



# Marseilles Close

Duston, Northampton

oriordanbond  
SALES & LETTINGS





## Marseilles Close

Duston  
NN5 6YT

PRICE £220,000

Situated in the ever popular St. Giles Park development within Duston is this well presented two bedroom end terraced home, offered for sale with no onward chain, ideal for first time buyers, downsizers and investors alike.

The accommodation comprises entrance hall, kitchen and sitting/dining room. To the first floor are two double bedrooms and a re-fitted family bathroom. Outside is a southerly facing rear garden laid mainly to lawn with small patio seating area. To the side of the property is off road parking for two vehicles. Further benefits include double glazing and gas radiator heating. (C/576/S)

### Additional information

- Council Tax Band: B
- 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.

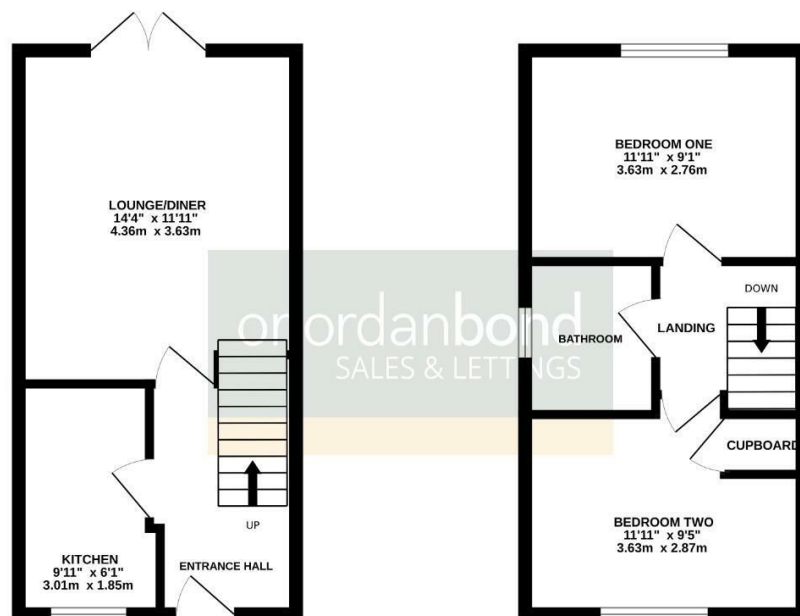
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GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 condition or efficiency can be given.  
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