

**5 Chichester Close, Daventry, Northamptonshire, NN11 4UJ**  
**Offers Over £200,000 Freehold**

A beautifully presented, two bedroom terraced home. In brief the accommodation comprises lounge, kitchen, WC, two double bedrooms and family bathroom. Outside offers off road parking and a private rear garden that is mainly laid to artificial lawn with generous decked area. EPC Rating: D. Council Tax Band: B

**Two Bedroom House | Terraced | Beautiful Condition Throughout | Off Road Parking | Low Maintenance Rear Garden | Sought After Location**

**modern marketing · traditional values**

### ENTRANCE HALL

Solid wood entrance door. Staircase rising to first floor. Electric Eco 7 storage heater. Access to:

### DRAFT DETAILS

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

### KITCHEN 4.04m x 1.75m (13'3 x 5'9)

uPVC double glazed window to front elevation. Wall and base units with work surfaces over. Stainless steel sink. Tiled floor. Tiling to splash back areas. Space for white goods. Extractor hood.

### WC

Low level WC. Tiling to splash back areas.

### LOUNGE 4.32m x 3.78m (14'2 x 12'5)

uPVC double glazed patio doors to rear elevation. Electric Eco 7 storage heater.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 2.77m x 3.10m (9'1 x 10'2)

uPVC double glazed window to rear elevation. Electric Eco 7 storage heater. Fitted wardrobes.

### BEDROOM TWO 3.73m x 2.29m (12'3 x 7'6)

uPVC double glazed window to front elevation. Electric Eco 7 storage heater.

### BATHROOM

Suite comprising low level WC, wash hand basin and bath with shower over. Full height tiling.

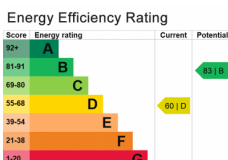
### OUTSIDE

### FRONT GARDEN

Off road parking. Bin storage cupboard. Pathway leading to front door.

### REAR GARDEN

Mainly laid to artificial lawn. Decked area, perfect for entertaining. Shed.

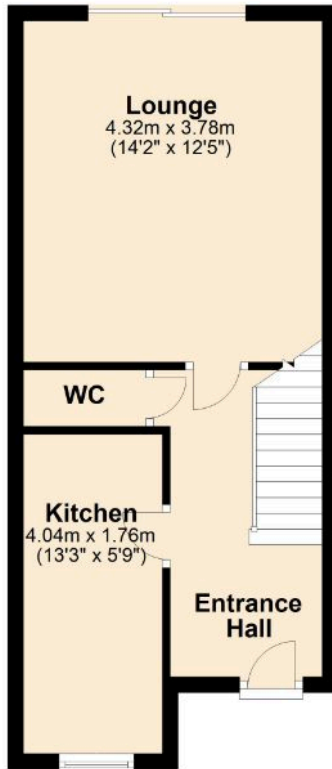


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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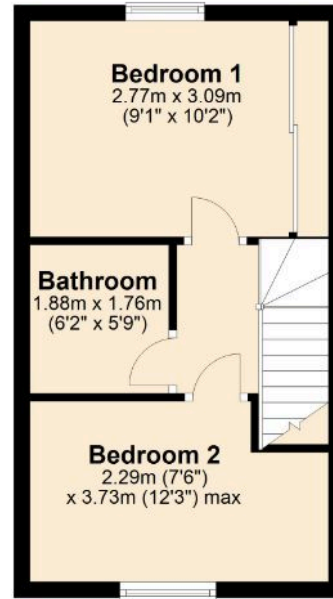
### Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)

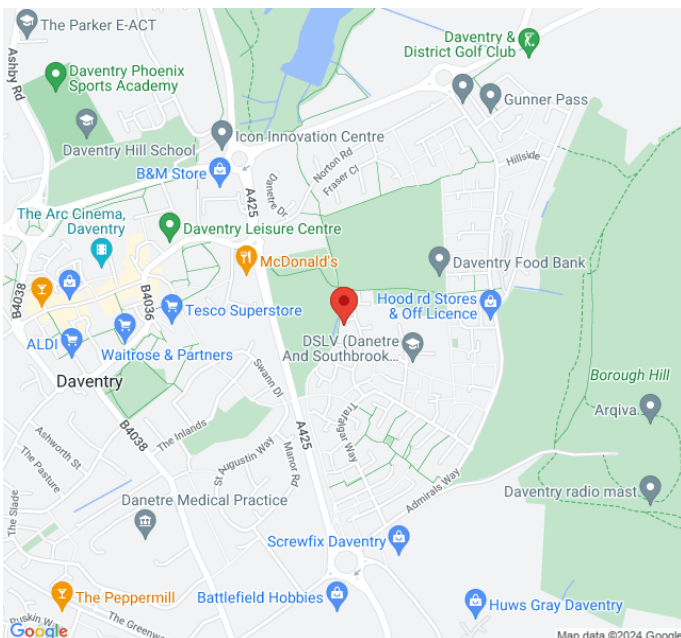


### First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 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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