

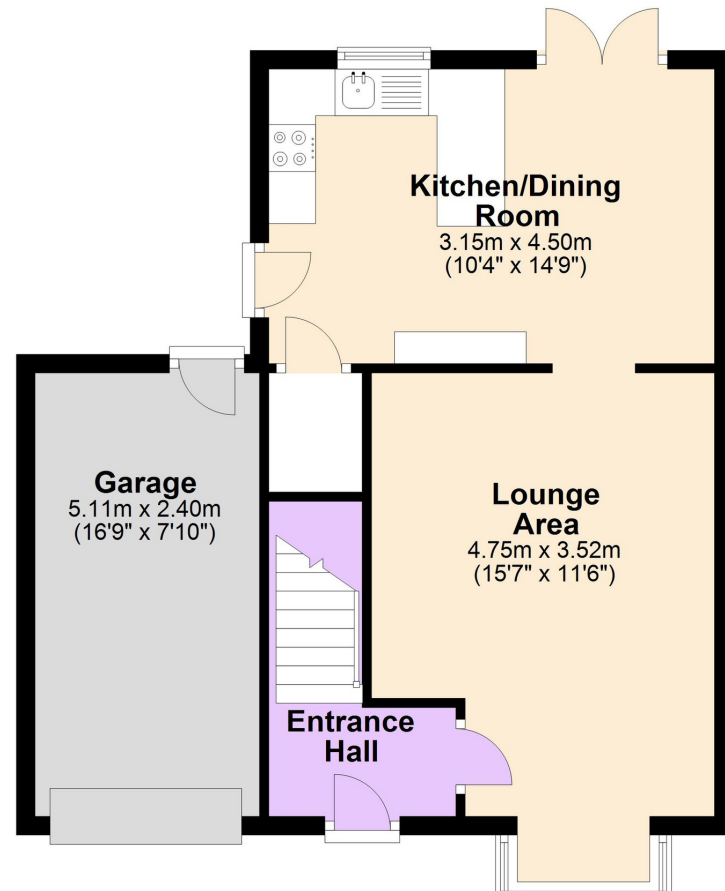


 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

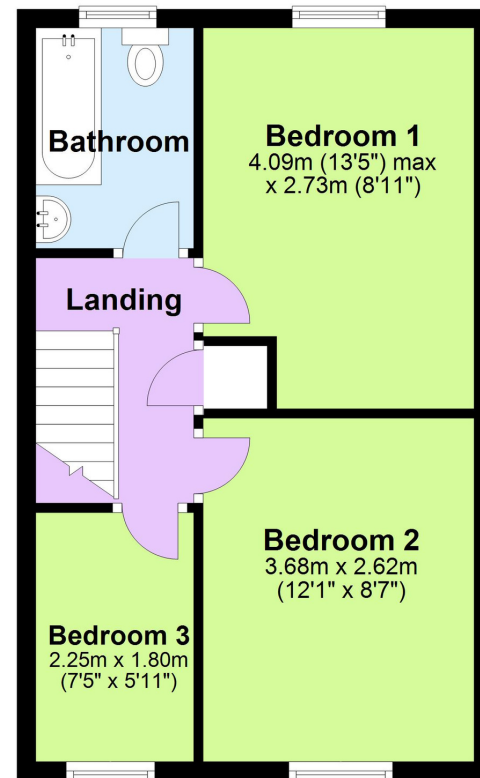
campbells

of Daventry

Ground Floor



First Floor










3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



6 ASTBURY CLOSE

DAVENTRY, NN11 4RL

-  Quiet, Popular Cul de Sac Location
-  Close to Daventry Town Centre
-  Three Bedroom Link-Detached
-  Large Kitchen/Diner
-  Private Rear Garden
-  Bright Spacious Lounge
-  Off Road Parking
-  Replaced Kitchen
-  Single Garage

LOCAL PROPERTY EXPERT MARK HEYCOCK



 01327 878926

 07843 561288

 mark@campbell-online.co.uk

Mark was excellent, accommodating any requests and always at the end of the phone to help as needed. On the day of completion he was really helpful and I only wished my estate agent had been as good.

