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2 James Watt Close, Daventry NN11 8RJ

**campbells**  
*of West Haddon*



3 Bedrooms | 1 Bathroom | 1 Reception Room | Off Road Parking



## 16 ELIZABETH ROAD

WEST HADDON NN6 7AF

Investment/ Project

West Haddon Location

Large Rear Garden

No Upper Chain

Off Road Parking

Lounge / Diner

Semi Detached

Three Bedrooms

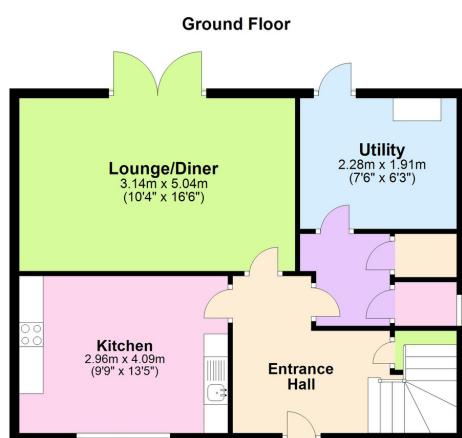
Work Needed

## About the Property

This three bedroom property offers the opportunity to purchase in the prized village of West Haddon at a resalable level, and is a fantastic opportunity for a first time buyer or as an investment. It is fair to say the property is in need of attention and there is some work to be done. Stripping it back you have a three bedoomed property that sits on a good size plot with front and rear gardens. This truly has the potential to make for a great investment, and for an even better home with a bit of TLC and cash injection. The accommodation on the ground floor consists of an entrance hall with doors leading to the kitchen, lounge - which has French doors leading to the enclosed rear garden, plenty of storage and a utility area which is where the replaced boiler is located. To the first floor you will find two large double bedrooms, and the third being a single, as well as the family bathroom and separate WC. The property sits close to the village centre where there are plenty of local amenities, most of which are within a ten minute walk. West Haddon village has ample amenities including a shop (Londis) and Local Pubs including 'The Pytchley' which has a great reputation for food, there is also 'The Sheaf Inn' also offering amazing food. The village has a local primary school and West Haddon is within the catchment area for Guilsborough Secondary School. There is also a village park. For the commuters amongst you, the village is close to the M1 and the A5 as well as the village of Long Buckby that has a train station - you can be in London Euston in just over an hour.

Council Tax: Band C

EPC Rating: TBC



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.