



**75 Timken Way, Timken Estate, Daventry, NN11 9UE**  
**£225,000 Freehold**

A two bedroom, terraced house in a sought after location. Comprising well-proportioned accommodation throughout, the ground floor offers 14ft lounge, kitchen and WC. To the first floor are two double bedrooms and a well maintained bathroom. There is rear access into the private garden, which is mainly laid to artificial turf and lawn. The front is one allocated parking space. EPC Rating: C. Council Tax Band: B

**Two Double Bedrooms | Off Road Parking | Well Presented & Maintained | Boiler Installed November 2023 | New Flooring Downstairs September 2023 | New Carpet Upstairs April 2022**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite entrance door with double glazed decorative glass panel. Radiator. Staircase rising to first floor landing. Wood laminate flooring.

### KITCHEN 2.92m x 2.16m (9'7 x 7'1) Max

uPVC double glazed window to front elevation. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Electric oven, gas hob and extractor over. Integrated fridge and freezer. Stainless steel sink unit with mixer tap over. Tiling to splash back areas.

### WC

Low level WC and pedestal wash hand basin. Radiator. Extractor. Wood effect laminate flooring. Tiling to splash back areas.

### LOUNGE 4.55m x 3.81m (14'11 x 12'6)

uPVC double glazed patio doors to rear elevation. Radiator. Understairs storage cupboard.

### FIRST FLOOR LANDING

Access to loft space. Radiator.

### BEDROOM ONE 3.43m x 3.23m (11'3 x 10'7)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

### BEDROOM TWO 3.81m x 2.72m (12'6 x 8'11)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 1.96m x 1.73m (6'5 x 5'8)

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

### OUTSIDE

### FRONT GARDEN

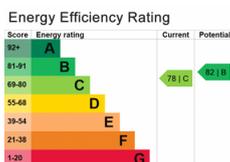
Allocated parking space. Low maintenance garden.

### REAR GARDEN

Artificial lawn veranda entertainment section. Mainly laid to lawn. Enclosed by fence panelling. Shed. Rear access.

### DRAFT DETAILS

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

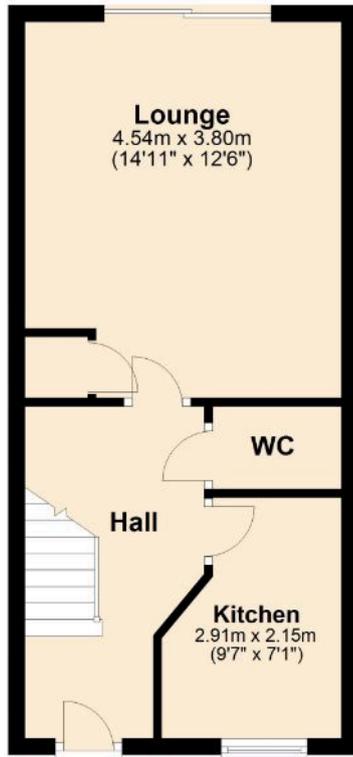


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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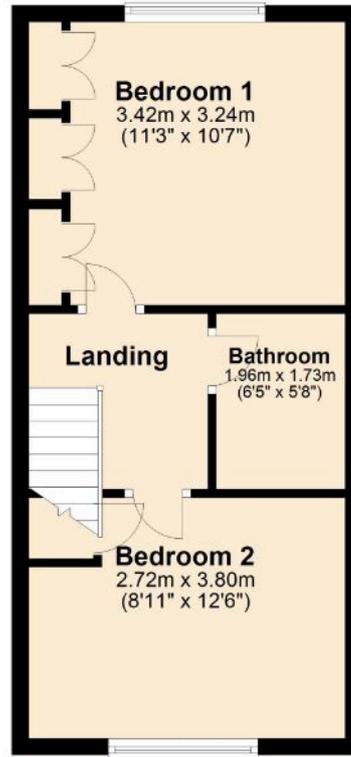
### Ground Floor

Approx. 32.9 sq. metres (354.1 sq. feet)

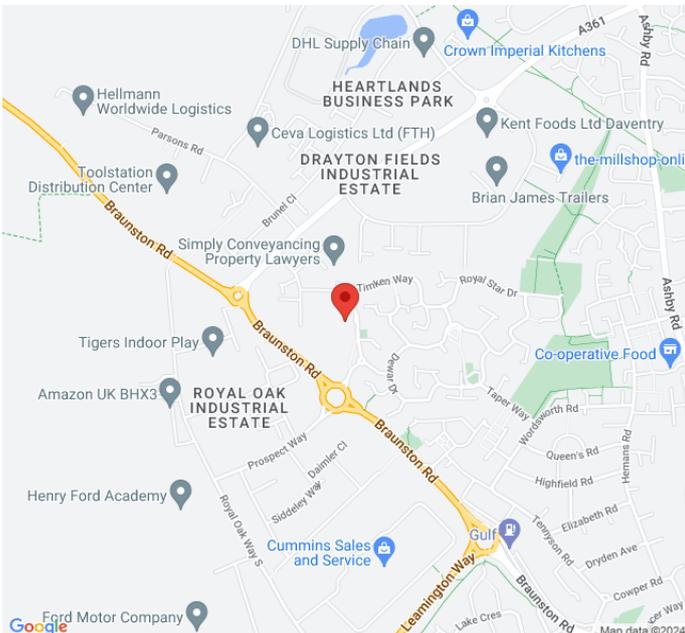


### First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 65.1 sq. metres (701.1 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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