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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry



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



## 21 MANOR ROAD

DAVENTRY, NN11 4EF

- ✔ Three Bedroom Semi Detached
- ✔ Off Road Parking
- ✔ Gas Central Heating
- ✔ UPVC Double Glazing Throughout
- ✔ Separate Dining Room
- ✔ Close To Local Amenities
- ✔ Private And Sunny Rear Garden
- ✔ Plenty Of Storage
- ✔ Established Area

## Three Bedroom Semi-Detached Property For Sale In Daventry.

The property has been well maintained, this includes UPVC double glazing throughout, a gas combination boiler and replaced bathroom / wet room, but it would be fair to say the property could do with some TLC. The property benefits from No Upper Chain, off road parking and a sunny garden, which makes this a great first time purchase. Perfectly positioned for families, this property is a short walk to Daventry town centre and all its amenities. The accommodation which is bright and spacious consists of an entrance porch to the side, which in turn offers access into the kitchen and a large storage area. The rest of the ground floor consists of a lounge, dining room with double glazed patio doors leading into the sunny rear garden, replaced bathroom / wet room, and bedroom three. To the first floor you will find two generous double bedrooms with Bedroom one having built in wardrobes and plenty of further potential. To the front of the property, you have off road parking for a minimum of two vehicles, the rear garden is private, sunny and a great place to relax, with a paved patio, shed and decked area, two brick sheds and access to the large storage area. This property also benefits from UPVC double glazing and gas central heating throughout. There is also green space close by, including Daventry country park. Daventry is a great location for commuting, with easy access to major road networks, and only a short drive from Long Buckby Railway Station. If you are looking for a three bedroom home in a nice quiet area you will not want to miss out on this property, to take a look around or receive further information call the Campbells Sales Team today.



Council Tax: Band B

EPC Rating: D



**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.