



69 Wordsworth Road, Daventry, Northamptonshire, NN11 9BE

HOWKINS &  
HARRISON

69 Wordsworth Road, Daventry,  
Northamptonshire, NN11 9BE

Guide Price: £190,000

A well presented extended terraced house presented in good order and with no upper chain. The property features a reception room, along with spacious conservatory and modern fitted kitchen/diner with integrated appliances. Upstairs are three well-proportioned bedrooms together with fully tiled bathroom. Outside to the front is an enclosed low maintenance garden and to the rear a spacious low maintenance garden with patio.

### Features

- Well-presented extended terraced house with no chain
- One reception room, UPVC double glazing
- Conservatory
- Open plan fitted kitchen/diner
- Gas radiator heating
- Three spacious bedrooms and family bathroom
- Front and rear gardens
- On street parking
- Mature location close to Schools and Shops
- 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. 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

To the front of the property a hall with cupboard under the stairs. The spacious sitting room features windows to front and rear. There is an open plan kitchen/diner with dual aspect and which is fitted in a range of modern cabinets with work surfaces and integrated oven and gas hob. A rear lobby has a door to the conservatory and stairs to first floor. The conservatory features a tiled floor, windows on two sides and double doors into the garden.

## First Floor

The landing provides access to all first floor rooms. The master bedroom overlooks the rear garden and there is a fitted wardrobe. There are two further bedrooms, one of which also with fitted storage over stairs. The family bathroom has a panel bath with a shower over and wash basin, separate W.C.

## Outside

To the front is an enclosed garden accessed via a short walkway. The rear garden includes a patio, lawned area and is enclosed by timber fencing. A gate leads to a pedestrian walk way to the rear.

## Viewing

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

## Fixtures and Fittings

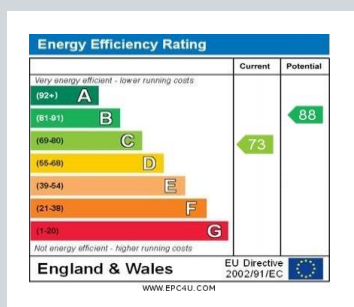
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 - A

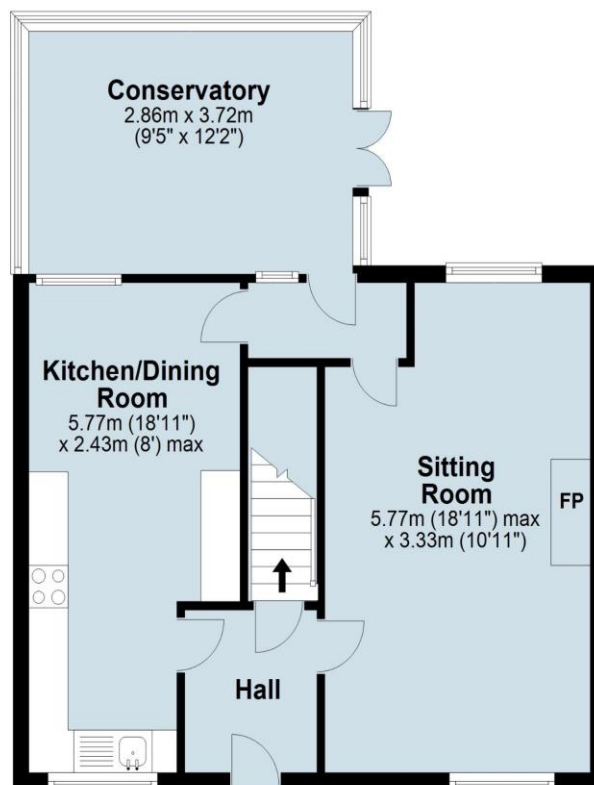


## Howkins & Harrison

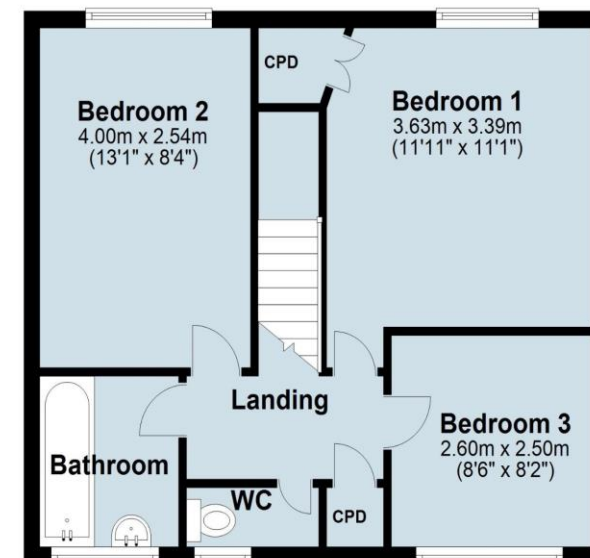
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Instagram HowkinsLLP

## Ground Floor



## First Floor



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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