

# Property Details

16 Archer Avenue, Braunston, Daventry,  
Northamptonshire, NN11 7HD

Guide Price **£250,000**





# Property Photos

16 Archer Avenue, Braunston, Daventry, Northamptonshire, NN11 7HD



Creation Date  
**16/10/2025**



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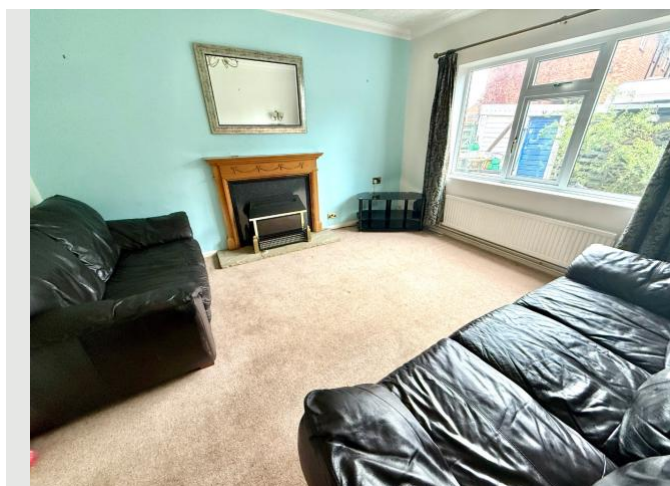
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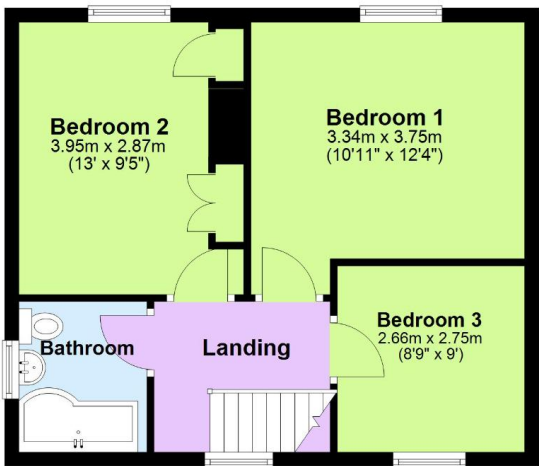
# Property Floor Plans

16 Archer Avenue, Braunston, Daventry, Northamptonshire, NN11 7HD

Ground Floor



First Floor



# Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply



# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Oil
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£250,000

Land Size

Less than an acre

Age of Property

-

Year Built

-

New Home

No



# Property Features

16 Archer Avenue, Braunston, Daventry, Northamptonshire, NN11 7HD

## Feature 1

Three Bedroom Family Home

## Feature 2

Great-sized Corner Plot

## Feature 3

Kitchen/diner & Separate Lounge

## Feature 4

Utility Room & Ground Floor Wc

## Feature 5

Oil-fired Central Heating & Upvc Double Glazing

## Feature 6

Single Garage

## Feature 7

Ample Off-road Parking

## Feature 8

Front Garden & Low-maintenance Rear Garden

## Feature 9

Ideal First Purchase In A Popular Village

## Feature 10

No Upper Chain

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# Property Description

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## Three Bedroom Property For Sale In Braunston

Three Bedroom Property For Sale In Braunston

Set back from the road this well-maintained three double bedroom semi-detached property for sale in Braunston, with no upper chain is much bigger than it looks – it would make an ideal first purchase in this very popular Northamptonshire village. In our opinion this bright and deceptively spacious property is well worth taking a look around.

In brief, the ground floor accommodation consists of an entrance hallway leading to a lounge area with a feature fireplace with the option of an open-fire.

The kitchen area has been well-maintained with floor and wall-mounted units, a built-in electric oven and space and plumbing for white goods – this area has been opened up into a dining area with plenty of space for a dining table and chairs.

You will also find a ground floor cloakroom and a very useful utility room.

On the first floor you will find three large bedrooms, all of which are capable of housing a double bed. There is also a good-sized family bathroom.

Additional benefits include UPVC double glazing and oil-fired central heating system to radiators throughout.

Outside, the property has a mature enclosed front garden with steps up to the entrance door. To the side is a further garden area and a paved pathway allowing access into the rear garden.

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The sunny rear garden is very low-maintenance and offers gated-access into the garage and to the off-road parking area.

This spacious property is just a short walk from the High Street and the heart of Braunston. The village retains a popular community spirit as there is plenty going on within the village.

The local amenities which are just minutes away, include a supermarket, Post Office, chip shop, garage, hairdresser, and the village primary school. The village also boasts a number of pubs both in the village and canalside - there is also a church.

The village is located on a ridge overlooking the canal system and is well known for the junction between the Oxford and the Grand Union Canal and the busy Braunston Marina.

The village has thrived on the canal trade for over 150 years, firstly for transporting goods from the Midlands to London.

It is now a centre for leisure activities and boasts by far the busiest stretch of canal system anywhere in the country.

If you have never walked along the towpaths, the scenery is stunning, surrounded by the rolling countryside which surrounds the village making Braunston the perfect place to live.

If your work involves commuting the nearby A45, A5, M1 and M6, are easily accessible from the village and the local towns are Daventry and Rugby.

If you need a rail link, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour.

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This property could be your first village home, to take a look call the friendly Sales team at Campbells today.

Council Tax Band - B

EPC Rating - D

Tenure Freehold

The Room Measurements for this property are as follows:

Lounge

4.12m (13'6") x 3.77m (12'4")

Kitchen/Dining Room

6.12m (20'1") x 3.32m (10'11")

Utility Area

3.03m (9'11") x 2.49m (8'2")

Bedroom 1

3.75m (12'4") x 3.34m (10'11")

Bedroom 2

3.95m (13') x 2.87m (9'5")

Bedroom 3

2.75m (9') x 2.66m (8'9")

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