



112 Timken Way, Daventry, Northamptonshire, NN11 9TD

HOWKINS &
HARRISON

112 Timken Way, Daventry,
Northamptonshire, NN11 9TD

Guide Price: £131,000

Offered for sale with no onward chain, is this one bedroom coach house, which would make an ideal first time purchase or investment property. Situated on the popular Timken development, the accommodation comprises; lounge, kitchen, bedroom with built in wardrobes and bathroom. Outside the property benefits from allocated parking, a large ground floor store room and is within walking distance to the town centre and other local amenities.

Features

- One bedroom coach house
- Ideal first time buyer or investment
- No onward chain
- Lounge & Kitchen
- Bedroom with built in wardrobes
- Bathroom with three piece suite
- Close to local amenities and country walks
- Allocated parking space
- Large ground floor store room with own entrance
- Energy Rating- C



Location

Daventry town centre is a short walk away from this property, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



First Floor Accommodation

Entered via a hallway with storage cupboard housing the boiler on one side and an additional large store room with its own entrance, to the other side (Accessed externally). The stairs rise to the first floor. At the top of the stairs there is a lounge with two windows to the front aspect, two radiators and wall mounted electric fire. Open plan to a modern kitchen which is fitted with units housing a built in electric oven, four ring gas hob with extractor fan over, washing machine and space for a fridge. The bedroom has a double built in wardrobe and a further built in single wardrobe. Window to the rear with radiator. The bathroom is fitted with a three piece suite comprising of; Panel bath, shower and shower screen, pedestal wash hand basin and low level WC. There is an opaque window to the front and radiator.

Outside

Allocated parking space.

Leasehold Details – 125 year lease from 2002
Ground Rent £75.00 per annum

Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

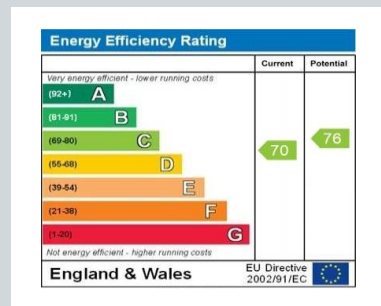
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

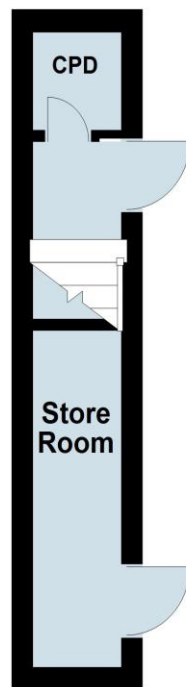
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

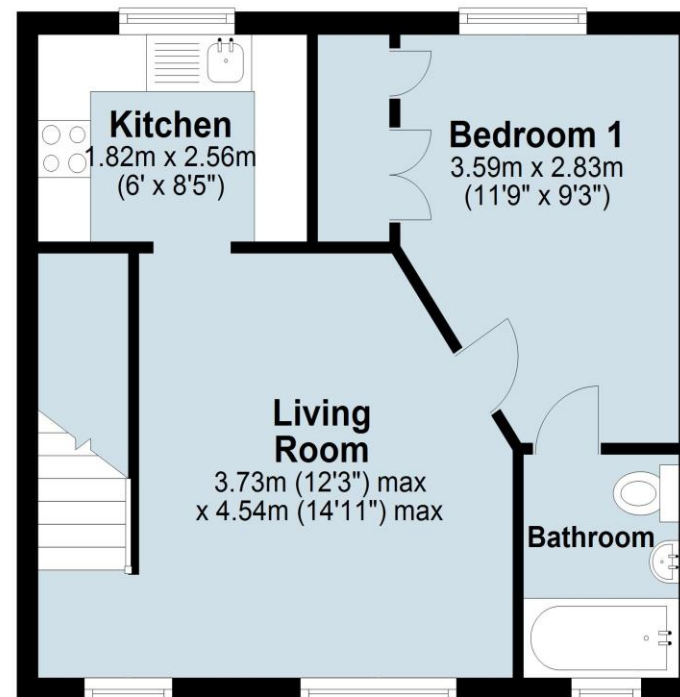
West Northamptonshire Council
Tel:01327-316880.
Council Tax Band - A



Ground Floor



First Floor



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Zoopa
Smarter property search

rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions