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Waveney Close, The Grange  
Daventry  
Northamptonshire, NN11 4PY  
**£195,000** Terraced



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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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INTRODUCING THIS WELL PRESENTED THREE-BEDROOM MID TERRACE HOME, OFFERING MODERN LIVING IN A CONVENIENT LOCATION. SITUATED ON THE EDGE OF THE POPULAR GRANGE DEVELOPMENT, THE PROPERTY IS IDEALLY SUITED TO FIRST TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER OR INVESTORS SEEKING A RELIABLE RENTAL OPPORTUNITY.

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#### GROUND FLOOR

- PORCH
- HALLWAY
- WC
- LOUNGE
- KITCHEN
- CONSERVATORY

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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#### FIRST FLOOR

- BEDROOM ONE
  - BEDROOM TWO
  - BEDROOM THREE
  - BATHROOM
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## THE PROPERTY

Introducing this well presented three bedroom mid terrace home, offering modern living in a convenient location. Situated on the edge of the popular Grange development, the property is ideally suited to first time buyers looking to step onto the property ladder or investors seeking a reliable rental opportunity.

The home has been well maintained throughout, creating a warm and welcoming feel from the moment you arrive.

Entry is via the front garden, enclosed by attractive wooden picket fencing and featuring a pathway that leads to the front porch. Once inside, the layout has been thoughtfully designed to offer both comfort and practicality. The property boasts a spacious, contemporary kitchen/diner, perfect for family meals or entertaining guests, and a generous lounge that provides an ideal space for relaxation. A modern ground floor WC adds additional convenience.

The first floor is home to three well proportioned bedrooms, each offering versatility for sleeping accommodation, home working, or guest space, along with a stylish family bathroom finished to a modern standard.

To the rear, the property benefits from a delightful conservatory, extending the living space and offering a bright spot to enjoy the garden year round. Beyond this lies the enclosed, low-maintenance rear garden, featuring a patio area ideal for outdoor dining, relaxing, or entertaining during the warmer months.

This lovely home is ready to move into and offers comfortable, modern living in a highly desirable residential area.

EPC Rating: C. Council Tax Band: A







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## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band A
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric Heating
Parking	No Parking Available
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

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## LOCATION

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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## IMPORTANT NOTICE

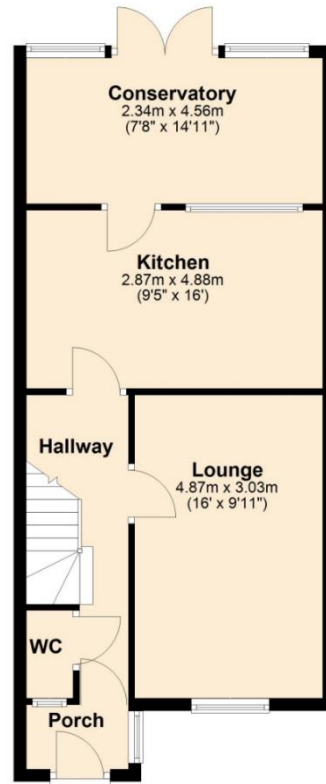
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

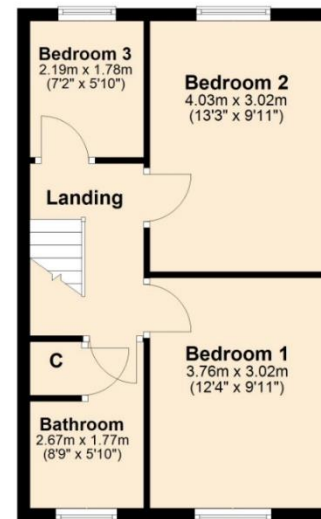
### Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 89.9 sq. metres (968.2 sq. feet)