



36 Exeter Close, Daventry, Northamptonshire, NN11 4SY

HOWKINS &
HARRISON

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Northamptonshire, NN11 4SY

Guide Price: £210,000

A well presented two bedroom terrace home which has undergone an extensive recent refurbishment, to include a garage and driveway parking. The property is situated within walking distance of Daventry Town Centre and is ideal for first time buyers or a potential rental investment, offered with no upward chain.

Features

- Lovely two bedroom terrace home
- Recently refurbished
- Ideal First time purchase or rental investment
- Porch and sitting room
- Refitted family bathroom
- Modern kitchen/diner & brand new oven and hob
- Garage and driveway parking
- Enclosed rear garden
- Close to the town centre and amenities
- Energy rating - C



Location

Daventry town centre is an easy 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.



Ground Floor

The property is entered through a UPVC door into the porch with wood effect laminate flooring leading to the lounge adjoining the kitchen/diner and stairs rising to the first floor accommodation.

The recently refurbished kitchen has French UPVC doors to the garden and a range of modern wall mounted and base level units with work surfaces incorporating one and a half stainless steel sink, brand new integrated electric oven with gas hob and extractor over, gas fired combination boiler, space and plumbing for washing machine and fridge/freezer.

First Floor

There are two good sized double bedrooms with a storage cupboard to master and a refurbished family bathroom with shower over bath, WC and wash basin.

Outside

The front of the property benefits from a single garage with electric roller door and driveway parking, with laid to lawn and paved patio walkway to the front door.

The rear garden is mainly laid to lawn with a paved patio seating area, enclosed by wooden fence panels and rear access to the garage. (The garage door is new and has a 5 year warranty)

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.

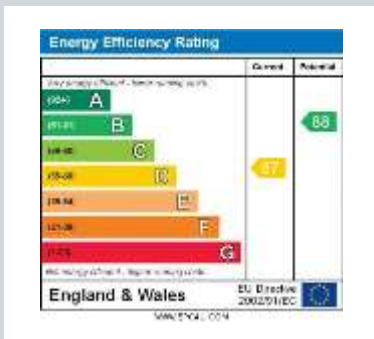
Services

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: 0300-126700

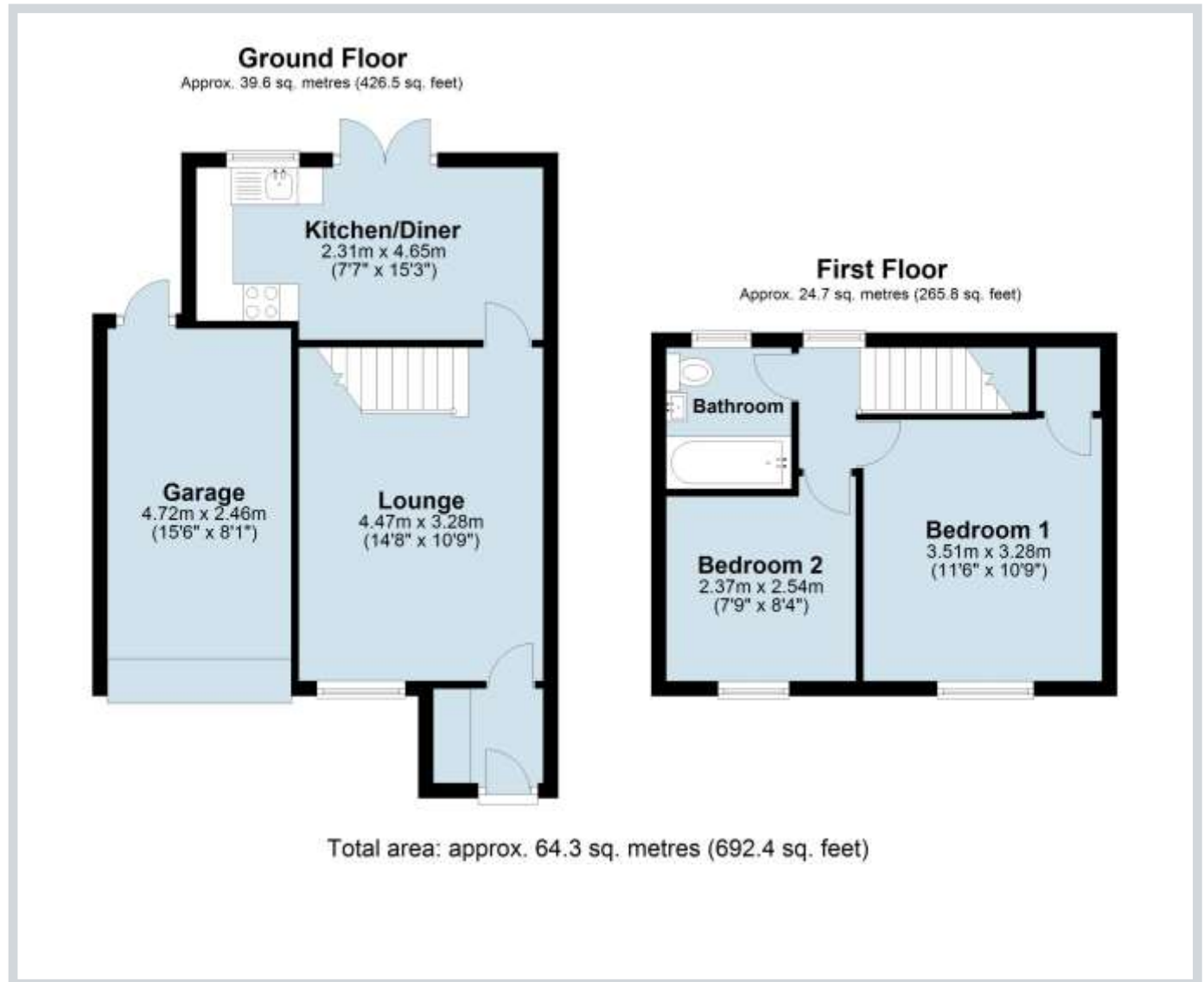
Council Tax Band - B



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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.



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