Stuart and Graham, Daventry
About Mark

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.



LOCATION

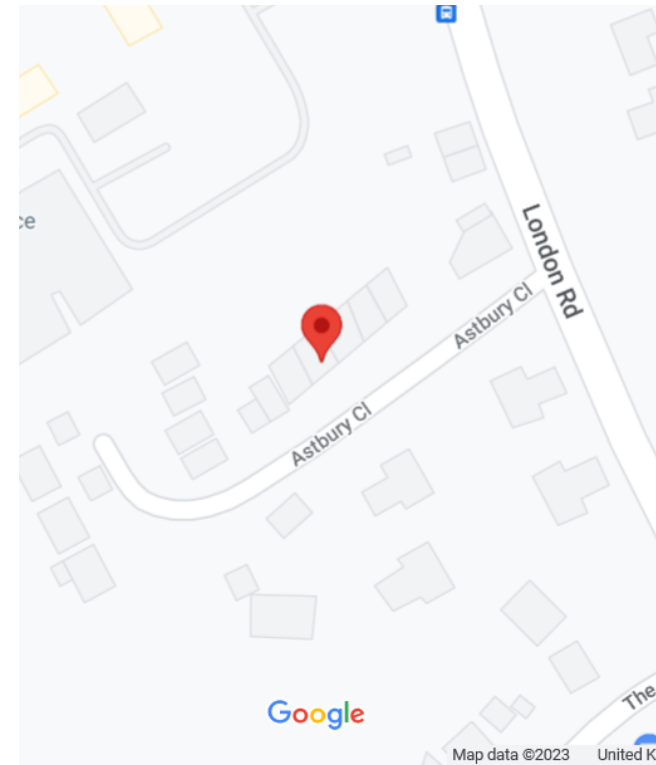
Daventry Town Centre is just a short walk away and benefits from many facilities and amenities including the Leisure Centre, Daventry Town Park, various Bars and Restaurants, Supermarkets, small Boutiques, and local shops along with the twice-weekly Market held along the High Street. Daventry is a great location for commuting, with it being only a short drive from major road networks and only 15 minutes from Long Buckby Railway Station. The town is 75 miles from London via the M1 motorway, 13 miles from Northampton, 10 miles from Rugby and 15 miles from Banbury, making it great for commuting. Other nearby places include, Rugby, Northampton, Banbury, Southam, Coventry and many desirable villages such as Ashby St Ledgers, Braunston, Weedon, Staverton and Dunchurch to name a few.



This is a fantastic opportunity to purchase a three bedroom, link-detached property, in one of the most sought-after locations in Daventry

Within comfortable walking distance of Daventry Town Centre and all the amenities it has to offer. properties in this quiet, picturesque cul-de-sac do not come to market often and this property benefits from a private rear garden, a single garage and ample off-road parking. The accommodation, which is bright and spacious, consists of an entrance hallway, leading to a large bright lounge which is open planned into a lovely kitchen/diner with double glazed patio doors onto a private rear garden. The kitchen/diner is the hub of this lovely home - the kitchen units having been replaced, there is a built in oven and hob and plumbing and space for white goods, there is also a useful breakfast bar, as well as ample space for a dining room table and chairs.

On the first floor, the landing offers access to three nice sized family bedrooms and a sizeable family bathroom. The main bedroom is bright and spacious. Bedroom 2 is presently utilised as a large office. Further benefits of this property include Upvc double glazing and gas central heating throughout. To the rear of this family home is a great sized private rear garden with a good-sized lawn area, and a large, secluded patio area - ideal for sitting out in the evening sun with a glass of wine. At the far end of the garden is a further private, gravelled, seating area. To the side of the property is a single garage with an up-and-over door and with power and lighting connected, and pedestrian access from the rear garden.



Council Tax: Band C EPC: Rating D

"Properties in this location rarely come to market - so convenient for the Town Centre but in a quiet position"

