



01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 1 Bathroom | 1 Reception Room | No Upper Chain

Ground Floor

Bedroom 1
3.63m x 2.75m
(11'11" x 9')

Kitchen
2.54m x 2.77m
(8'4" x 9'1")

Wet Room
1.61m x 1.58m
(5'4" x 5'2")

Lounge
3.95m x 3.05m
(12'11" x 10')

Bedroom 2
2.78m x 2.33m
(9'1" x 7'8")

Entrance Hall

Rear Lobby

Lobby

LOCAL PROPERTY EXPERT MARK HEYCOCK

01327 878926

07843 561288

mark@campbell-online.co.uk

We chose Campbells estate agents to sell our house purely because of Mark Heycock. We have had the pleasure of buying through Mark in the past and it was therefore a no-brainer to choose him when we wanted to sell. Mark is knowledgeable of the market, dedicated to his clients and enthusiastic about his job. He will push boundaries to get the job done even through the most difficult of times (the sale I referred to earlier took place during the covid pandemic.) I would have absolutely no hesitation in recommending Mark Heycock and Campbells.

NAME: Diane, NN11 - 17th April, 2023
ABOUT: Mark

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



34 INLANDS RISE

DAVENTRY, NN11 4DQ

- ✓ Within Walking Distance Of Daventry Town Centre
- ✓ Sought After Quiet Location
- ✓ Two Bedroom Bungalow
- ✓ Lovely Countryside Views Towards Borough Hill
- ✓ Ample Off Road Parking
- ✓ Useful Wet Room
- ✓ UPVC Double Glazing Throughout
- ✓ South Facing Rear Garden
- ✓ Gas Central Heating



A charming and well maintained, two bedroom, semi detached, bungalow located in the heart of Daventry

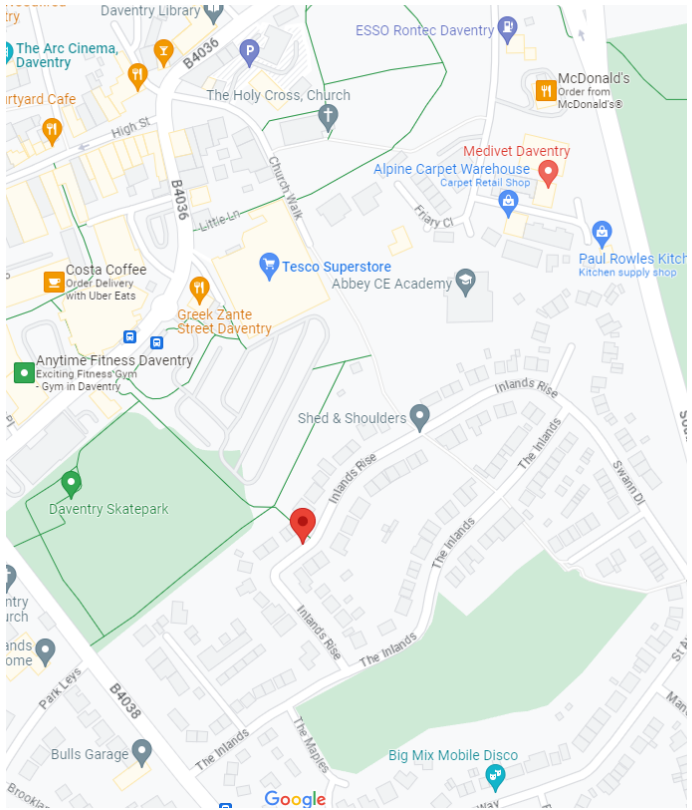
This property is situated in a sought-after and tranquil area surrounded by similar style properties and is just a two minutes walk from Daventry Town Centre and its local amenities. Upon entering the property, you are greeted with a welcoming entrance porch which doubles up as a utility area leading to a hallway that opens up to a bright and inviting lounge area with a feature bay window, complete with a feature electric fireplace. The inner hallway provides access to the generously-sized primary bedroom and a flexible second bedroom which could also be utilized as a dining room, a well presented wet room, and a refurbished well laid out kitchen area.

The fitted kitchen grants access to a convenient side porch, leading to a spacious private low maintenance south facing rear garden with far reaching countryside views across Daventry towards Borough Hill. At the rear of the property, you'll discover a delightful patio area, perfect for enjoying quiet moments in the sun while overlooking an easily maintainable garden stocked with flower beds. Additional outdoor features include a practical summer house and a brick built storage shed. UPVC double glazing and gas central heating throughout provide extra comfort and convenience. The property's front garden, has been block paved to a large off-road parking area for two vehicles.



LOCATION

Nestled within the picturesque county of Northamptonshire, Daventry boasts a serene location for commuters. Close proximity to major road networks and a short drive to Long Buckby railway station, which offers direct routes to Birmingham, Northampton, and London Euston in less than an hour. Residents can enjoy the best of both worlds with a blend of town and country living. Daventry Town Centre, Daventry Town Park, and Daventry Country Park are all within a reasonable walking distance, offering abundant opportunities to support a high quality of life and a healthy lifestyle.



Council Tax Band: B EPC: Rating D

"Boasting ample off-road parking and being offered for sale with no upper chain, this property presents an excellent opportunity for looking to move close to Daventry Town Centre."

