



OXFORD STREET
Daventry, NN11 4AD

 **DAVID COSBY**
ESTATE AGENTS



Oxford Street

Daventry, NN11 4AD

Total GIA Floor Area | Approx. 39 sqm (420 sqft)



1 Bedrooms



1 Receptions



1 Bathroom

Features

- Ground Floor Flat
- Period property with bay window
- Courtyard garden with private access
- Ideal buy-to-let investment
- Fantastic first-time purchase
- Convenient Location
- Allocated parking

Description

An attractive one-bedroom ground floor flat set within a period Victorian mid-terrace house featuring a segmental bay window on the front elevation, private access to a courtyard rear garden, and allocated parking. This property is an excellent opportunity for a professional seeking town centre accommodation or a buy-to-let investor. The accommodation includes a kitchen, sitting room, bedroom, and en-suite.



The property is situated in the heart of the historic market town of Daventry. There is a good range of local facilities within easy reach, and the pedestrianised Sheaf Street is just a short walk away, where many independent boutique shops and cafes can be found.

The Property

Kitchen

Located at the rear of the property, the kitchen features a 2-unit casement window overlooking the courtyard garden. Floors are finished with timber effect sheet vinyl and there is a good range of well-maintained base and wall units with roll-top worksurfaces, stainless-steel sink with chrome mixer tap, and space for a free-standing cooker, washing machine, and fridge/freezer. Walls are partly finished with ceramic tiling. A white panelled door opens to the sitting room.

Sitting Room

This centrally located room has a window overlooking the courtyard garden, with floors finished in oak effect laminate. Walls are decorative with lining paper and white emulsion. The original fireplace, now blocked, retains its timber surround and decorative tile infill. An original painted four-door timber cupboard has been retained to the alcove adjacent to the chimney breast. A panelled door opens to the bedroom.

Bedroom

A generously sized single bedroom at the front of the property, fitted with matching oak effect timber laminate which flow through from the sitting room. Walls have matching decorative lining paper and emulsion. Natural lighting is provided by a large segmental bay window to the front aspect and the high ceilings feature moulded picture rails. A panelled door opens to the en-suite.

En-Suite

Fitted with a three-piece comprising close-coupled WC, corner wash hand basin, and shower cubicle. Geometric acrylic floor tiles have been fitted, and there is a mechanical extract vent.



Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect

The property fronts directly onto Oxford Street with an attractive segmental Bay window. A white panelled door leads to a tiled passageway with painted brick walls extending to a private well-tended, south-facing courtyard garden.

Rear Courtyard Garden

The attractive, cottage style courtyard garden is partly laid with gravel and receives a good amount of sunlight throughout the day. There are well tended perimeter shrubs to the raised beds and a large timber shiplap shed with mono-pitched roof, window, and ledged and braced door has been erected to the rear left-hand side corner providing good storage space. Boundaries comprise close-board timber fencing and a part-glazed door opens to the kitchen.



Location

The property is situated in the heart of the historic market town of Daventry. There is a good range of local facilities within easy reach, and the pedestrianised Sheaf Street is just a short walk away, where many independent boutique shops and cafes can be found.

Daventry itself is surrounded by beautiful countryside, picture-postcard villages, and offers easy commuting. In addition to the many independent shopping outlets, there are larger retail outlets and good local sporting facilities. For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as Daventry Country Park and Drayton Reservoir.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band A **EPC:** Rating TBC

Agent's Notes:

The property is leasehold.

