



 01327 878926  
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 2 James Watt Close, Daventry NN11 8RJ

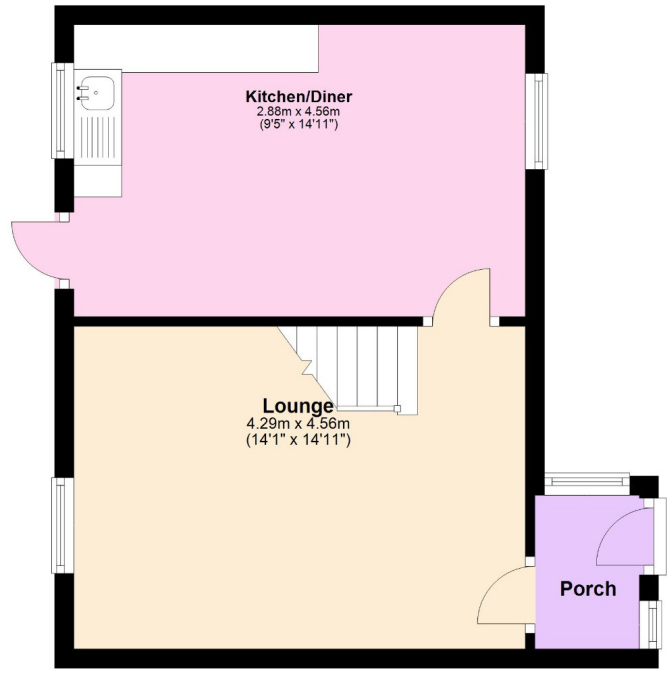
# campbells

of Weedon

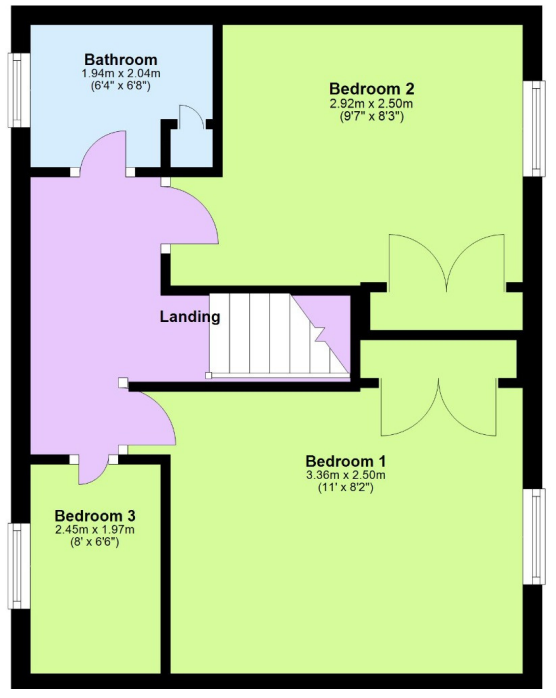


3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage

**Ground Floor**











**First Floor**



## 11 HARMANS WAY

WEEDON, NN7 4PB

-  Gas Central Heating and UPVC Double Glazing
-  New Kitchen Required
-  No Upper Chain
-  Extra Garden Requiring Attention
-  Ideal Investment
-  Three Bedrooms
-  Great First Time Purchase
-  Priced To Sell
-  Garage



**LOCAL PROPERTY EXPERT AMANDA LOYDALL**

 01327 878926

 07788 122675

 [amanda@campbell-online.co.uk](mailto:amanda@campbell-online.co.uk)

This is our second purchase via Campbells Estate Agents. Both purchases have been via Amanda who is friendly yet professional and has a wealth of knowledge of property in the local area. The chain (us and the seller) was then handed over to Sian who did an amazing job. Always on hand during some rather tricky parts and she really kept the communication going between all parties. Both ladies are a true credit to the company. As this property is a project for our development company we will definitely be in touch in the very near future!

**BY: Laura, Nether Heyford, 20th September 2023**  
**ABOUT: Amanda & Sian**

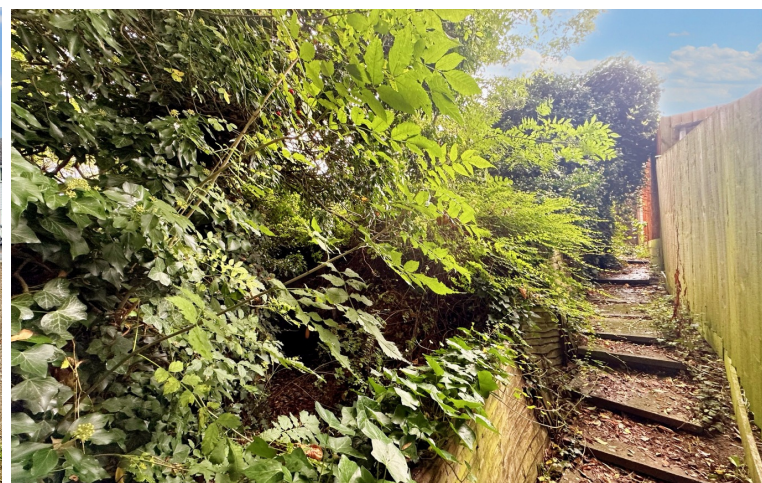
Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the 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.



**This property would make a great starter home, a home to downsize to or indeed an investment.**

We would politely ask that only buyers in a position to buy should apply to purchase this home – if you want help with mortgage or solicitors advise please just ask. Have a good look at the internal photographs because whilst the property is in reasonable decorate order the kitchen does need attention. The good news is that you get to choose your own kitchen and have what you want. The property is owned by one of the directors at Campbells – not that this will make any difference, we legally have to tell you, that’s all.

The rear garden on the pictures will give you the impression that there is a small rear garden. This will be an attraction to most buyers but if you want a bigger garden the property does have more garden available to the rear – you just need to remove the grey fence and cut back some brambles! The property does come with a single garage which whilst difficult to park a vehicle in, it is a great space for a workshop/storage. Both double bedrooms have fitted wardrobes and the single bedroom isn’t a bad size either.



## LOCATION

Weedon Bec, if you have never been, is a sought-after Northamptonshire Village - some would say it's the centre of England. A village is known for its community spirit and lots of local amenities - convenience store, doctors' surgery, dentist, and a pharmacy to name but a few. There are several Public Houses to choose from and restaurants too. There is a local school for both infants and juniors. The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk in our beautiful Northamptonshire countryside. The main road networks are close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Council Tax: B

EPC: D

*“This property must be sold, £220,000 is a guide price, not an asking price. It really is up to you to decide what you would like to pay for it!”*

