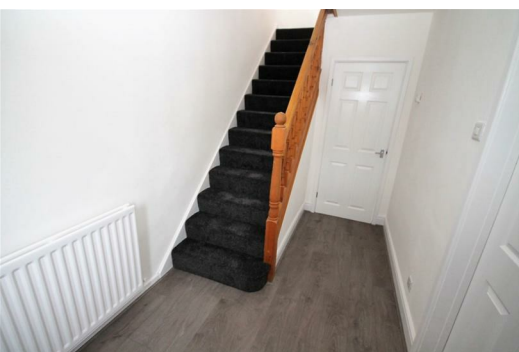




**Daventry Avenue, TS19 0PE**  
**3 Bed - House - Semi-Detached**  
**Offers In Excess Of £75,000**

A smart and well presented 3 bedroom semi detached house. The property which benefits from a newly fitted kitchen including oven and hob, comprises of entrance hallway, lounge into dining area, kitchen, landing, 3 bedrooms and bathroom/w.c. There is gas central heating and double glazing as well as gardens to front and rear. The property would be an ideal purchase for a first time buyer, young family or rental investor.



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ENTRANCE HALLWAY

Via uPVC double glazed entrance door, laminate flooring, double radiator, doors leading into lounge and kitchen, stairs leading to landing

LOUNGE INTO DINING AREA

24'11 x 12'7 decreasing to 7'6 (7.59m x 3.84m decreasing to 2.29m)  
uPVC double glazed bay window to the front elevation, two double radiators, uPVC double glazed french doors leading to rear garden, door leading into kitchen

KITCHEN

11'4 x 8'3 (3.45m x 2.51m)  
A newly fitted kitchen with a range of wall floor and drawer units incorporating an electric ceramic hob with built in electric oven, worktop with inset stainless steel sink unit with mixer tap and single drainer, space for fridge freezer, plumbing for washing machine, uPVC double glazed window to the rear elevation, uPVC double glazed door leading to side access, built in storage cupboard.

LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to the side elevation and doors leading to bedrooms 1,2,3 and bathroom/WC.

BEDROOM ONE

12'0 x 11'2 (3.66m x 3.40m)  
uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

11'9 x 8'11 (3.58m x 2.72m)  
uPVC double glazed window to the rear elevation, single radiator, built in storage cupboard, built in airing cupboard.

BEDROOM THREE

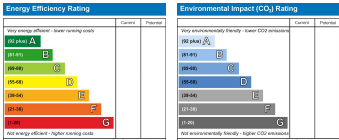
8'1 x 6'8 (2.46m x 2.03m)  
uPVC double glazed window to the front elevation, single radiator, built in storage cupboard.

BATHROOM/WC

With bathroom suite comprising of bath with electric over bath shower and splash screen, pedestal wash hand basin with mixer tap, low level WC, two uPVC double glazed windows to the rear elevation, single radiator.

OUTSIDE

To the front there is a front garden which is laid to lawn which has a timber gated access opening to the footpath to the front entrance door. To the side there is a door which in turn leads to a side footpath which leads into the rear garden, to the side there is also a brick built outhouse which is useful storage area and storage shed. The garden is mainly laid to lawn enclosed by timber fencing.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

