



132, Admirals Way Daventry, NN11 4LG

HOWKINS &
HARRISON

132, Admirals Way Daventry,
NN11 4LG

Guide Price: £175,000

A three-bedroom mid terrace home offered to the market with no onward chain, ideally suited to families or first-time buyers. The property benefits from a spacious sitting room, kitchen/dining area with access to the rear garden, three bedrooms, family bathroom, enclosed rear garden, brick-built store and front garden.

Features

- Three-bedroom home
- Offered with no onward chain
- Kitchen/dining area with rear garden access
- Fitted kitchen with built-in oven and four-ring gas hob
- Family bathroom with power shower
- Enclosed rear garden with patio and lawn
- Brick-built garden store
- Pedestrian rear access
- Front garden with paved pathway



Location

Admirals Way is located within an established residential area of Daventry, Northamptonshire. The immediate surroundings are predominantly residential, with a range of local facilities and amenities available within the wider Daventry area. The property benefits from access to local road networks, including connections towards the A425 and A45, providing access to surrounding towns and the wider motorway network. The nearest railway station is Long Buckby, approximately 5 km away, providing rail connections towards Birmingham and London.

Ground Floor

Entrance is gained via a UPVC double glazed door opening directly into the sitting room, which features a UPVC double glazed window to the front, radiator, built-in cupboard and stairs rising to the first floor. An archway leads through to the kitchen/dining area, which benefits from a UPVC double glazed window and patio doors providing access to the rear garden.

The fitted kitchen comprises a range of wall, base and drawer units with rolltop work surfaces, stainless steel sink, built-in oven, four-ring gas hob with extractor over, plumbing for a washing machine and space for a fridge freezer. There is also useful under-stairs storage.



First Floor

To the first floor, the landing provides access to the loft space and houses a built-in cupboard containing the gas-fired Worcester boiler. Panelled doors lead to the three bedrooms and family bathroom.

Bedroom one features a UPVC double glazed window to the front and radiator. Bedroom two has a UPVC double glazed window overlooking the rear, built-in cupboard with shelving and radiator. Bedroom three benefits from a UPVC double glazed window to the front, radiator and built-in cupboard with hanging rail.

The family bathroom is fitted with a three-piece white suite comprising low-level WC, pedestal wash hand basin and panel bath with power shower over and glass side screen. There is an obscure UPVC double glazed window to the rear, tiled splashback areas and radiator.

Outside

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area and is enclosed by timber panel fencing. A brick-built store provides useful additional storage, with a partly covered area adjacent to the property. There is also pedestrian rear access. The front garden is laid to lawn with a stepped paved pathway leading to the front entrance.

Viewing

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

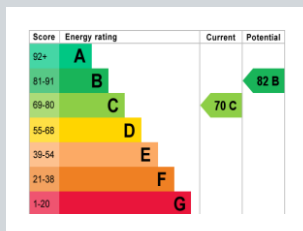
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council-Tel:0300-126700
Council Tax Band - A



Howkins & Harrison

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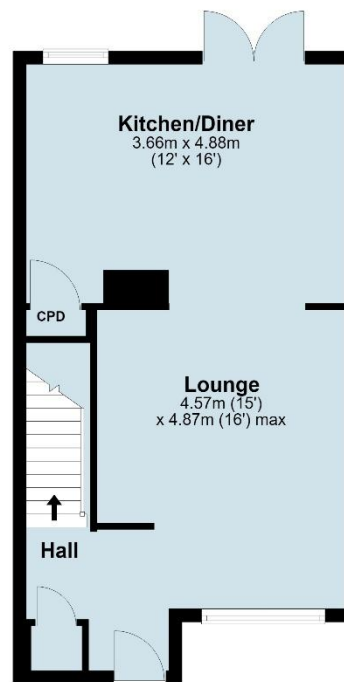
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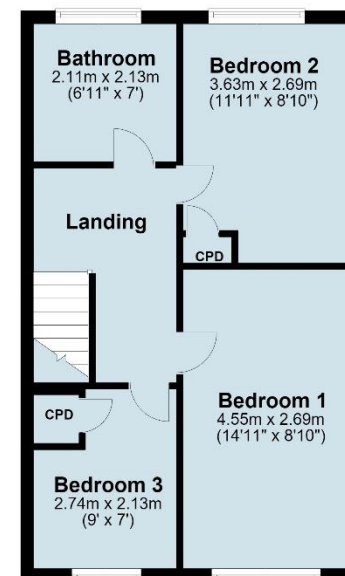
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 83.7 sq. metres (901.1 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.