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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Nether Heyford












3 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



2B HILLSIDE ROAD

NETHER HEYFORD, NN7 3JU

-  Three Bedroom Semi Detached House
-  Gas Central Heating And UPVC Double Glazing Throughout
-  Great Location For Commuting
-  Garage And Off Road Parking
-  En-Suite To Bedroom One
-  Very Well Presented
-  Three Double Bedrooms
-  Nether Heyford Location
-  Front And Rear Garden

LOCAL PROPERTY EXPERT STAN FRENCH

 01327 878926

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 stan@campbell-online.co.uk

From the start Stan was really helpful, from valuation, to quotation, house brochure he put together etc. The viewings went smoothly with Stan and the team conducting all viewings for me, and the sale of the property went smoothly and quickly. I would recommend using Campbells, they performed a really good job and I would like to thank Stan and the team for helping me to sell my property.

NAME: Lee, Daventry - 17th April, 2024
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 Semi Detached House For Sale Nether Heyford, Northamptonshire.

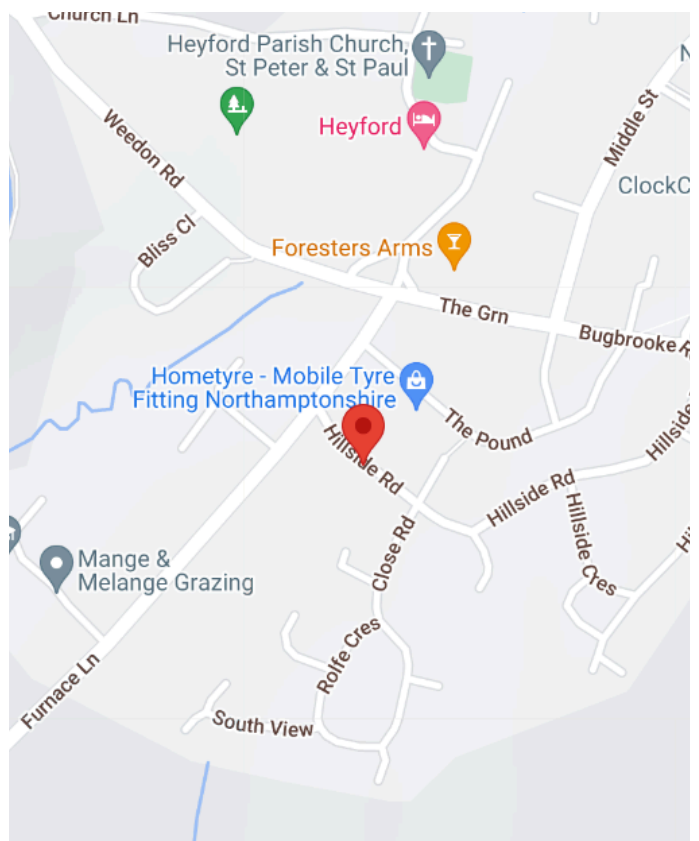
As you enter the property you are greeted by the welcoming entrance hall which is a very bright space and leads to the ground floor rooms and has the stairs leading to the first floor. To the ground floor you have the dual aspect lounge, which has patio doors leading to the rear garden, dining room, fitted kitchen with door leading to the rear garden, and the cloakroom. The first floor has a spacious and bright landing which has the airing cupboard housing the replaced boiler, three double bedrooms with en-suite and walk in wardrobe to bedroom one, fitted wardrobes to bedroom two, and the family bathroom.

Outside the property you have front and rear gardens. The front garden has off road parking to the front of the garage, gated access to the rear, and mature planting with a lawned area. The rear garden is private and sunny, and is a very pleasant place to sit and unwind, you have a paved patio area which has the benefit of an electric awning, mature planted borders, a lawned area, garden shed, gated access to the front, and a personal door to the garage.



LOCATION

The village of Nether Heyford, is located approximately six miles west of Northampton and can be easily accessed either by the A5 and A45, and is less than two miles from Junction 16 of the M1. The village has great amenities, which include public houses, two churches, a village hall, general store and Post Office, traditional shops and of course the village green, rumoured to be one of the largest in the country? The Bliss, Charity, Primary School, is within walking distance and, the nearest secondary school is in the neighbouring village of Bugbrooke, which is less than two miles away. The village also has the Grand Union Canal running through, and if you need to commute the mainline Northampton train station to London Euston, is only a short drive away.



Council Tax: Band D EPC: Rating C

"Built in 2006, and only been owned by the one family, this immaculately presented three bedroom house sits in the prized village of Nether Heyford, and has the benefit of no upper chain."