



£179,950

35 The Inlands DAVENTRY

Offered for sale WITH NO UPPER CHAIN is this semi-detached bungalow situated in a POPULAR RESIDENTIAL AREA within CLOSE PROXIMITY of the TOWN CENTRE. With accommodation comprising of entrance hallway, RE-FITTED KITCHEN, lounge, TWO BEDROOMS, UPVC CONSERVATORY and WET ROOM. Outside there is a small front garden, BLOCK PAVED DRIVEWAY and a PLEASANT REAR GARDEN which offers a good degree of privacy. Fast Find 12444 Energy Rating - D



Daventry Office

01327 311222



1 floorplans available
on our Website



14 photos available
on our Website

fast find
1244

Entered

Via a glazed wooden door with courtesy light above set under a recessed porch, into:

Entrance Hall:

An L shaped hallway with white panel doors leading to all rooms, single panel radiator, telephone point, access to loft which is fully boarded with power and light connected and with a Velux window to rear aspect, smoke alarm.

Lounge 13'6" into bay x 10' max (4.11m into bay x 3.05m max)



Upvc double glazed bay window to front aspect with double panel radiator under, gas fire inset into a chimney breast set onto a marble effect hearth, picture rail, television point

Kitchen 8'9" reducing to 6'11" x 8'5" max (2.67m reducing to 2.11m x 2.57m max)

Refitted with a range of eye and drawer line base level units with rolled edge work surfaces over and tiling above, space and plumbing for washing machine, space for full height fridge/freezer, inset electric oven and hob, inset stainless steel single drainer sink unit with mixer tap over, wall mounted gas central heating boiler, single panel radiator, Upvc double glazed window to rear aspect with tiled sill, part glazed wooden door to passageway to side of property which has glazed timber doors to either end.

Wet Room 5'5" x 5'4" (1.65m x 1.63m)

Fitted with a white pedestal wash hand basin and low level WC, Mira electric shower, full tiling to walls, double panel radiator, extractor fan, frosted Upvc double glazed window to side aspect with tiled sill.

Bedroom One 11'11" x 9'1" (3.63m x 2.77m)

Wood effect laminate flooring, TV point, single panel radiator, Upvc double glazed double opening doors to:

Conservatory 10'8" x 8'2" (3.25m x 2.49m)

Of Upvc construction set onto dwarf walling with 3 top opening windows and a higher brick wall with Upvc double glazed windows

Ground Floor



Total area: approx. 533.6 sq. feet

above to one side, Upvc double glazed door to patio area of garden, polycarbonate roof, wood effect laminate flooring, single panel radiator.

Bedroom Two 8'11" x 7'7" (2.72m x 2.31m)

Upvc double glazed window to front aspect with single panel radiator under, wood effect laminate flooring, TV point.

Outside

Side:

Passageway set under polycarbonate roofing suitable for storage, wooden glazed doors to front and rear aspects, power and light connected.

Rear:

A good sized paved patio area with raised flower beds runs the width of the property, a further raised patio area then leads to lawn with pathway leading up to the end, mature shrubs and trees run the length of the garden which is mainly alid to lawn and enclosed by timber fencing

Front:

Block paved driveway providing off road parking, lawn area with flower beds surrounding and hedging to three sides.

Exterior:

Finished with Upvc fascias, soffits and guttering.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy efficient - lower running costs	Current	Potential	Energy efficiency - lower CO ₂ emissions	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (29-38)			F (29-38)		
G (1-28)			G (1-28)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	63	74	England & Wales	58	71
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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