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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



3 Bedrooms | 1 Bathroom | 1 Reception Room | No Upper Chain



21 EDEN CLOSE

DAVENTRY, NN11 4QZ

- ✔ Ideal First Purchase Or Investment Property
- ✔ Nice Sized Kitchen/Diner
- ✔ Ground Floor WC
- ✔ Gas Central Heating & UPVC Double Glazing
- ✔ Private Sunny Rear Garden
- ✔ Three Bedrooms
- ✔ Overlooking A Quiet Green Area
- ✔ Close To Local Amenities
- ✔ Separate Lounge

three bedroom property for sale in Daventry.

Offering spacious living accommodation this three bedroom property for sale in Daventry, in need of some updating has further potential and would make for a fantastic investment for Daventry's busy rental market, it also benefits from no upper chain.

The property is situated on the popular Grange development on the edge of a quiet walkway overlooking a pleasant green area - the location is very quiet, yet well within comfortable walking distance of the school and local amenities.

The accommodation consists of an entrance hallway leading to a ground floor cloakroom/ WC, and the property's spacious lounge area.

At the rear of the property a good-sized kitchen/diner offers ample space for a dining room table and chairs and access into a sunny private rear garden.

On the first floor you will find three generous double bedrooms and a family bathroom. Directly in front of the stairs is a large study area which offers further potential and could be utilised as a third bedroom.

The property also benefits from both front and rear gardens, the rear garden is a manageable size has a paved patio area, a small lawn area and a brick built storage shed, the garden gets plenty of sunshine throughout the whole day.

Further benefits include a warm air gas central heating system and UPVC double glazing throughout.

Although on a quiet walkway there is plenty of communal parking areas fairly close to the property.

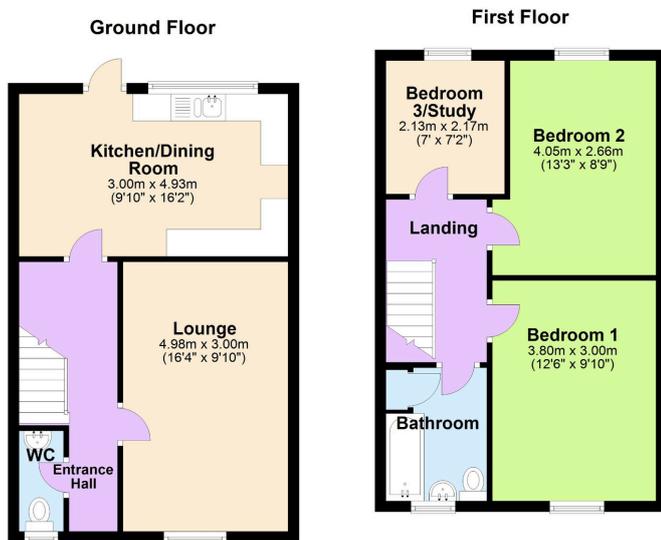
Eden close is within proximity to all the local amenities, schools, bus routes and is within reasonable walking distance of Daventry Town Centre.

Daventry benefits from many facilities and amenities including the Leisure Centre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly Market on the High Street. Not to forget to mention the new Arc Cinema complex with eateries.



Council Tax: Band A

EPC Rating: D



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.