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 2 James Watt Close, Daventry NN11 8RJ

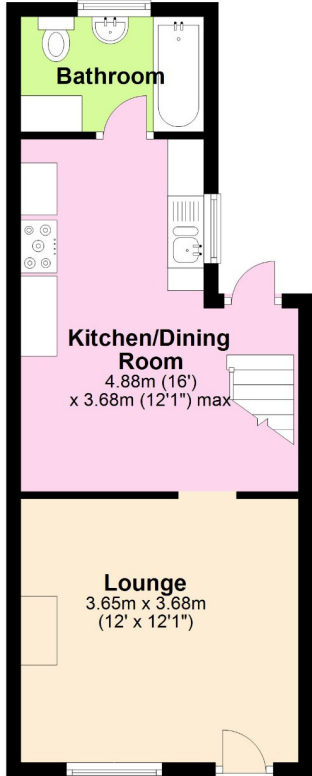
campbells

of Braunston

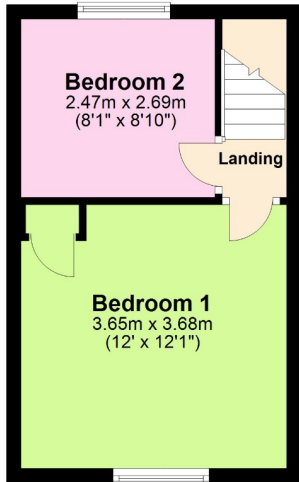


2 Bedrooms | 1 Bathroom | 1 Reception Room | No Upper Chain

Ground Floor












First Floor



3 NIBBITS LANE

BRAUNSTON, NN11 7HZ

-  Ideal First Purchase or, Lock Up and Leave
-  Open Plan Kitchen / Diner
-  Private Sunny Rear Garden
-  Ground Floor Bathroom
-  Close to Local Amenities
-  Two Double Bedrooms
-  Ground Floor Bathroom
-  Separate Lounge
-  Character Cottage

LOCAL PROPERTY EXPERT MARK HEYCOCK



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It's such a big decision when you decide to move house and then making the choice on who to choose! So when we called Campbells and spoke to Mark we were ready to take that step, the service and communication with them has been superior and we would have no hesitations in recommending him and Campbells to friends and family.

NAME: Debra, Braunston - 6th October 2023
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.



This two double bedroom, terraced cottage for sale in the sought-after village of Braunston, has an open-plan kitchen/diner, plenty of character a great sized sunny rear garden.

The property, which has an extension to the rear is believed to date back to the late 1800's being situated in a quiet lane just off Braunston High Street, it is just a short walk from the village shops and the Braunston Marina. The entrance into the property is via a UPVC front door which gives access to a great sized bright lounge with a feature multi-fuel burner in a brick surround. The lounge flows into a L-shaped kitchen/dining area with plenty of space for a table and chairs. The kitchen area benefits from a good amount of storage cupboards and space for white goods, offers access into rear garden and to the well appointed ground floor bathroom.

Open wooden stairs from the dining area lead you up to the first floor accommodation which consists of a small landing offering access into two good-sized double bedrooms. This property also benefits from UPVC double glazed windows, the heating is a combination of the multifuel burner in the lounge and recently replaced electric heaters. To the rear you will find a good-size private mature rear garden with a patio area and a large lawn area with mature planted borders, to the rear of the garden you will find a great sized vegetable patch, ideal if you wanted to grow your own, and two wooden sheds.



LOCATION

Braunston is a highly regarded and vibrant village with plenty going, if you like getting involved. Nicely tucked away in the beautiful rolling Northamptonshire countryside, its main claim to fame is its canal junction between the Oxford and the Grand Union Canals, which was once a very important part of the National Transport System. The village has thrived on the canal trade for over 150 years. Firstly, transporting goods from the Midlands to London. It is now a centre for leisure activities and boasts by far the busiest stretch of canal system anywhere in the country. The local amenities are just a short walk away from the property and include a supermarket, Post Office, fish and chip shop, garage, butchers and the village primary school. The village also boasts a number of pubs and a church. The Oxford and Grand Union canals are clearly a feature of this village along with the busy marina, you must take a walk along the canal if you have never been there as it is stunning with rolling countryside surrounding the village making Braunston the perfect place to live. The Canals around the village no longer carry much freight and are now used mostly for pleasure boating. The highly regarded Marina, which is a hive of activity during their Annual Boat Show at the end of June. If you need to commute, life in Braunston is made easy with the A45 and A5 only a few minutes away, leading to the main motorways (the M1 and M40 only 15 - 20 minutes away). If you prefer commuting by train, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour! Birmingham Airport is 40 minutes away and Luton is just over an hour.



Council Tax: Band B EPC: Rating E

“It would be fair to say that the property has plenty of character and has a real homely feeling about it.”