Term of years remaining: 979

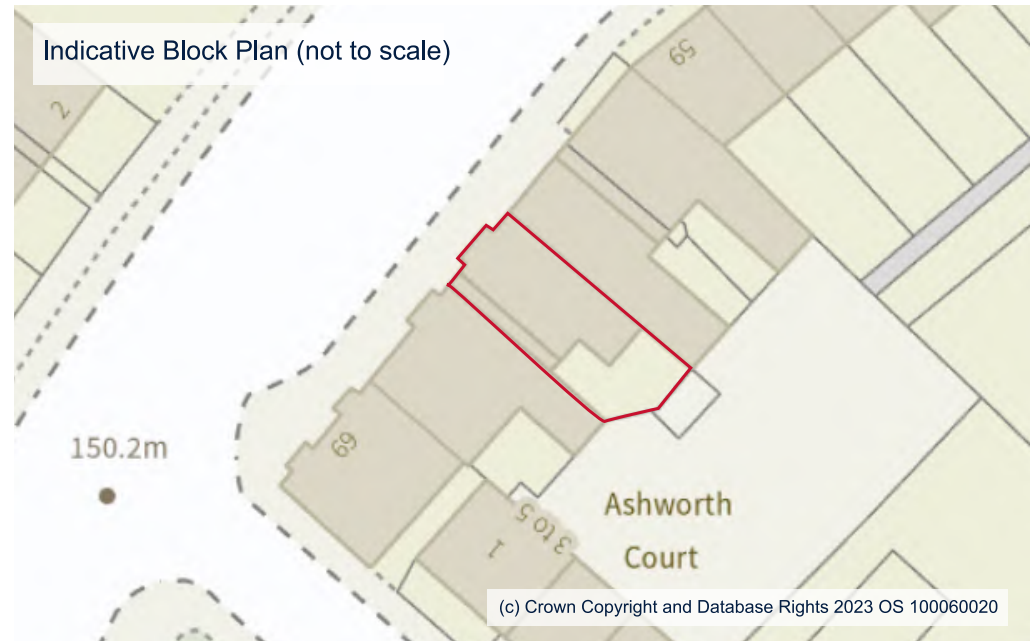
Ground Rent: Not Applicable

Service Charge: Approximately £250 pa

All particulars should be verified by your Legal Adviser

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



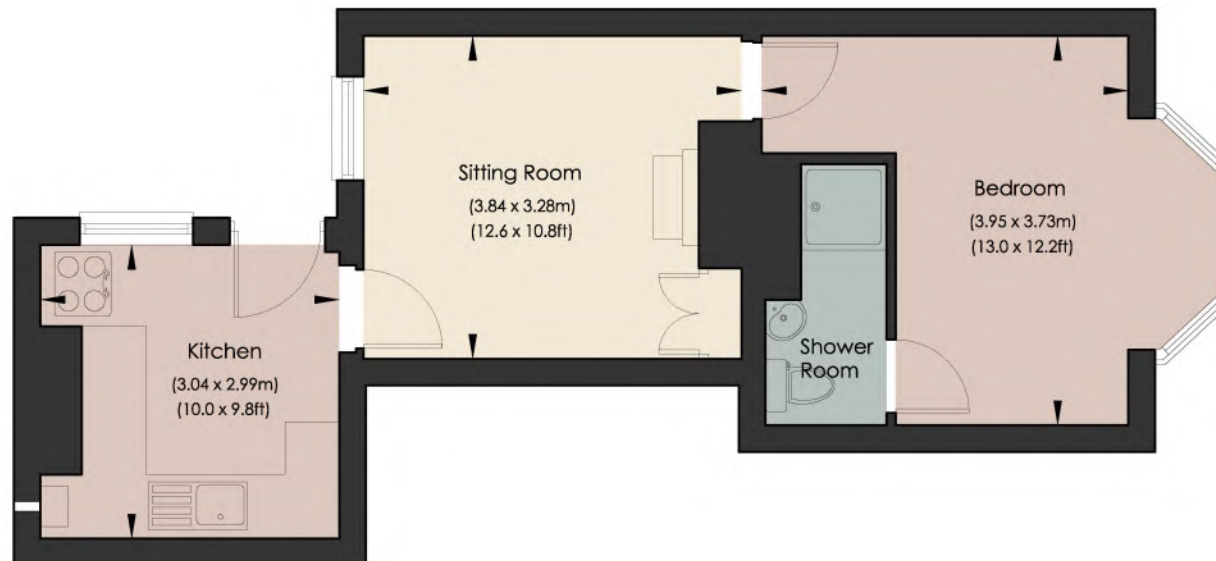
Oxford Street, Daventry, NN11 4AD

Approximate GIA (Gross Internal Floor Area) = 39 sqm (420 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 39 sqm (420 sqft)



DAVENTRY

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Thinking of Selling?



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