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 2 James Watt Close, Daventry NN11 8RJ

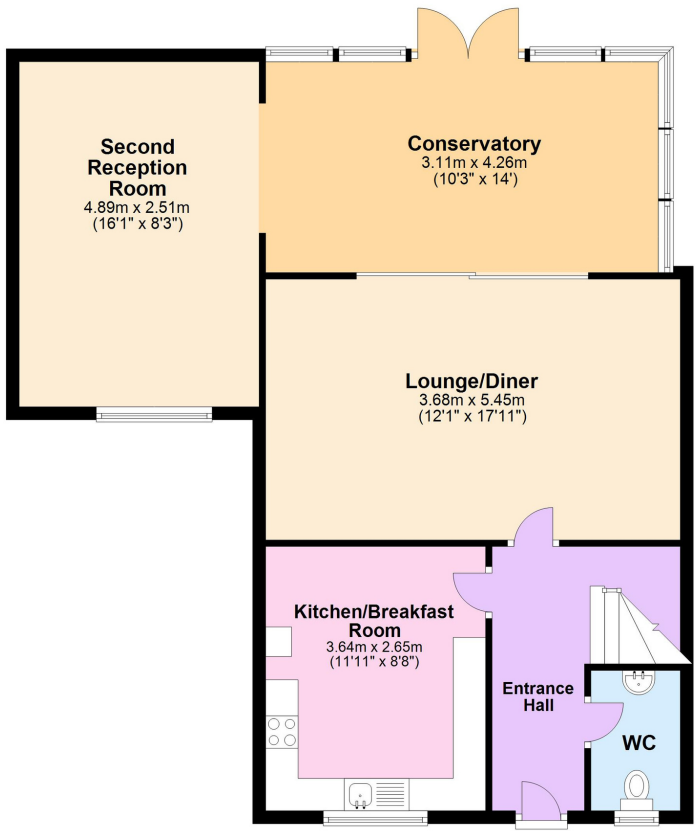
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of Daventry

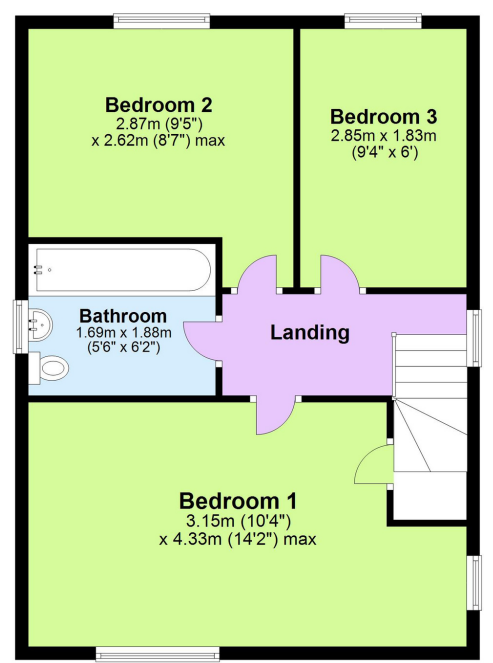


3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Conservatory

Ground Floor












First Floor



3 CHARNWOOD CLOSE

DAVENTRY, NN11 9TW

-  UPVC Double Glazing Throughout
-  Great Location For Commuters
-  Off Road Parking
-  Gas Central Heating With Replaced Boiler
-  Detached Property
-  Ashby Fields Location
-  Three Bedrooms Two Reception Rooms
-  No Through Road
-  Conservatory

LOCAL PROPERTY EXPERT STAN FRENCH



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From start to finish, the Campbells team were fantastic. The content produced for the listing was of a high quality, attracting a lot of interest, which allowed us to achieve a sale above our expectations. There were a few bumps in the sale process but Stan was always contactable and persistent. When the deal looked like it was going to fall through, Sian stepped in with great solutions and drive to get the sale over the line. We are very grateful for all the hard work the team put into the sale and would definitely recommend them to anyone looking to list a property.

Jake, 2023
About: Stan

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, Detached Property, situated in a quiet cul-de-sac

Sitting in one of the most popular developments in Daventry, is this three-bedroom, detached home, which has been looked after by the current owners. The property ticks a lot of boxes on most buyers lists, including off road parking, a private and sunny, rear garden, and is situated in a cul-de-sac location, close to local amenities. The property benefits from a second reception room, which leads off of the conservatory and is currently used as a gym/workshop.

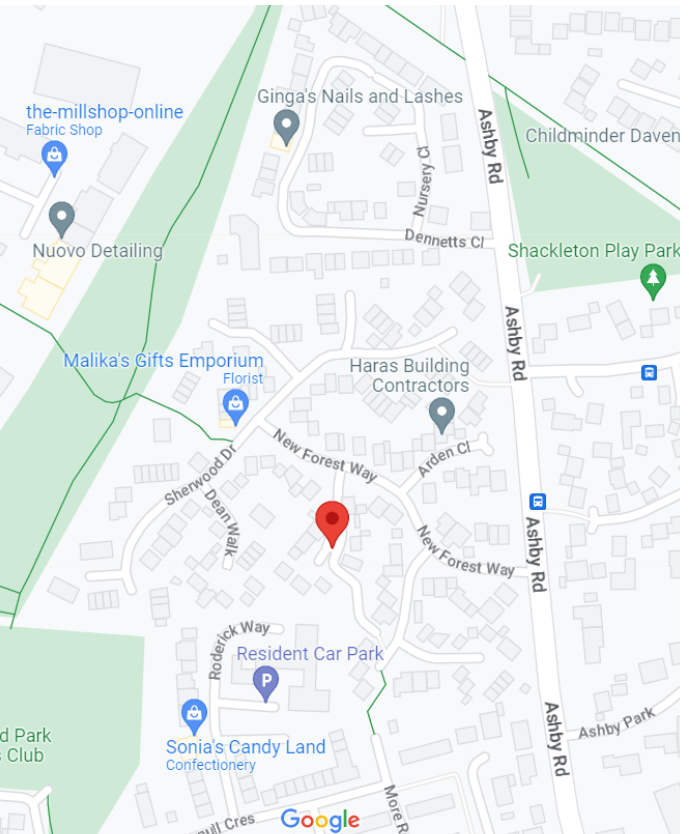
Internally, to the ground floor the property has a lounge/diner with patio doors leading onto the conservatory, extra reception room, kitchen/breakfast room and the downstairs cloakroom. To the first floor there are three bedrooms and the family bathroom. Outside, you have off road parking to the front, and the enclosed rear garden is sunny and private, mainly laid to lawn and has gated access to the side. The property also benefits from double glazing throughout and gas central heating



LOCATION

The property sits on the popular development of Ashby Fields which is close to local amenities, including schools, and is only a short walk from Daventry town centre. Daventry Country Park, and the local centre on Ashby Fields are all within reasonable walking distance.

The Local Centre in Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School, and Family Restaurant/Pub. If you need to commute, Daventry is a great central location being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby which is only a few miles away with regular trains to London/Euston and Birmingham, New Street.



Council Tax: Band C EPC: Rating C

"This property really is in a quiet location, with the town reasonably close by. It has a lot to offer and the bonus of a conservatory. The house is in good condition and has the potential to be a truly wonderful house and home."