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 2 James Watt Close, Daventry NN11 8RJ

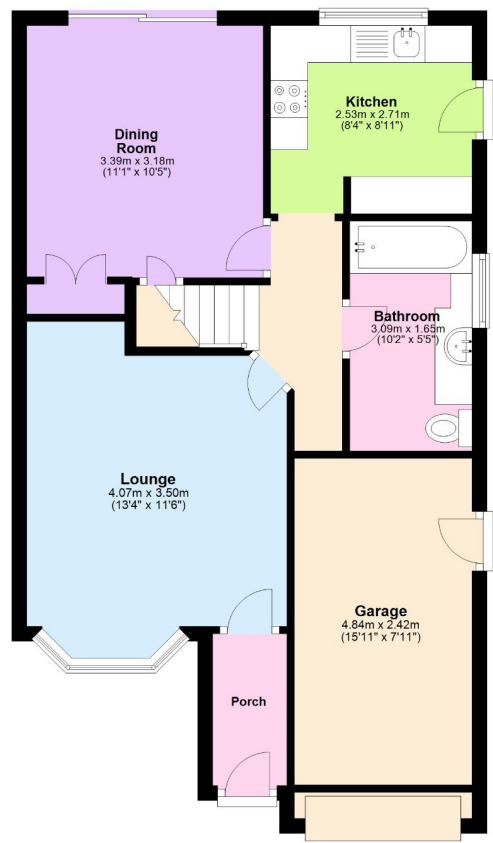
campbells

of Daventry



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage

Ground Floor




First Floor



LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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 jamie@campbell-online.co.uk

Cannot recommend Campbells enough, they have been brilliant from start to finish! Everyone that we came into contact with was friendly and helpful. They went above and beyond, answering all of our questions and supporting in any way that they could. Jamie and Sian were a brilliant team and we couldn't have asked for better. Thank you for making the whole experience so much easier and enjoyable.

NAME: Tom and Laura, NN11 - 18th January
ABOUT: Jamie and Sian



45 MANOR ROAD

DAVENTRY, NN11 4EF

-  Highly Sought After Location in Daventry / Close To Town Centre
-  A Fantastic Development Opportunity
-  Two Bedroom Semi-Detached Property
-  No Onward Chain / Quick Purchase
-  Sizeable, Landscaped Rear Garden
-  Two Large Reception Rooms
-  Two Large Double Bedrooms
-  Potential To Extend
-  Driveway and Garage

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.



Two Bedroom Semi-Detached Property For Sale in Manor Road, Daventry
This Property Must Be Sold – £200,000 is a guide price, not an asking price. It really is up to you to decide what you would like to pay for it.

You may find the information quite detailed and lengthy but we want to be honest about the kind of buyer we are looking for and a detailed description of the opportunity available to you. If you want a quick idea of the condition and layout of the property inside then perhaps the property video available on this page will help before you book a viewing. We highly advise watching this first. 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 solicitor advice please just ask. Have a good look at the internal photographs because whilst the property is in overall good condition (it has good bones to it as we would say,) it does need aesthetically updating throughout, hence the attractive guide price. The good news is that this is a fantastic opportunity for someone to turn what has been a much loved family home for many years into a fantastic modern home. There are many possibilities here. You will see that other properties along this road have been fantastically renovated and extended, particularly the upstairs space. There are properties on this road that started life out exactly the same as this one that have been updated and extended to then be sold for just under £300,000 recently. 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. We are looking for someone who can proceed quickly with this purchase. The sale pack will be ready and can be sent straight to your conveyancer. We will be looking to exchange contracts within 28 days. Don't worry, we have a team who will be on hand to help make this happen for you. If you have any questions about this, please just ask. Below is a description of the property with a few ideas that the team have come up with if we were given this opportunity.

