



 01327 878926  
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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Daventry*












3 Bedrooms | 1 Bathroom | 1 Reception Room | No Upper Chain



## 10 THE CHERWELL

DAVENTRY, NN11 4QJ

-  Good Sized Private Rear Garden
-  Well Maintained Throughout
-  Ground Floor Cloakroom
-  Replaced Kitchen/Diner
-  Gas Central Heating
-  Ideal First Purchase
-  Replaced Bathroom
-  Three Bedrooms
-  Large Lounge



### LOCAL PROPERTY EXPERT MARK HEYCOCK

 01327 878926

 07843 561288

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

Thank you Mark for all your hard work in the sale of our house. This was a very tricky sale as it was something out of the norm, so took a little longer to sell as the right buyer needed to be found. Mark did find the right buyer and it has subsequently now completed. I personally would like to say thank you for your patience in understanding our circumstances and particular needs. I would also like to add - Mark is a great asset to Campbells and a great ambassador for agency business.  
**BY: Angie, Daventry - 2nd October 2023**  
**rABOUT: 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.



### Three bedroom property for sale in Daventry

The accommodation consists of a large entrance hallway leading to a ground floor cloakroom/WC, there is also access into a good sized kitchen/diner, the kitchen was replaced a few years ago has space for white goods and there is ample space for a dining room table and chairs. The kitchen/dining area offers access to the first floor, into a rear garden and into a spacious welcoming lounge area which also has a convenient space which is an ideal office area. On the first floor you will find three generous bedrooms, a family bathroom which was replaced a few years ago and a large storage cupboard on the landing, which houses the gas combination boiler.

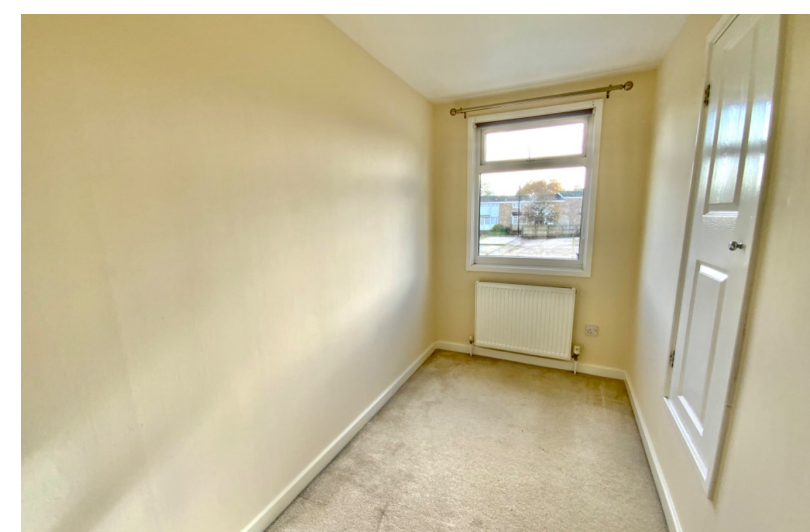
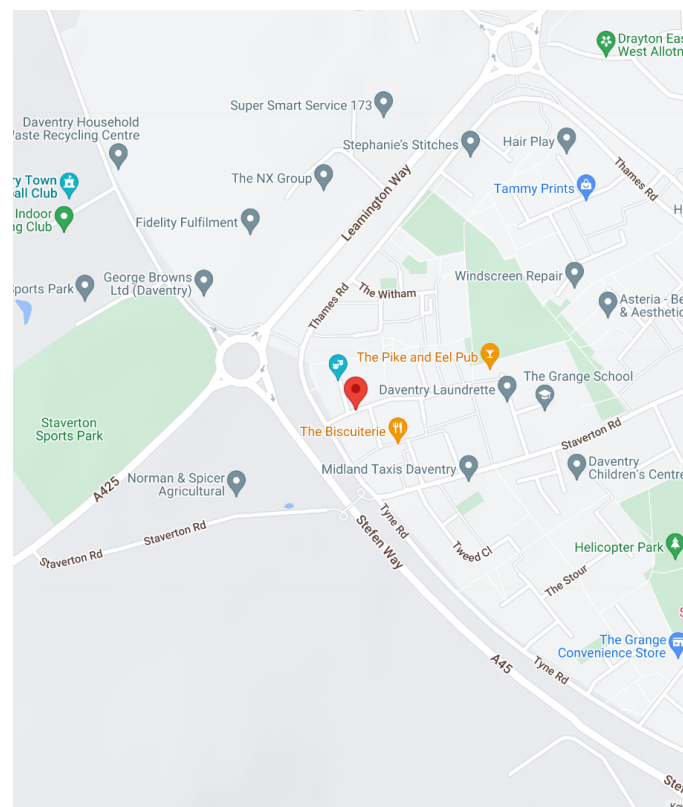
Bedrooms two and three have useful built in over-stairs wardrobes. This property also benefits from both front and rear gardens, the rear garden which is a great size has a block paved patio area, a brick-built storage shed and is almost south facing, getting plenty of sunshine throughout the whole day. Further benefits include gas central heating system to radiators and UPVC double glazing throughout. There is on road parking directly in front of this property and a large communal parking area at the rear. With the correct permissions you could also drop the curb and create your own off road parking area at the front of the property.



### LOCATION

The Cherwell is within walking proximity to all the local amenities, schools, and bus routes, it is within reasonable walking distance of Daventry Town Centre.

Daventry Town Centre benefits from many facilities and amenities including the Leisure Centre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly Market on the High Street. Not to forget to mention the new Arc Cinema complex with nearby eateries.



Council Tax: Band B    EPC: Rating C

“This spacious three bedroom property for sale in Daventry in great condition throughout, the property has no upper chain and would make for a fantastic first purchase or investment opportunity for Daventry's busy rental market.”