



6 Hawke Road, Daventry, Northamptonshire, NN11 4LA

HOWKINS &  
HARRISON



6 Hawke Road, Daventry,  
Northamptonshire, NN11 4LA

Guide Price: £209,950

A large four bedroom end of terrace property offered for sale with no upward chain, which would benefit from cosmetic updating and improvement, providing well-proportioned and versatile living accommodation. Situated within easy reach of local amenities such as schools, parks and shops, this property is ideally suited as an investment purchase or first time buy.

#### Features

- Four bedroom end of terrace
- No upward chain
- Spacious lounge and dining room
- Kitchen/breakfast room with utility area
- Front and rear gardens
- Downstairs shower room
- Family bathroom
- Ideal investment purchase or first time buy
- Local amenities
- Energy Rating - TBC





## 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

The entrance hall has stairs rising to the first-floor accommodation and doors off to all principal rooms, including the downstairs shower room. The kitchen/breakfast room has a door out to the rear garden, a range of fitted units, breakfast bar and work surfaces incorporating sink, oven with gas hob and extractor over, space and plumbing for fridge/freezer and dishwasher and a utility area for the washing machine and dryer. The sitting room features a brick-built fireplace and sliding patio door to the garden, adjoining the dining room which overlooks the front aspect and leads back to the entrance hallway.

## First Floor

There are four large double bedrooms with built-in wardrobes to bedrooms 1 & 2 and family bathroom with shower over bath, WC and wash basin.

## Outside

The gated front garden is mainly laid with slate chippings incorporating a brick laid pattern and paved patio walkway leading to the front door, enclosed by established Leylandii hedging.

The rear garden is laid to lawn with a concrete walkway to the gated rear access bordered with thoughtfully planted shrubs/tree, including a shed for storage, all enclosed by wooden fence panelling.

## Viewing

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

## Fixtures and Fittings

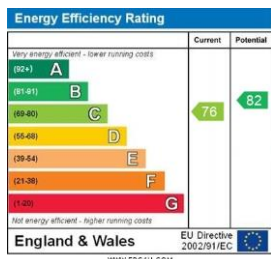
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



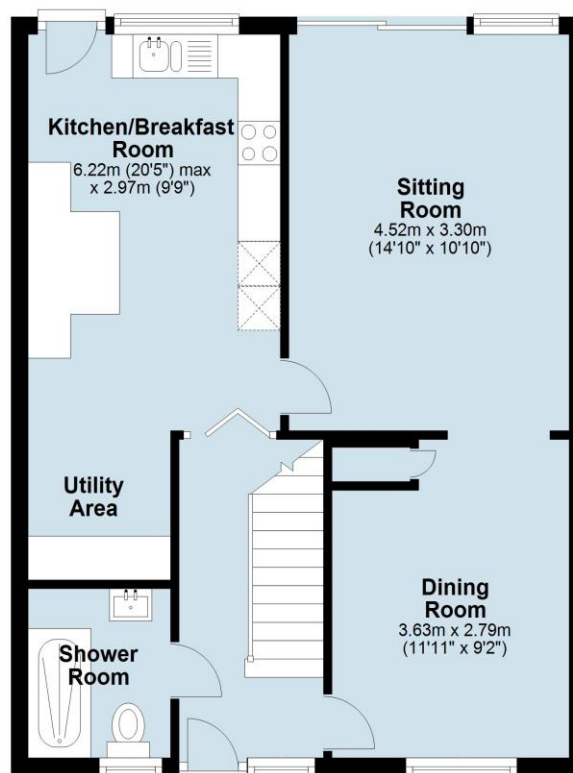
## Howkins & Harrison

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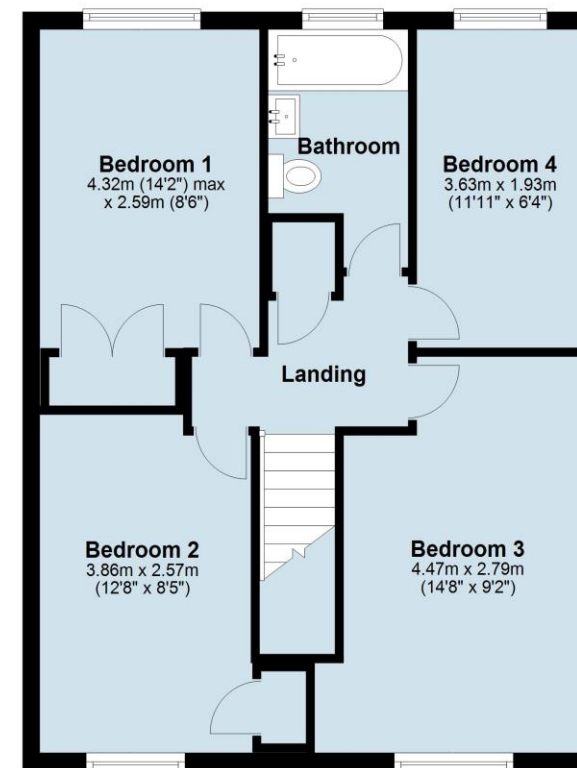
## Ground Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.1 sq. feet)



Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

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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