



45 Oxford Street, Daventry, Northamptonshire, NN11 4AD
£179,000 Freehold

A rarely available Victorian end of terrace, two bedroom property with a garage (20'6 x 12'3). Located in a lovely central position, the accommodation comprises lounge, kitchen, two bedrooms and a bathroom. Outside is a private rear garden and a large garage. EPC Rating: D. Council Tax Band: A

Two Bedroom End Of Terrace | Private Rear Garden | Large Garage | Central Location | No Upper Chain | Gas Radiator Heating & Double Glazing

modern marketing · traditional values

LOUNGE 3.15m x 3.53m (10'4 x 11'7)

Hardwood entrance door. uPVC double glazed sash window to front elevation. Radiator. Exposed wood flooring. Wood panelled walls. Inset gas stove with tiled hearth, wooden mantel. Exposed brick walls.

KITCHEN/DINING ROOM 2.82m x 3.53m (9'3 x 11'7)

uPVC double glazed sash window to rear elevation. Quarry tiled floor. Wall and base units with roll top work surfaces over. Polycarbonate sink and drainer. Electric oven and gas hob with extractor fan. Upstands. Tiling to splash back areas. Washing machine and fridge/freezer. Inset multi fuel burner.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 2.84m x 2.87m (9'4 x 9'5)

uPVC double glazed sash window to rear elevation. Radiator. Exposed wooden floor. Two built in cupboards.

BEDROOM TWO 3.20m x 2.36m (10'6 x 7'9)

uPVC double glazed sash window to front elevation. Radiator. Two built in cupboards. Exposed cast iron grate.

BATHROOM 2.29m x 1.37m (7'6 x 4'6)

Skylight. Radiator. Suite comprising bath, low level WC and pedestal wash hand basin. Built in cupboard. Fully tiled.

OUTSIDE

FRONT

Mature flower borders.

REAR GARDEN

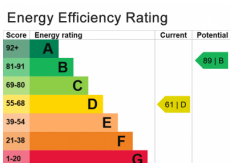
Low maintenance Flagstone patio area. Door to garage. Wooden rear access gate. Wooden front access gate. Enclosed by brick, wood and shrub hedging.

GARAGE 6.25m x 3.73m (20'6 x 12'3)

Public rear access for cars. Up and over door.

DRAFT DETAILS

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

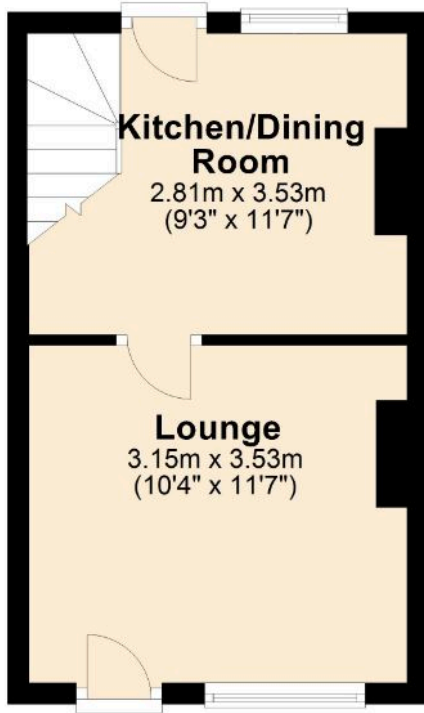


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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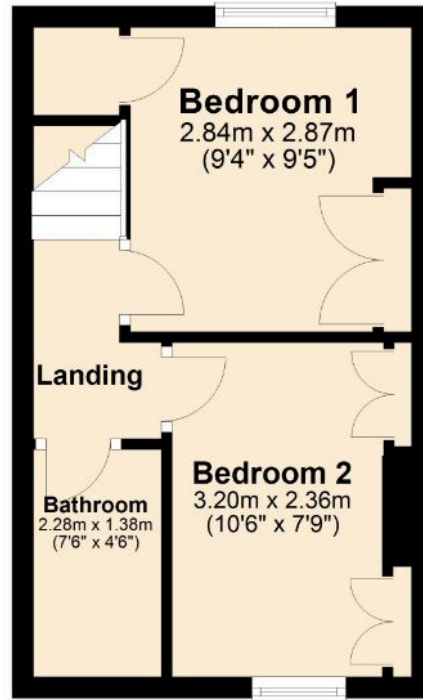
Ground Floor

Approx. 21.4 sq. metres (230.4 sq. feet)

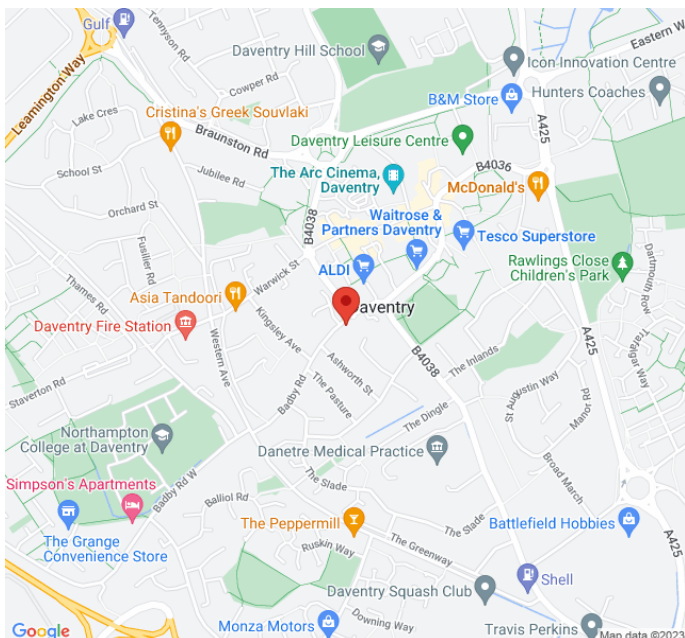


First Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



Total area: approx. 43.5 sq. metres (468.3 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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