



11 Coleridge Walk, Daventry, Northamptonshire, NN11 9AU

HOWKINS &
HARRISON

11 Coleridge Walk, Daventry,
Northamptonshire, NN11 9AU

Guide Price: £179,000

Offered for sale with no onward chain, this two bedroom terrace property would make an ideal first time buyer/investment purchase. The property is well presented throughout and offers, lounge/dining room, fitted kitchen, two double bedrooms with built in wardrobes and family bathroom. Outside there is an enclosed rear garden.

Features

- Lovely two bedroom home
- Neat kitchen with oven, hob & extractor fan
- Living/dining room
- Two first floor double bedrooms
- Bedroom with built in wardrobe
- Family bathroom
- Rear garden with patio
- Close to local Schools & shops
- Walking distance to Daventry Country Park
- 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

Entered via UPVC double glazed entrance door into the hallway. The Kitchen is fitted with a range of base and wall units to include glass fronted display cabinets. There is a built-in electric oven and hob with extractor fan above. UPVC double glazed window to the side of the UPVC double glazed door which provides access to the rear garden. The lounge/dining room is dual aspect with UPVC double glazed window to front aspect and UPVC double glazed sliding patio doors to the rear aspect opening onto the rear patio area.

First Floor

The first floor landing has an airing cupboard housing the hot water cylinder and access to the loft. The master bedroom has UPVC double glazed window to front aspect and built in storage cupboard. Bedroom two also has UPVC double glazed window and built in storage cupboard. Family bathroom with modern white suite.

Outside

Pathway leads to the front entrance and the rear garden has a paved patio area directly behind the property leading to a lawned garden which is enclosed by timber fencing and has gated pedestrian access to the rear.

Viewing

Strictly by prior appointment via the selling agents. 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.

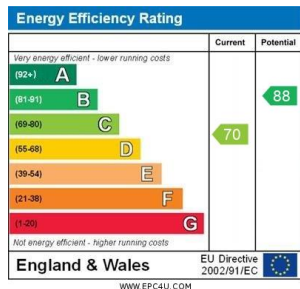
Services

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.

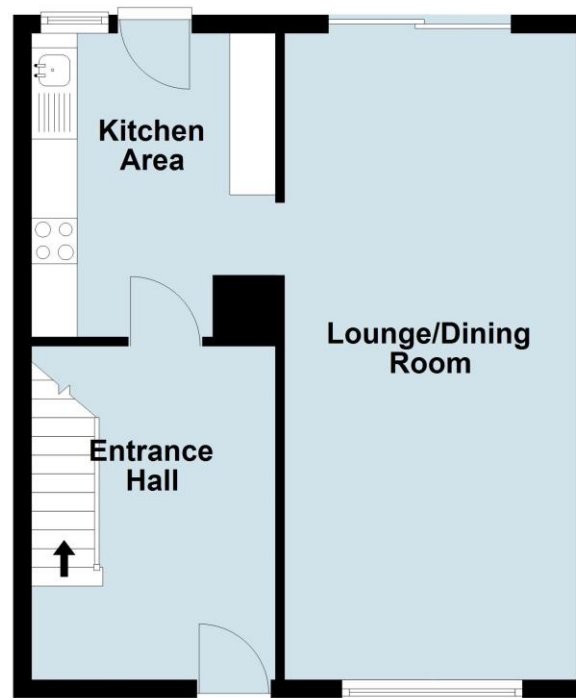
Local Authority

West Northamptonshire Council
Tel: 0300-126700

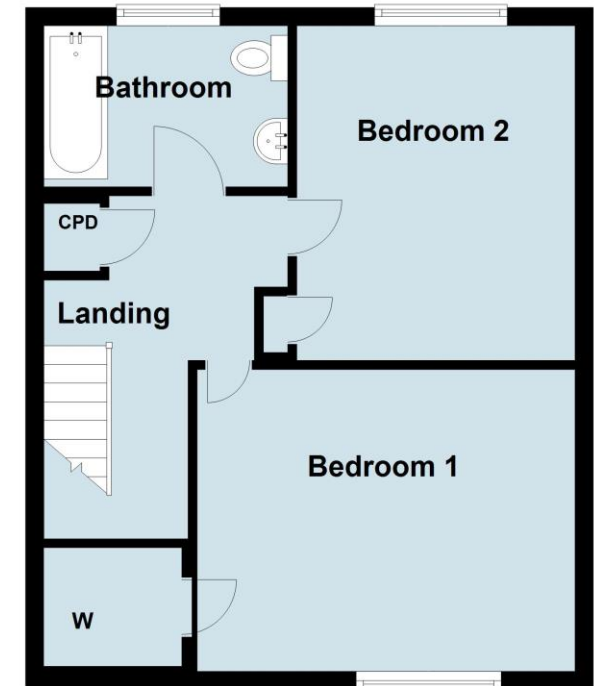
Council Tax Band - A



Ground Floor



First Floor



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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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