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2 James Watt Close, Daventry NN11 8RJ

campbells

of Northampton



4 Bedrooms | 1 Bathroom | 2 Reception Rooms | Double Garage



66 TRINITY AVENUE

NORTHAMPTON NN2 6JN

- ✓ Spacious Period Property
- ✓ Potential for Off Road Parking
- ✓ End of Terrace
- ✓ Good School Catchment
- ✓ Detached Double Garage
- ✓ Front and Rear Garden
- ✓ Close to Local Amenities
- ✓ Side Access to Rear Garden
- ✓ Loft Conversion



This Four-bedroom, end of terrace period property sits on Trinity Avenue - close to local amenities and only a short distance from Northampton Town Centre

The property sits in a great family location, close to local schools and parks and less than two miles from Northampton main line station, and the town centre with its variety of shops, restaurants, theatres, and public houses is only a short distance away. The property benefits from having both front and rear gardens, which are a good size. In addition the loft has been converted into a large bedroom, but could easily be used as an office space - which ever you need in today's working environment. The property has original wooden flooring running throughout most of the house – giving it the charm and character you would expect for a period property. There is also the benefit of a cellar, very useful for storage, not only that, it also has a large double garage at the rear - which is accessed via a securely gated road. To the ground floor you have the entrance hall offering access to various rooms being the lounge, dining room and kitchen.

The lounge has a feature bay window and a fireplace, dining room with another open fireplace and door to the rear patio, and the kitchen with another door to the rear garden. On the first floor you will find three bedrooms, two of which are doubles and a family bathroom, also the stairs which lead to the loft conversion which is currently used as the fourth bedroom. Outside to the front of the property you have a front garden which could easily be turned into off road parking (the curb has already been dropped), the added bonus of side access to the rear garden, and to the rear of the property there is a large garden with patio area and the double garage, the garage is accessed via gates from a shared private road to the rear of Trinity Avenue. It's fair to say the property could do with some updating, but the space and versatility offered by this period property will really surprise you, the boiler has been replaced and there is UPVC double glazing throughout.



LOCATION

Northamptonshire is a popular location, especially amongst the commuters, centrally located, close by to the train station with regular routes to Milton Keynes, Birmingham and London. Accessible Major road networks, making this location easy to get to and ideal if you need to be able to travel up and down the country. Close to Northampton's historical town centre with all its major retail shops, restaurants, pubs and theatres etc.

If you fancy a walk or a run close by you have the popular Northampton Racecourse at the top of Trinity Avenue and if you are into your golf, there is Kingsthorpe golf course which has over a hundred-year history at the other end of the avenue.



Council Tax: C

EPC: tbc

The current owner raised her family in this house and has been very happy calling this house her home - it is ready for its next chapter!



LOCAL PROPERTY EXPERT STAN FRENCH

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We chose Campbells as they were one of the agents who were active in the area we were looking and they made a point of getting to know us and our requirements, which was great! The team were friendly and treated us like people rather than punters. We were looked after attentively and didn't feel we were like a number to churn – they were all very helpful. Stan was very patient and understanding as well as warm & friendly. Campbells are personable and we were treated properly as people rather than numbers."

Jane about our team

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.