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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry












3 Bedrooms | 1 Bathroom | 1 Reception Room | Tandem Garage



7 WORDSWORTH ROAD

DAVENTRY, NN11 9BE

-  Three Bedrooms
-  Separate Lounge
-  Kitchen/Diner
-  Semi Detached Family Home
-  Ground Floor Cloakroom
-  Gas Central Heating To Radiators
-  UPVC Double Glazing
-  Private Rear Garden
-  Off Road Parking

This mature, three bedroom, semi-detached property is on the very popular Headlands Estate in Daventry, offers plenty of family space, ample off road parking and has no upper chain.

The property is in need of some modernisation but has plenty of potential and would make an ideal first purchase or investment property.

Internally the property consists of an entrance hallway, leading to a great sized lounge which is bright and welcoming and benefits from a feature bay window.

The hallway also provides you with access to a good sized kitchen/dining room with a fitted kitchen, space for white goods and ample space for a dining room table and chairs, from this area double glazed doors lead you into a useful aluminium conservatory.

A rear hallway leads you into a very useful cloakroom, a under stairs storage area and the properties rear door which offers access to the parking area and the rear garden.

On the first floor a spacious landing offers access to three great sized bedrooms and a good sized replaced family bathroom (which with the removal of the bath is currently setup as a wet room if required).

Additional benefits include Gas central heating to radiators and UPVC double glazed windows throughout.

To the side of the property is a brick built outbuilding which is presently utilised for storage.

To the rear of the property is a mature sunny and private garden which is mainly lay to lawn with a few mature shrubs and a good size paved patio area all enclosed by wooden panel fencing.

To the front of the property you will find a block paved driveway offering a off-road parking area, which is accessed via a dropped curb that could accommodate up to three vehicles.

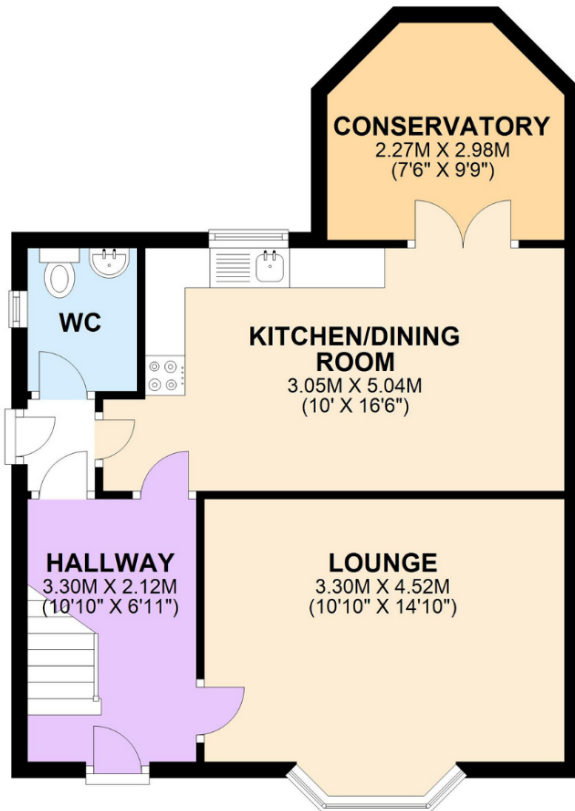
Located in the popular Headlands development this property is close to all the local amenities, playing fields, bus routes and is also within comfortable walking distance of Daventry town centre, Falconers Hill Infant School, Falconers Hill Academy and The Parker E-Act School, which are all on one site.



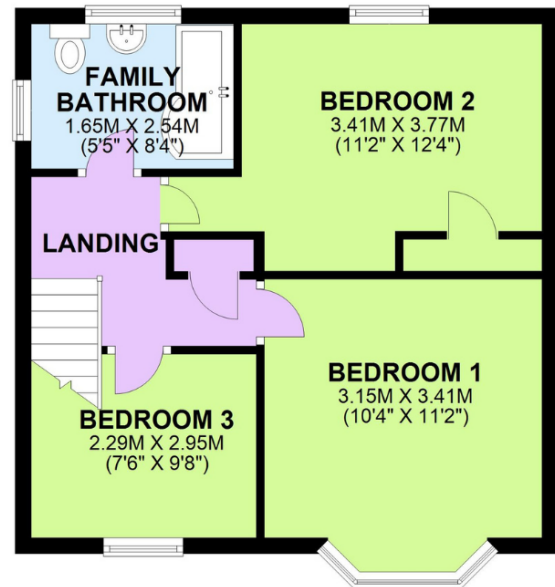
Council Tax: Band B

EPC Rating: Band TBC

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.