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36 High St, Daventry NN11 4HU

campbells

of Daventry



2 Bedrooms | 1 Bathroom | 1 Reception Room | Single Garage



7 EXETER CLOSE

DAVENTRY, NN11 4SY

- ✓ Two Bedroom Mid Terrace
- ✓ Quiet Cul-de-Sac Location
- ✓ Private Rear Garden
- ✓ Garage and Off Road Parking
- ✓ Conservatory with Underfloor Heating
- ✓ UPVC Double Glazed Windows
- ✓ Gas Central Heating
- ✓ Great Investment Property
- ✓ Close to Daventry Amenities

Located on a quiet cul-de-sac on a popular established development and less than five minutes drive to the centre of the Market Town of Daventry is this really well maintained two bedroom home

Entering the property via a very useful-to-have porch, with room to store coats, boots and bags, another door leads to the lovely light and bright lounge that has quality wood laminate flooring.

Stairs then lead from the lounge to the first floor accommodation and space saving sliding door leads to the kitchen/breakfast room.

The kitchen has modern fitted units with plenty of space for your white goods, a light-well fitted to let in more natural light, there is currently a fitted breakfast bar at one end of the kitchen, but there is plenty of space for a breakfast/dining table is you prefer.

From the kitchen you enter the spacious conservatory, great-to-have extra living space, the current owners have installed underfloor heating, so it can be used all year round.

Upstairs now, and the family bathroom is fully tiled and is fitted with a modern white suite, with a shower over the bath.

The main bedroom is a very good size, with generous storage space in the form of modern fitted wardrobes.

The second bedroom is a good sized single, currently being used as a home office, with plenty of space for two work-stations.

The property lies in a nicely set-back position in the cul-de-sac, so it has a lovely front garden which is laid to lawn and has a generous driveway with parking for two vehicles and leads to the front access of the integrated garage, which has lighting and power.

From the conservatory at the rear, French doors lead out to a paved patio area where there is a rear-access door to the garage.

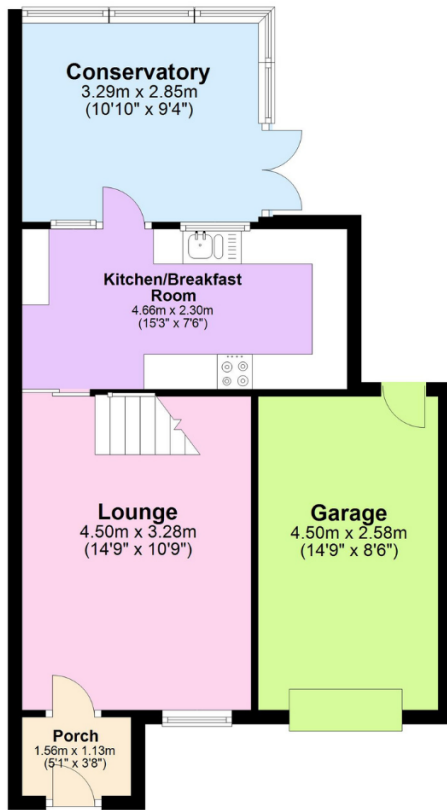
The pretty rear garden is mainly laid to lawn with mature planted borders and a garden shed. A paved path leads to the gated rear access. The garden is enclosed by well maintained timber fencing and mature trees provide shade and privacy.



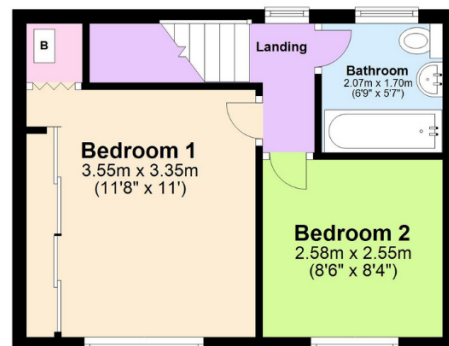
Council Tax: Band B

EPC Rating: Band D

Ground Floor



First Floor



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.