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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



5 THE CHERWELL

DAVENTRY, NN11 4QL

- ✔ Two Double Bedrooms Overlooking A Green Area
- ✔ Well Maintained Throughout
- ✔ Gas Fired Combination Boiler
- ✔ Ideal First Step Onto The Property Ladder
- ✔ Good Sized Kitchen/Diner
- ✔ UPVC double Glazing Throughout
- ✔ Single Garage To The Rear Of The Property
- ✔ Separate Lounge
- ✔ No Upper Chain

About the Property

Two Bedroom Property For Sale In Daventry.

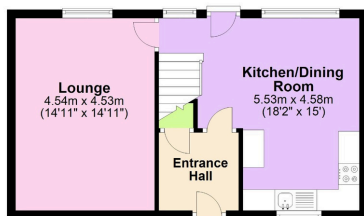
Situated on the edge of the sought-after Grange Development in Daventry this two double bedroom property with no upper chain has been well-maintained throughout and presents an excellent opportunity for the first step onto the property ladder. Boasting a single garage and a private rear garden this property provides a comfortable and convenient living space ideal for a first time buyer or investment for Daventry's busy rental market. The main living areas of the property are generously proportioned offering a sense of space, the kitchen/diner is an ample size, providing plenty of room for a dining room table and chairs and there is also access into the private rear garden. The separate lounge offers a cosy retreat where you can unwind and spend quality time, whether it's watching your favourite TV shows or just curling up with a book. On the first floor you will find two double bedrooms, a family bathroom and a separate WC, there is also a useful cupboard on the landing which houses the boiler and offers some additional storage. This property is equipped with a gas-fired combination boiler, ensuring you stay warm and cosy during the colder months. Additionally, the UPVC double glazing throughout enhances energy efficiency, providing a more sustainable and cost-effective living environment. Outside, the private east-facing rear garden is the perfect space to enjoy those warm summer evenings. Whether you choose to relax or socialise with friends and family, this garden offers a peaceful retreat. The fairly low-maintenance nature of the garden provides should you with more time to enjoy your leisure activities. In terms of convenience, this property also offers a single garage to the rear with an up-and-over door providing secure parking for your vehicle should it be required. There is also additional parking available in the vicinity for guests or when family visit. The area is well-served by local shops, schools, and healthcare facilities, ensuring all your daily needs are met conveniently. This property is just a stone's throw from a bus stop offering easy access to the local bus services. If you fancy a walk, the Cherwell is also within reasonable walking distance of Daventry Town Centre. Daventry Town Centre benefits from many facilities and amenities including the Leisure Centre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly Market on the High Street. Not to forgetting the new Arc Cinema complex with nearby eateries. Why not call now to arrange a viewing and take the first step towards making this property your first home, the presence of no upper chain allows for a hassle-free buying experience.



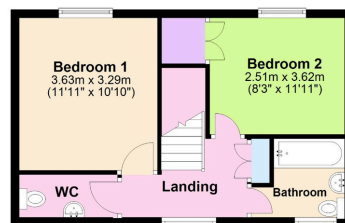
Council Tax: Band A

EPC Rating: C

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.