



**Rochelle Way**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR



1ST FLOOR



## Rochelle Way

Duston

NN5 6YJ

PRICE £190,000

A well presented one bedroom terraced property situated on the popular St. Giles estate within Duston. The property provides good access to Duston Eldean Primary School as well as Sixfields Leisure Park and Upton Country Park.

The accommodation comprises entrance hall, re-fitted kitchen which is open plan to the sitting room and a conservatory which is of uPVC construction. To the first floor landing are storage cupboards, a Velux window to the front aspect, re-fitted bathroom and a good size master bedroom with built-in storage. Benefits include double glazing throughout and an updated combi boiler with gas radiator heating. Outside is off road parking to the front. To the rear is an enclosed garden with paved patio, artificial lawn and gated rear access. (B/441/S)

### Additional information

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

### 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

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ROCHELLE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. [www.oriordanbond.co.uk](http://www.oriordanbond.co.uk) [www.oriordanbond.co.uk](http://www.oriordanbond.co.uk)