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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



3 Bedrooms | 2 Bathrooms | 1 Reception Room | Allocated Parking



39 TIMKEN WAY

DAVENTRY, NN11 9UE



Well Presented Three-Storey,
Three Bedroom Town House



Top Floor Main Bedroom Suite
(Inc. Dressing Room and En-suite)



Potential To Create Fourth Bedroom
Without Extending



Spacious Living Room and
Kitchen/Breakfast Room



Private, Enclosed and Low Maintenance
Rear Garden



Perfect For First Time Buyers and
Investors



Gas Central Heating / UPVC Double
Glazed Windows



Ground Floor Cloakroom / WC



Just Under 1000 sq.ft

Well Presented Three-Storey Three Bedroom Town House For Sale in Daventry, Northamptonshire.

This Property Must Be Sold - £230,000 is a guide price, not an asking price. It really is up to you to decide what you would like to pay for this property. We will be opening the property up initially on Saturday 15th June for internal viewing. The present owner already has a property they are in the middle of purchasing so we would politely ask that only buyers in a position to buy may apply, to purchase this property - if you want help with mortgage or solicitor advice please just ask. There is no onward chain above the property, our client is buying and therefore we will be encouraging exchange of contracts within 28 days. We are looking for a buyer who can proceed quickly with this purchase. The sale pack is ready with the sellers solicitors, with searches ordered and can be sent straight to your solicitor just as soon as your offer is accepted. 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.

If you are in a position to purchase and you would like a more detailed look around, then feel free to contact the sales team and they will book you in your very own private viewing appointment on the allocated viewing day.

This is a very attractive and well-presented three-bedroom town house. Boasting a range of desirable features, this property is ideal for first-time buyers looking for a comfortable and convenient home.

Spread across three floors, this town house offers ample space and versatility for modern living with just under 1,000 sq. ft of space.

One of the highlights of this property is the top floor main bedroom suite. This impressive space features a dressing room, providing ample storage and an en-suite bathroom.

The top floor also provides an opportunity to create an extra bedroom as many on Timken Way in this style of property have already done. This offers versatility for growing families or those who require a home office or extra guest room. The layout and design of the property allow for flexibility, allowing you to adapt the space to suit your specific needs.

In addition to the main bedroom suite, there are two further well-proportioned bedrooms on the first floor, along with a family bathroom. All three bedrooms are tastefully decorated and well maintained.

Downstairs there is a spacious lounge and modern kitchen/breakfast room with double French doors leading out into the garden.

Completing the property is a private, enclosed rear garden that requires low maintenance. The off-road allocated parking space ensures convenience and peace of mind.

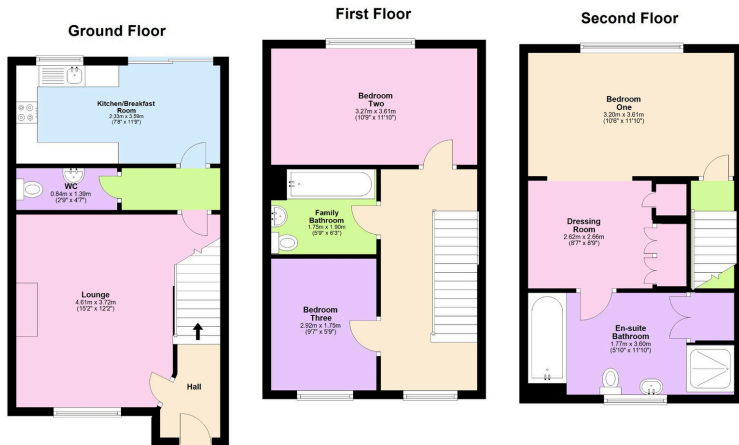
Other notable features of this town house include a ground floor cloakroom/WC, gas central heating and UPVC double glazed windows for energy efficiency. The Energy Performance Certificate is a C, which is above the national average.

This well-presented, three-storey town house on Timken Way offers a fantastic opportunity to secure a spacious and modern home in a thriving market town. With its versatile layout, desirable features, and convenient location, this property is perfect for first-time buyers and growing families. The sale has a small chain, and the seller is ready to move quickly, making it an excellent choice for buyers in a strong position. Don't miss out on this unique opportunity—contact our sales team today to schedule your private viewing on the allocated viewing day, and let us help you make this beautiful house your new home.

Council Tax: Band C

EPC Rating: C

There is an estate management charge with this property as is approx £266 per year paid twice a year.



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.