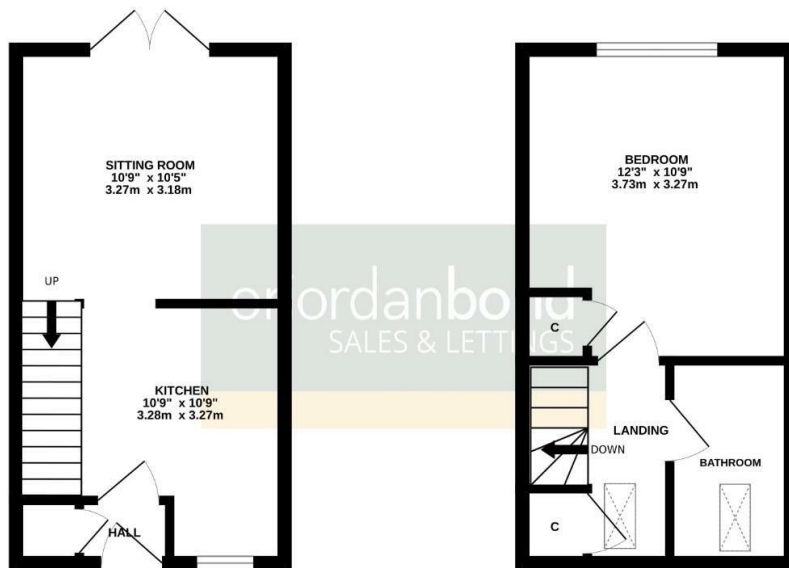
O'Riordan Bond Duston North Sales  
01604 589007

dustonnorth@oriordanbond.co.uk



GROUND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.

1ST FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.

While 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.  
Made with Metrax 02025