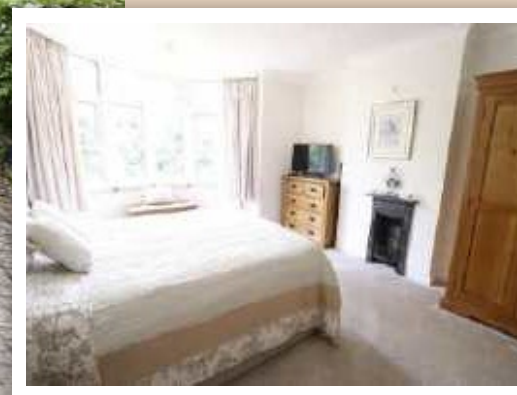




A well presented and much improved 1930's detached house in This Non-Estate location close to the Town Centre. There's lots of period features and the property benefits from SEPARATE LOUNGE AND DINING ROOM, KITCHEN, LARGE SOUTHERLY FACING REAR GARDEN THAT BENEFITS FROM NOT BEING OVERLOOKED, replacement boiler and REPLACEMENT BATHROOM WITH SEARATE WC .Three first floor bedrooms two of which are large doubles and a further single bedroom, GARAGE WITH FURTHER OFF ROAD PARKING FOR THREE CARS, Upvc double and Gas Central Heating and an outbuilding used a utility room. Viewing is essential to fully appreciate the location and condition of this property. Fast Find 12336 EPC-D



fast find
12336

Daventry Office

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28 photos available
on our **Website**



2 floorplans available
on our **Website**

£350,000

11 Badby Road West, DAVENTRY

Entered via

Part opaque glazed wooden door with opaque stained glass window to front aspect.

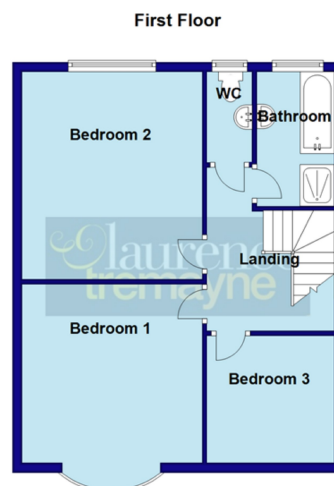
Entrance Hall 13'8 x 6'8 reducing to 3'8 (4.17m x 2.03m reducing to 3'8)

A bright and welcoming hallway with original tiled flooring, stairs rising to first floor landing, radiator, thermostatic control, decorative ceiling rose, picture rail, under stairs storage cupboard, doors to all ground floor accommodation.

Lounge 14'10 into bay x 14'0

(4.52m into bay x 4.27m)

A spacious room with Upvc double glazed bay window to front aspect,



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Radiator, feature fireplace with wooden mantle over and tiled base with inset log burner, coved ceiling, picture rail, decorative ceiling rose, television point, telephone point.

Dining Room 13'11 x 12'0 (4.24m x 3.66m)

Another bright and spacious room with Upvc double glazed door opening out onto the patio of the rear garden with Upvc double glazed windows to either side, feature brick fireplace with tiled base, radiator, wood laminate flooring, coved ceiling, decorative ceiling rose, picture rail.

Kitchen 10'0 x 8'8 (3.05m x 2.64m)

Fitted with a range of eye and base level units with rolled edge work tops, inset double electric oven with ceramic hob and extractor over, stainless steel sink and drainer, space and plumbing for dishwasher, space for under counter fridge/freezer, tiling to water sensitive areas, radiator, coved ceiling, Upvc double glazed window to rear aspect with views over the rear garden, part opaque Upvc double glazed door to



side aspect and outbuilding.

Outbuilding 5'10 x 3'6 (1.78m x 1.07m)

A brick built outbuilding with space and plumbing for washing machine, wall mounted central heating boiler, wash hand basin with tiled splash backs, window to side aspect.

First Floor Landing 11'4 x 8'8 reducing to 2'10 (3.45m x 2.64m)

A bright landing with Upvc double glazed window to side aspect,

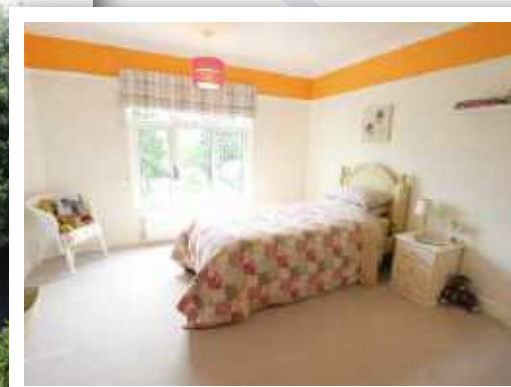
decorative ceiling rose, , coved ceiling, radiator, access to loft, doors to all first floor accommodation.

Bedroom One 15'6 into bay x 12'3 (4.72m into bay x 3.73m)

A delightful double bedroom with feature Upvc double glazed bay window to front aspect, radiator, feature ornamental fireplace, coved ceiling, picture rail.

Bedroom Two 14'0 x 12'0 (4.27m x 3.66m)

Another lovely double bedroom with Upvc double glazed window to rear aspect with views over the rear garden, ornamental feature fireplace coved ceiling, picture rail.



Bedroom Three 8'10 x 8'10 (2.69m x 2.69m)

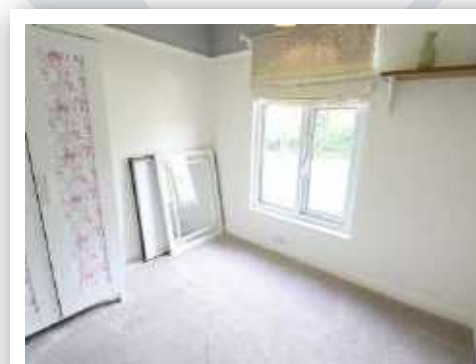
Upvc double glazed window to front aspect, radiator, coved ceiling, picture rail.

Bathroom 10'1 x 5'6 (3.07m x 1.68m)

A three piece suite comprising of pedestal wash hand basin, panel bath with mixer tap and shower attachment, shower cubicle with electric shower, radiator, tiling to water sensitive areas, wood laminate flooring, opaque Upvc double glazed window to rear aspect, coved ceiling, electric shaver point.

Separate WC 5'10 x 3'0 (1.78m x 0.91m)

A two piece white suite suite comprising of low level WC, wall



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mounted wash hand basin, tiling to water sensitive areas, ceramic tiled floor, coved ceiling.

Outside

Rear

A large Southerly facing rear garden that benefits from not being over looked, a paved patio are sits directly to the rear of the property enclosed with shrub and flower borders, a pathway runs the length of the rear garden to the side of the lawned area with further shrub and flower borders, hard standing for a greenhouse, at the bottom of the garden is a second patio area with hard standing for a wooden shed,

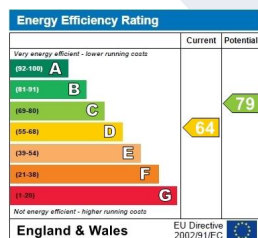
outside tap, access door to garage, side storage area, the garden is enclosed by timber fencing.

Front

A delightful frontage with a block paved drive for two cars leading to garage, with a further gravel drive for another car, pathway to front entrance with shrub and flower borders, enclosed by mature hedging.

Garage 15'2 x 8'6 (4.62m x 2.59m)

Access via double wooden doors, power and light connected, space for chest freezer, fridge/freezer and tumble dryer.



Viewing strictly by appointment with the agent



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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