

125 Timken Way, Daventry, Northamptonshire, NN11 9TD
£210,000 Freehold

A beautifully presented two bedroom mid terrace house in a popular residential location, close to local amenities. Ideal first time purchaser or investment opportunity. The accommodation comprises entrance hall, kitchen/diner and lounge with patio doors to a private rear garden with log cabin, lawn and patio area. To the first floor are two bedrooms and a well appointed bathroom with shower over bath. The property further benefits from two allocated parking spaces. Early viewing is advised. EPC Rating. C

Two Bedroom Mid Terrace House | Kitchen/Diner | Immaculate Presentation | Two Parking Spaces | Popular Residential Area | Enclosed Private Garden With Log Cabin

modern marketing · traditional values

ENTRANCE HALL

Hardwood entrance door. Stained glass double glazed window. Radiator. Staircase rising to first floor landing. Opening to:

KITCHEN/DINER 3.51m x 3.12m Max (11'6 x 10'3 Max)

uPVC double glazed windows to front and side elevations. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with luxury work surfaces over. Stainless steel sink and drainer with hot and cold taps over. Gas hob and electric oven with stainless steel extractor over. Space for white goods. Tiling to splash back areas. Ceramic flooring and luxury laminate flooring.

LOUNGE 3.35m x 4.01m (11'0 x 13'2)

Double glazed sliding doors to garden. Radiator. Luxury laminate flooring.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 2.67m x 4.01m (8'9 x 13'2)

Double glazed window to rear elevation. Radiator. Built in wardrobes.

BEDROOM TWO 2.49m x 4.01m (8'2 x 13'2)

Double glazed window to front elevation. Radiator. Built in cupboard.

BATHROOM 1.52m x 1.75m (5'0 x 5'9)

A three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC. Light funnel. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

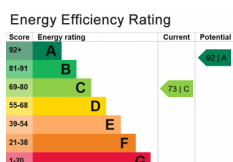
Pathway to entrance door. Mainly laid to lawn.

REAR GARDEN

Enclosed by wooden panelled fencing and gate to parking area. Mainly laid to lawn with plastic composit decking area. Log cabin with decking area with undercover area.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

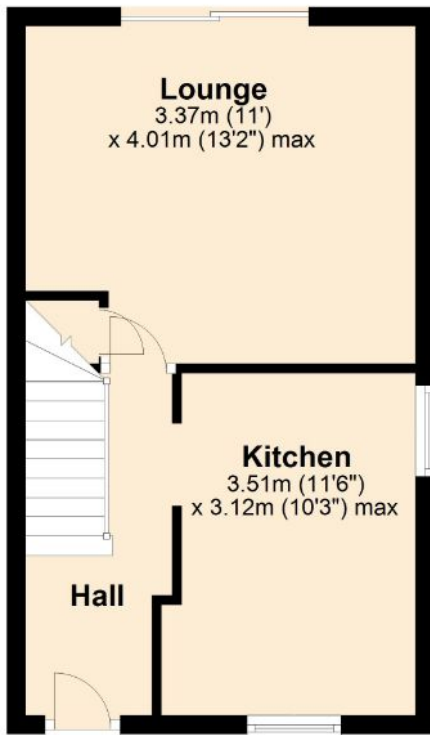


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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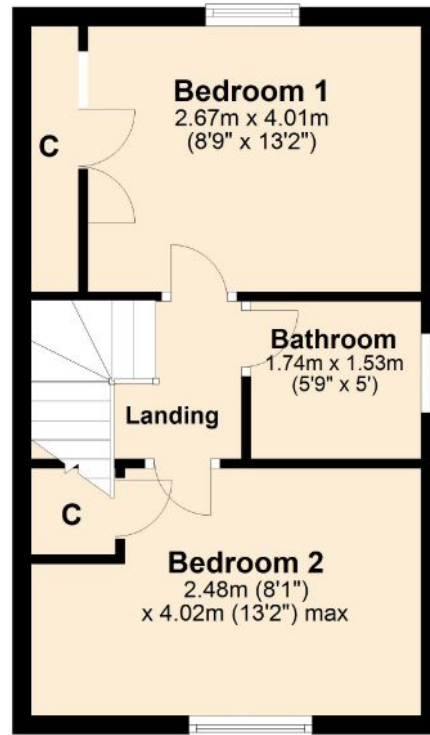
Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 59.9 sq. metres (644.7 sq. feet)



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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