



**Ross Road**  
Duston, Northampton

**oriordanbond**  
LETTINGS



# Ross Road

Duston

NN5 5AY

£1,600 PCM

Constructed in 2024 and completed to a high standard throughout, this modern four-bedroom detached house is located in the popular area of Duston. Set over three floors, the accommodation comprises an entrance hall, a cloakroom/WC, sitting room, kitchen/dining room with integrated appliances and bi-folding doors leading to a low-maintenance rear garden, four generous bedrooms with the master providing an ensuite and fitted wardrobes and a separate family bathroom. Outside is an enclosed landscaped garden with an artificial lawn and a raised decked patio. To the front is a block-paved driveway providing off-road parking for two cars. Further benefits include gas radiator heating and uPVC double glazing.

### Tenancy Information

- Deposit: £1846.00 (1 Week Holding Deposit - £369.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: Long term
- Available: Mid July

### Additional information

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

### Viewing

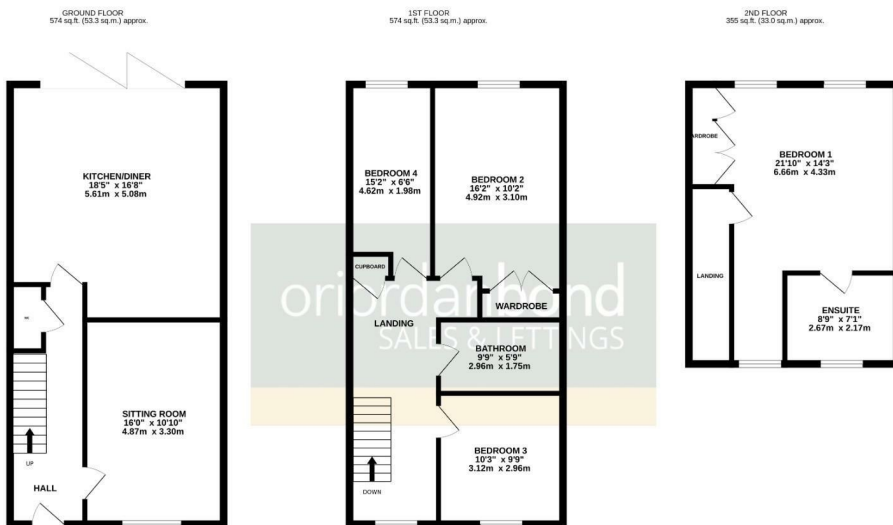
Viewing strictly by appointment – details below

### 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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TOTAL FLOOR AREA: 1502 sq. ft. (139.5 sq.m.) approx.  
Whilst 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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