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 2 James Watt Close, Daventry NN11 8RJ

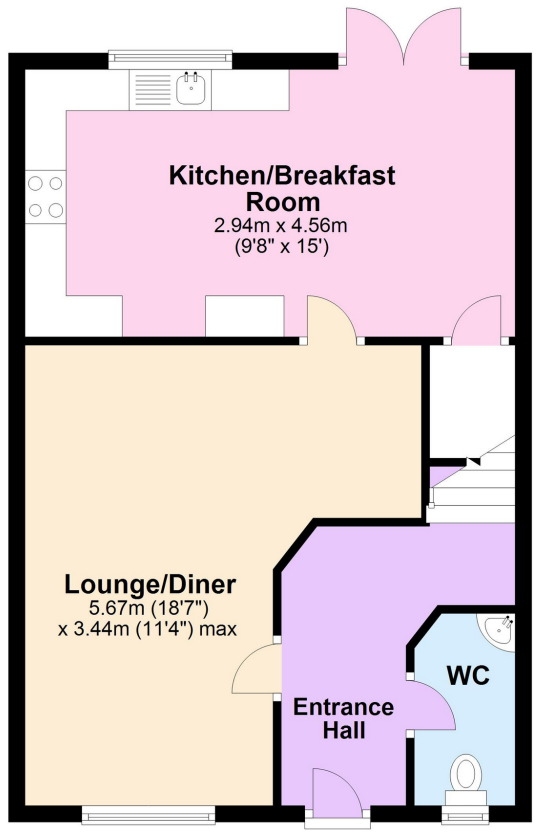
campbells

of West Haddon

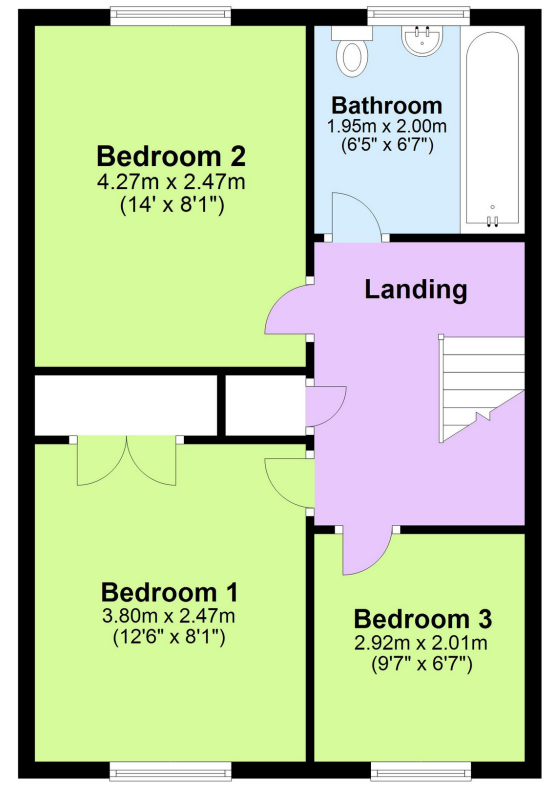


3 Bedrooms | 1 Bathroom | 1 Reception Room | Off Road Parking

Ground Floor



First Floor



9 WESTFIELD COURT


WEST HADDON NN6 7BF

- UPVC Double Glazing Throughout
- Off Road Parking and Car Port
- No Through Road Location
- Front and Rear Gardens
- Three Bedroom House
- Gas Central Heating
- Kitchen / Breakfast
- Lounge / Diner
- Private Court

LOCAL PROPERTY EXPERT STAN FRENCH



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"Careful consideration of client needs certainly governs the way Campbells work. The sale of my late brother-in-law's house in Daventry was agreed after only three days on the market. The offer accepted was £5000 more than anticipated and the buyers proved to be well selected. No problems were encountered at any stage. Excellent service all round, we thought, certainly above & beyond. Heartfelt thanks to Stan French & to the team at Campbells from myself & my wife, for a job so well done."

Tony and Gill, Daventry about Stan and our Daventry 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.



Three Bedroom House For Sale In West Haddon. Located in one of the most popular villages in Northamptonshire

The property itself sits in the heart of the village however, in a nice out of the way courtyard, which is close to local amenities. The property is laid out over two floors. Upon entering you are greeted with an entrance hallway leading you to a welcoming lounge / diner which is of a good size, with a lot of natural light. From the lounge you have the kitchen / breakfast room, there is room for table and chairs along with all your white goods, a nice feature being the door leading out to the rear garden. There is also the bonus of a handy downstairs cloakroom. To the first floor you will find three good sized bedrooms, one and two being doubles and three being a proper sized single.

There is also a neutral family bathroom consisting of a bath, sink and low lever WC. Being an end of terrace property, you have the added bonus of a larger footprint than your neighbours, which gives you extra parking and a useable front garden. To the rear you have an enclosed garden with gated access to the front, extra garden space to the side and a patio area - it's a lovely space to sit with a morning coffee or even a glass of wine or tippie in the evening. This property must be viewed to fully appreciate what it has to offer. We strongly suggest you take a walk around the area and to the property to get a real feel for it, all in all, this is a great first home and will not disappoint.



LOCATION

West Haddon is a gorgeous village with plenty of local amenities including a shop (Londis) and local pubs including 'The Pytchley' which has a great menu. The village has a local primary school and West Haddon is in the catchment area for Guilsborough Secondary School. There is also the 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 village and train station - you can be in London Euston in just over an hour. If you enjoy rambling, the property also sits close to the famous 'Jurassic Way' - an amazing walk if you haven't done it, as well as many other fantastic walks that you can find on northamptonshirewalks.co.uk



Council Tax: Band C EPC: Rating C

"A great first property located in a quiet courtyard in the heart of the village"

