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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Braunston



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



## 60 WELTON ROAD

BRAUNSTON, NN11 7JJ

- ✓ UPVC Double Glazing & Oil Fired Central Heating
- ✓ Ground Floor Bathroom
- ✓ Great Sized Kitchen
- ✓ Three Good Sized Bedrooms
- ✓ Close To All The Village Amenities
- ✓ Ground Floor Bathroom
- ✓ Ideal First Purchase
- ✓ Useful Brick & Timber Lean-to
- ✓ Bright Lounge

# About the Property

Three Bedroom Semi Detached Property for Sale in Braunston.

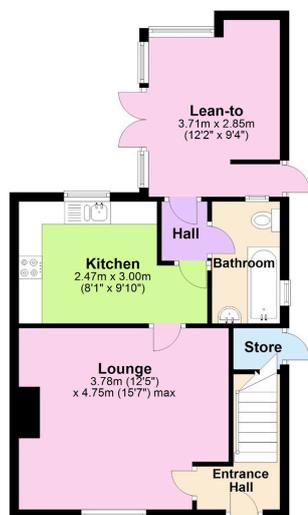
Set back from the road, with lovely rural views from the front windows this well maintained three-double bedroom semi detached property for sale in Braunston with no upper chain is much bigger than it looks, it would make an ideal first purchase in this very popular Northamptonshire village. In our opinion this well maintained property is bright, deceptively spacious and has lovely distant views from both the lounge and the main bedroom, and is well worth taking a look around. In brief the ground floor accommodation consists of an entrance hallway leading to a large lounge/diner with a feature fireplace with the option of an open fire and space for a dining room table and chairs. The kitchen area has been well maintained and boasts floor and wall mounted units a built-in electric oven and space and plumbing for white goods. You will also find on the ground floor the family bathroom and a very useful brick and timber lean-to, which offers access into the rear garden. On the first floor you will find three large bedrooms all of which are capable of housing a double bed. Bedroom one has lovely views across the rolling Northamptonshire countryside. Additional benefits include UPVC double glazing and oil fired central heating system to radiators throughout. Outside, the property has a mature enclosed front garden with steps up to the entrance door. To the side is a further garden area and a paved pathway allowing access into the rear garden. The sunny rear garden is mature and totally private. There is a lawned area a small private paved patio area and a timber shed all enclosed by mature shrubs and hedges. This spacious property is just a short walk from the High Street and the heart of Braunston. The Village retains a popular community spirit as there is plenty going on within the village. The local amenities which are just minutes away, include a supermarket, post office, chip shop, garage, butcher, hairdresser, and the village primary school. The village also boasts a number of pubs in the village and canal side, there is also church. The village is located on a ridge overlooking the canal system and is well known for the junction between the Oxford and the Grand Union Canal and the busy Braunston Marina. The village has thrived on the canal trade for over 150 years, firstly for 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. If you have never walked along the towpaths, the scenery is stunning, surrounded by the rolling countryside which surrounds the village making Braunston the perfect place to live. If your work involves commuting the nearby A45, A5, M1 and M6, are easily accessible from the village and the local towns are Daventry and Rugby. If you need a rail link, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour. This property could be your first village home.



Council Tax: Band B

EPC Rating: E

Ground Floor



First Floor



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.