Externally, to the front, the property currently has a driveway that is approximately 26ft long and 4ft wide (lots of people usually ask) but more importantly, there is enough space at the front of the property to create a bigger driveway, up to 6ft wide. The single garage is integral so could be converted if you wanted to make the downstairs space bigger. The garage door is currently boarded up from the inside. The rear garden is a really good size for a property in this price range and is currently being very well looked after as you can see from the photos. It is also very private, backing onto other gardens. There is also a brick built out-building - very handy! Downstairs, there is an entrance porch, a spacious lounge, separate dining room, kitchen, hallway and downstairs bathroom. As we mentioned, the property does need updating, but what a brilliant opportunity to create an open kitchen/diner/family room to the rear of the property whilst leaving you with a very spacious lounge to the front. The garden allows plenty of space to extend subject to planning. If you decide to go the whole way and put a bathroom upstairs (more on that in a minute,) then you may also have the opportunity to create even more reception space downstairs. Upstairs, there are currently two very good sized double bedrooms. With careful planning and additional dormers, the upstairs space could have three bedrooms and a bathroom as others have done. If you don't need that much space and want to keep the work to a minimum then the second bedroom has a large cupboard space that other property owners in this road have simply converted into an en-suite. These ideas are, of course, subject to planning and the relevant building regulations. We just wanted to give you a few ideas. Feel free to give us a call to book a viewing or if you have any questions.



LOCATION

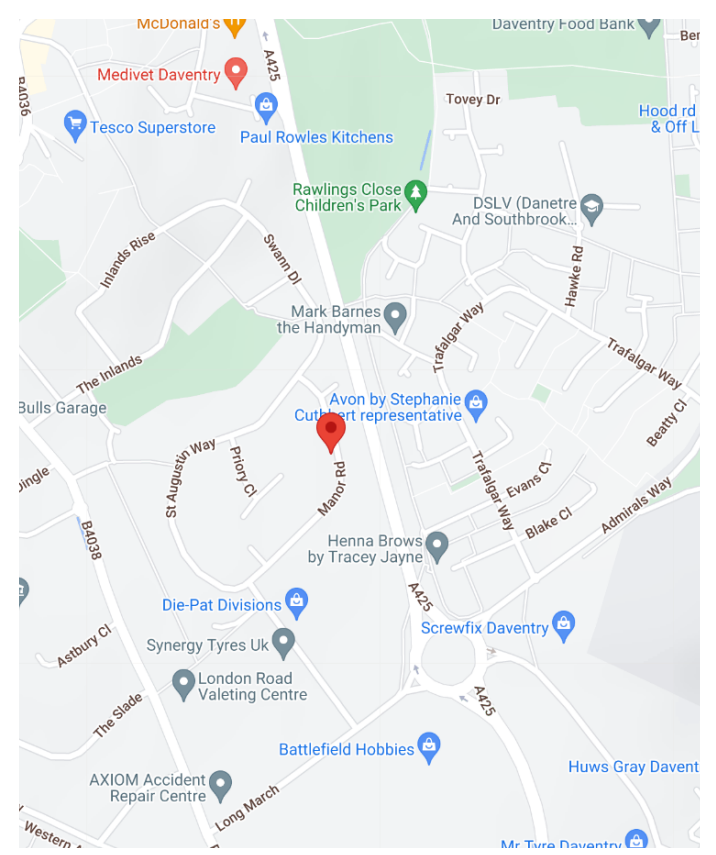
Daventry itself is a thriving market town and brilliantly located in central England, close to major transport links, within very close proximity of the M1 motorway and trains into London Euston from nearby Long Buckby or Northampton.

Daventry Town Centre benefits from many facilities and amenities including the Leisure Centre, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market on the High Street.

Daventry Market takes place every Tuesday and Friday throughout the year and there is free car parking in the town centre to allow you to explore both the market and the wider town centre at your leisure.

Daventry has recently benefitted from new investment in the town centre, with the recently opened cinema being a fantastic new provision for local residents.

Daventry Country Park is just a five minute drive away, providing a lovely quiet and picturesque place for a walk and with a fabulous play area for the kids.



Council Tax: Band C EPC: Rating C

"This really is a brilliant opportunity for someone to buy an attractively priced home on a highly sought after road. We will be opening the property up on Saturday 20th April for internal viewing – feel free to contact the team and they will book you in a private viewing time."

