

working harder to give you extra

campbells

8 Packwood Close Daventry NN11 8AJ



This two-bedroom, detached, freehold, coach-house is located on the popular Middlemore development and also has a single garage. The Middlemore development is situated on the edge of Drayton Reservoir on the very outskirts of Daventry and benefits from its own family pub, mini supermarket, a regular bus service and is also close to countryside walks. Internally the property is surprisingly spacious with a large open-plan living / dining room with an archway leading through to the well-equipped kitchen. There are two double bedrooms and the master bedroom has ensuite facilities. This lovely property also benefits double glazed windows throughout and gas central heating. Outside there is a single garage with an up and over door and power and lighting connected. To take a look or receive further details call 01327 878926 today.

Guide Price £159,997

01327 878926

www.campbell-online.co.uk

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ENTRANCE

Enter via door with opaque double glazed panel.

ENTRANCE HALL

Stairs to coach-house and radiator.

HALL / LANDING

Double glazed window to rear view, distant views over the Reservoir, radiator, door to storage cupboard, access to loft space and doors to:

LOUNGE / DINER

5.43m x 5.37m MAX

L-shaped room with two double glazed windows to front aspect, radiator, coving to ceiling, TV and BT points and archway to:

KITCHEN

3.25m x 1.81m

Double glazed window to rear aspect, fitted with matching range of wall mounted and base units with rolled edge work surface over, integral gas hob with extractor over, stainless steel sink and drainer with mixer tap, integral oven / grill, plumbing for washing machine, space for under-unit white goods, tiled flooring and tiling to water sensitive areas.

BATHROOM

2.35m x 1.87m MAX

Double glazed opaque window to rear aspect, radiator, wall mounted basin with vanity unit under, close coupled WC, shower cubicle, shaving point, tiling to water sensitive areas and wood laminate flooring.

BEDROOM 1

3.48m x 3.2m

Double glazed window to front, radiator, TV point and door to:

ENSUITE

1.88m x 1.87m

Double glazed opaque window to rear elevation, radiator, pedestal basin, close coupled WC, panelled bath with mixer tap and shower connection, tiling to water sensitive areas and laminate flooring.

BEDROOM 2

3.11m x 2.4m

Double glazed window to front elevation, radiator and door to airing cupboard housing the boiler.

OUTSIDE

SINGLE GARAGE

With an up and over door and power and lighting connected.

FREEHOLD COACH-HOUSE

Due to the nature of the coach-house a small rent could be collected on the remaining car ports / garage underneath the property, to help with the property insurance.

AGENTS NOTE

These particulars were prepared following an initial inspection of the property and the descriptive comments are the opinion of Campbells at the time. These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. All measurements are approximate. No statement made in them shall be relied upon as a statement or representation of fact and we the agents have no responsibility for them. Any purchasers must rely upon an inspection to satisfy themselves as to the correctness of each statement contained in these particulars.

Campbells have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor and Surveyor.

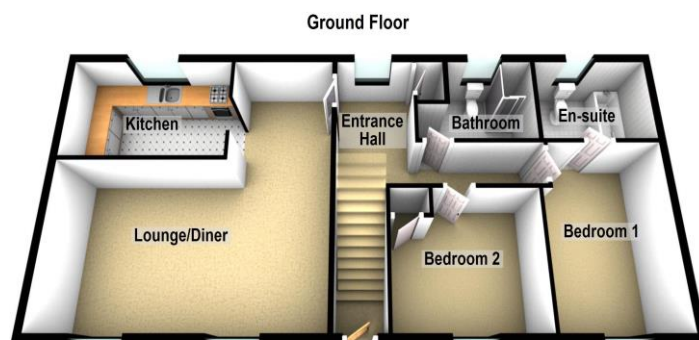
COUNCIL TAX BAND B

EPC RATING C

SERVICES It is assumed that all mains services are connected to the property.

VIEWING By arrangement through ourselves on 01327 878926

GUIDE PRICE £159,997 Freehold - Subject To Contract



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