



## £195,000

### 53 Inlands Rise DAVENTRY

AN EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW in need of some modernisation close to Daventry Town Centre. The property benefits from 15' LOUNGE, 16'10 EXTENDED KITCHEN/DINER, GARAGE WITH FURTHER OFF ROAD PARKING and A PRIVATE AND ENCLOSED REAR GARDEN THAT BENEFITS FROM NOT BEING OVERLOOKED. Viewing is essential to fully appreciate the location and potential of this property. Fast Find 12459 Energy Rating - D



Daventry Office

**01327 311222**



1 floorplans available  
on our **Website**



09 photos available  
on our **Website**

fast find  
**12459**

## Entered

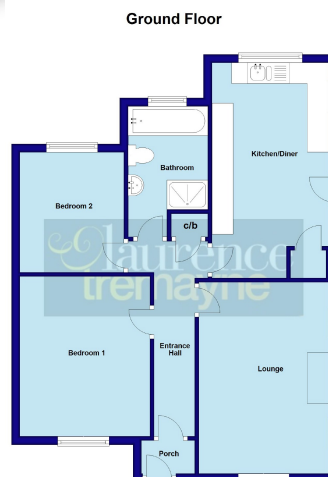
Via a part opaque Upvc double glazed door into:

## Porch 4'1" x 2' (1.24m x 0.61m)

A small Upvc double glazed porch with part glazed wooden door into:

## Entrance Hall 15'8" x 5'3" reducing to 3'2" (4.78m x 1.60m reducing to 0.97m)

Access to loft, radiator, telephone point, hanging space for coats, thermostat control, part glazed door to small storage cupboard with shelving, doors to all accommodation.



Total area: approx. 666.4 sq. feet



## Lounge 15' x 10'1" (4.57m x 3.07m)

A bright room with Upvc double glazed window to front aspect and two Upvc double glazed windows to side aspect, radiator, two wall light points, TV point, radiator.

## Kitchen/Diner 16'10" x 9'5" (5.13m x 2.87m)

An extended kitchen fitted with a range of eye and base level units with rolled edge work surfaces over, space for cooker, inset one and a quarter bowl stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for upright fridge/freezer, tiling to water sensitive areas, radiator, cupboard housing central heating boiler, part opaque Upvc double glazed door to side aspect, Upvc double glazed window to rear aspect overlooking the garden, Upvc double glazed window to side aspect.

## Bedroom One 12'6" x 10'2" (3.81m x 3.10m)

A double bedroom with Upvc double glazed window to front aspect, radiator.

## Bedroom Two 9'5" x 8'3" (2.87m x 2.51m)

Upvc double glazed window to rear aspect overlooking the garden, radiator.

## Bathroom 10'5" x 5'10" (3.18m x 1.78m)

Fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, panel bath and shower cubicle with electric shower, full height tiling to all walls, radiator, opaque Upvc double glazed window to rear aspect.

## Outside

### Rear:

A private and enclosed rear garden that benefits from not being overlooked. Gravel patio area leading to lawn with shrub borders, pathway runs the length of the garden to a further lawn at the rear of the garage, enclosed by timber fencing.

### Front:

Laid mainly to lawn with shrub and flower borders, steps lead up to pathway to front door, driveway for two cars leading to double gates with further parking for three cars leading to the garage.

## Garage 16'8" x 9'10" (5.08m x 3.00m)

Entered via double doors, power and light connected, Upvc double glazed window to side aspect, Upvc part glazed door to side aspect.

## Store 9'10" x 5' (3.00m x 1.52m)

To the rear of the garage accessed via a opaque part glazed Upvc door.



## Viewing strictly by appointment with the agent

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
|                          |           |  |           |
| England & Wales          |           | England & Wales                                |           |

### 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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