



£189,950

8 Windermere Close DAVENTRY

Offered for sale with NO UPPER CHAIN is this two bedroom semi-detached bungalow positioned AT THE END OF A CUL-DE-SAC and located in the DESIRABLE AREA OF DRAYTON approximately ONE MILE FROM THE TOWN CENTRE. The property is WELL PRESENTED throughout and benefits from 18'7 LOUNGE, REFITTED KITCHEN, LOVELY REFITTED AND PRACTICAL WET ROOM, a 13'9 master bedroom, UPVC DOUBLE GLAZED WINDOWS AND DOORS, UPVC FASCIAS AND SOFFITS and gas radiator heating. Outside is a 53' DRIVEWAY with 38' enclosed and a SINGLE BRICK BUILT GARAGE and gardens to front and rear. Fast Find 12339 Energy Rating - C



Daventry Office

01327 311222



1 floorplans available
on our Website



14 photos available
on our Website

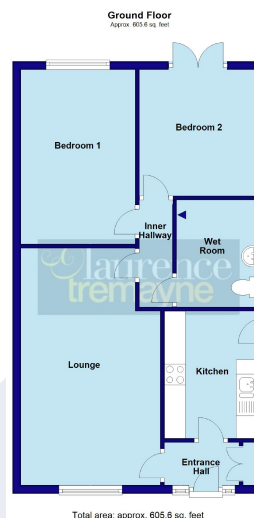
fast find
1233

Entered

Via a Upvc double glazed door with full length double glazed windows either side and outside courtesy light, into:

Entrance Hall 6'10" x 3'4" including cupboard (2.08m x 1.02m including cupboard)

Finished with tiled floor, coved ceiling, pine Torus skirting and architrave, built in cupboard to one end with double opening doors which includes the gas meter cupboard as well as housing an upgraded consumer unit, pine doors to lounge and:



Kitchen 10' x 6'10" (3.05m x 2.08m)

Fitted with both base and eye level units with rolled edge work surfaces over to two sides. The units have oak effect fronted doors and drawers and include three drawer stacks and house an inset stainless steel one and a half bowl single drainer sink unit with mixer tap over, recess for a full height fridge/freezer, space for gas cooker (there is currently a freestanding Zanussi gas cooker which may be available by separate negotiation), once again with pine skirting, coved ceiling, Upvc double glazed window to side aspect, double glazed door to side aspect, single panel radiator.

Lounge 18'7" x 10'11" reducing to 9' (5.66m x 3.33m reducing to 2.74m)

A good size lounge finished with pine skirting, coved ceiling, four wall light points, double panel radiator, Upvc double glazed window to front aspect, pine door to:

Inner Hallway 8'5" x 3'1" (2.57m x 0.94m)

A central inner hallway which gives access to all remaining rooms, coved ceiling, access to loft which is partially boarded with a pull down ladder and houses the Worcester gas boiler, pine doors to wet room and bedrooms.

Bedroom One 13'9" x 9' (4.19m x 2.74m)

A good size double bedroom finished with pine skirting, Upvc double glazed window to rear aspect with single panel radiator, additional wall light point above the bed.

Bedroom Two 9'11" x 9' (3.02m x 2.74m)

Fitted with 70/30 Upvc double glazed double opening doors to rear garden, coved ceiling, pine skirting, single panel radiator.

Wet Room 8'5" x 5'4" (2.57m x 1.63m)

A lovely refitted wet room which consists of pedestal wash hand basin, close coupled WC and open shower area to one end with a Mira shower fitted. Full tiling to all walls, 6' vertical chrome heated towel rail, Upvc double glazed window to side aspect, extractor fan.

Outside

Front:

Split with one half being a concrete and slabbed driveway and the other half being majority lawn with a planted flower bed. Concrete pathway continues across the front of the property and there are twin wrought iron gates opening to the driveway which measures approximately 53' in total with 38' between the wrought iron gates and garage and 15' to the front. Within this enclosed area to the side of the property is an outside power point and outside tap and timber gate giving access to the rear garden to the side of the garage.

Rear:

Laid mainly to lawn with a slabbed seating area directly behind bedroom two. Fully enclosed to all sides by close board timber fencing. At the top of the garden and behind the garage is a covered storage area which also has a metal storage shed.

Garage:

A brick built garage with metal up and over door, personnel door leading to the garden.

AGENTS NOTES:

The exterior of the property has been finished with white Upvc fascias and soffits for reduced maintenance.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy efficient - lower running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Viewing strictly by appointment with the agent

Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture.

Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture.

Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT

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