73 Dennetts Close, Daventry, NN11 9AE

HOWKINS & HARRISON

73, Dennetts Close, Daventry, NN11 9AE

Offers in region of: £220,000

Offered with no chain is a two-bedroom end of terrace with parking. The property benefits from a cloakroom/wc, fitted kitchen and lounge/diner which overlooks the rear garden. Two bedrooms to the first floor and family bathroom.

Features

- Offered with no upward chain
- Two-bedroom end of terrace
- Fitted kitchen
- Lounge/diner with French doors
- Cloakroom/wc
- Two bedrooms
- Three piece family bathroom
- Rear garden with side pedestrian access
- Parking space

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.

Ground Floor

The property is entered via a double-glazed front door leading into the entrance hallway, with stairs rising to the first floor, radiator, and doors providing access to the ground floor accommodation.

The downstairs cloakroom features an obscure UPVC double glazed side window and is fitted with a two-piece suite comprising a low-level WC and pedestal wash hand basin with tiled splash back and radiator.

The spacious lounge/diner enjoys plenty of natural light and benefits from double glazed French doors opening onto the rear garden, two radiators, and a useful understairs storage cupboard.

The kitchen is fitted with a range of wooden wall, base, and drawer units with roll-top work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with chrome mixer tap. Further benefits include a built-in Indesit oven with gas hob and extractor canopy over, wall-mounted gas boiler, tiled flooring, radiator, plumbing for a washing machine, and space for a fridge freezer. A UPVC double glazed window overlooks the front aspect.

First Floor

To the first floor, the landing has a UPVC double glazed side window, loft access, and doors leading to all rooms.

Bedroom One benefits from a UPVC double glazed window to the front aspect, radiator, and built-in storage cupboard. Bedroom Two overlooks the rear garden and includes a UPVC double glazed window and radiator.

The bathroom is fitted with a modern three-piece white suite comprising a low-level WC, pedestal wash hand basin, and paneled bath with shower over, complemented by tiled splash back and radiator.

Outside

Externally, the enclosed rear garden is mainly laid to lawn with a paved patio seating area and timber fencing to boundaries. A side pedestrian gate provides access to the front of the property.

To the front, the property offers a lawned area, patio pathway, and allocated parking space.

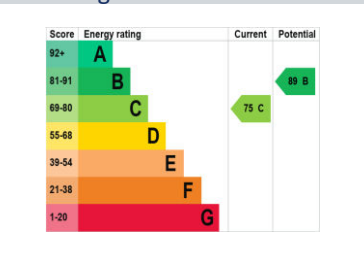
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

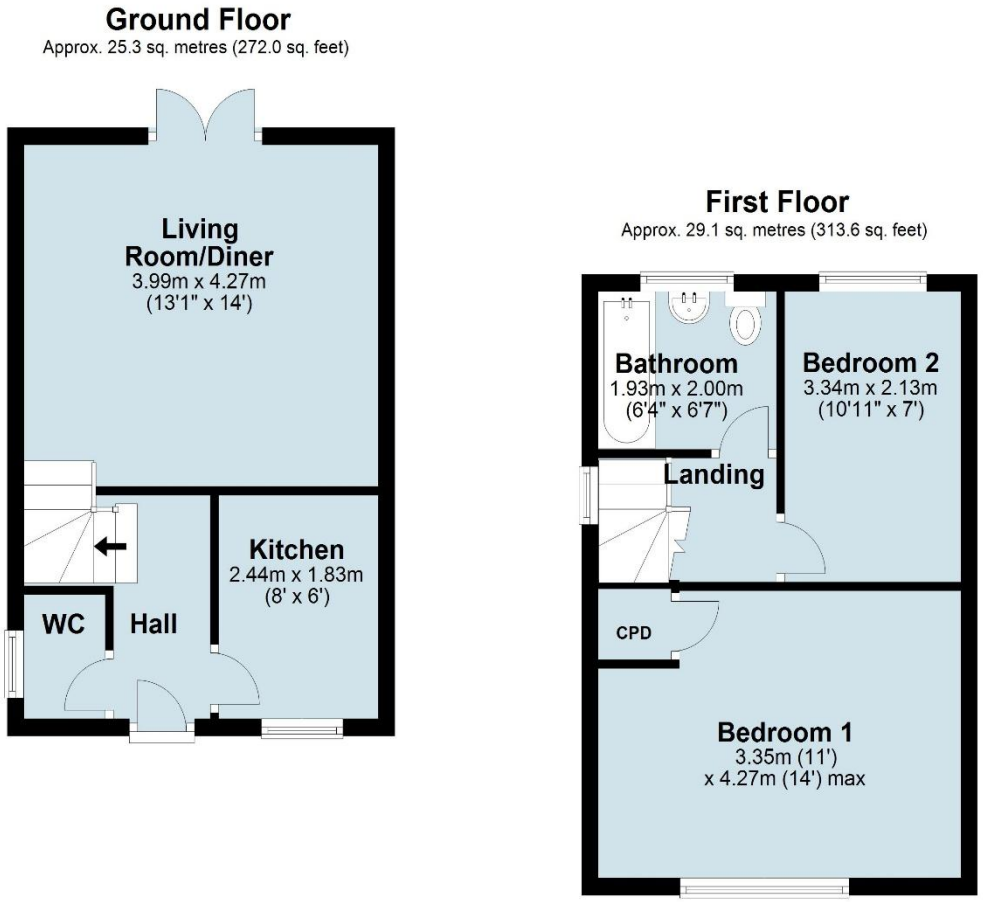
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-D

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





Total area: approx. 54.4 sq. metres (585.6 sq. feet)

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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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