



43 Trinity Close, Stefan Hill, Daventry, NN11 4RN
Offers In Excess Of £220,000 Freehold

**** Ideal for First Time Buyers and Investors alike **** A well presented two bedroom end of terrace property with a garage and driveway for multiple cars. Located in Stefan Hill, close to the Town Centre and amenities. The accommodation comprises porch, lounge, kitchen, two bedrooms and a bathroom. Outside there is a driveway leading to the garage and a garden with outbuilding. EPC Rating C. Council Tax Band: B

Garage & Driveway | Enclosed Rear Garden | Quiet Cul-De-Sac | Desirable Location | uPVC Double Glazing & Gas Central Heating | Ideal For First Time Buyers & Investors Alike

modern marketing · traditional values

PORCH

Entrance via uPVC double glazed door. Single glazed window to front elevation. Luxury vinyl flooring. Archway to lounge.

LOUNGE 4.27m x 3.71m (14'0 x 12'2)

Double glazed window to front elevation. Radiator. Luxury vinyl flooring. Stairs rising to first floor landing with understairs storage cupboard. Archway to:

KITCHEN 3.71m x 2.03m (12'2 x 6'8)

Two double glazed windows to side and rear elevations. Radiator. Fitted with a range of wall, base and drawer units with roll top work surfaces over. Stainless steel sink and drainer unit. Built in electric oven and grill. Built in halogen hob with stainless steel extractor fan over. Built in fridge / freezer. Tiled splash backs. Space for white goods.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.71m x 2.62m (12'2 x 8'7)

Double glazed window to front elevation. Radiator.

BEDROOM TWO 3.71m x 2.16m (12'2 x 7'1)

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

BATHROOM 2.77m x 1.42m (9'1 x 4'8)

Obscure double glazed window to side elevation. Radiator. Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiled walls. Built in cupboards.

OUTSIDE

FRONT GARDEN

Gravelled parking area leading to garage. Riven stone pathway leading to front door.

GARAGE

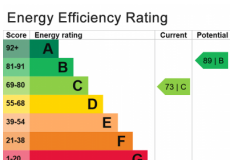
Up and over door.

REAR GARDEN

Enclosed by wooden fencing. Mainly laid to lawn with mature shrub and tree borders. Decked patio area. Wooden outbuilding. Gated side access.

DRAFT DETAILS

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

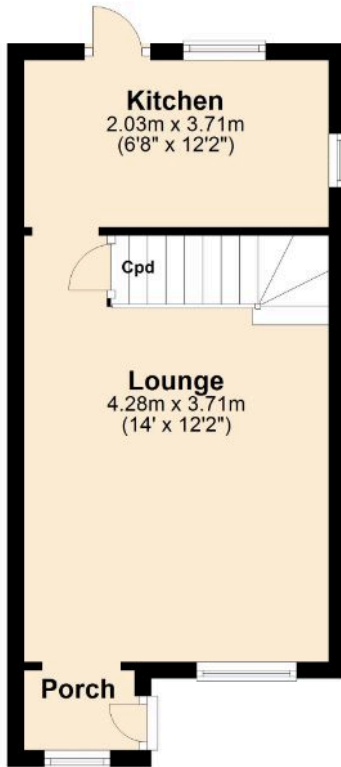


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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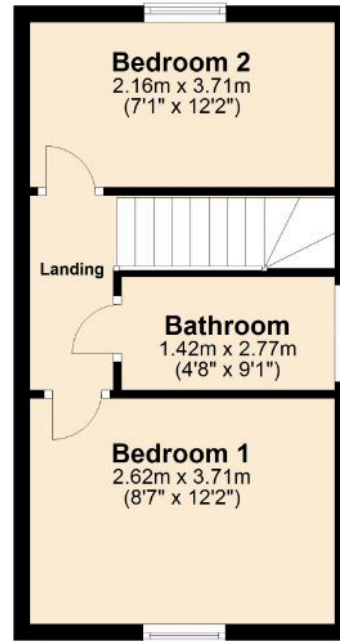
Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 56.7 sq. metres (609.8 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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