



# Marseilles Close

Duston, Northampton

oriordanbond  
SALES & LETTINGS



## Marseilles Close

Duston  
NN5 6YT

PRICE £195,000

Situated within the popular St. Giles Park development within Duston is this stunning and completely refurbished one bedroom terraced home. The property has benefitted from significant investment by the current owner, finished to a high standard throughout, and is ideal for first time buyers, downsizers or investors alike.

The accommodation comprises entrance hall, a stylish open plan kitchen/breakfast/living room with Karndean flooring throughout, granite quartz work surfaces and upgraded radiators, a generous first floor double bedroom with fitted wardrobes and a recently re-fitted contemporary shower room. Outside is an enclosed low maintenance easterly facing rear garden with a patio seating area and gravelled section. To the front is off road parking for one vehicle. Further benefits include uPVC double glazing and gas radiator heating. A superb turnkey home that must be viewed to be fully appreciated. (A/472/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.

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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.  
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