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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 1 Bathroom | 1 Reception Room | Very Well Presented



99 TIMKEN WAY

DAVENTRY, NN11 9UE

- ✔ Gas Central Heating and UPVC Double Glazed Windows
- ✔ Short Walk To Daventry Town Centre
- ✔ Large Lounge/Diner
- ✔ Perfect For First Time Buyers or Investors
- ✔ Downstairs WC/Cloakroom
- ✔ Very Well Presented
- ✔ Two Bedroom End Of Terrace Property
- ✔ Private Rear Garden
- ✔ Off Road Parking

Two Bedroom Property For Sale In Timken, Daventry

This charming two-bedroom end-terrace property, located in the sought-after Timken development of Daventry, presents an ideal opportunity for first-time buyers or investors alike. Upon entry, you're greeted by a spacious hallway leading to a well-appointed fitted kitchen and a convenient downstairs cloakroom. The heart of the home is a generously sized lounge/diner, flooded with natural light through sliding patio doors which open onto the rear garden. Adjacent to the hallway is a well-appointed kitchen, equipped with modern amenities and ample storage space as well as a downstairs cloakroom/WC. Ascending the stairs to the first floor, you'll find two double bedrooms, with the first bedroom boasting built-in wardrobes for ample storage. A family bathroom completes the accommodation upstairs. Key features include UPVC double glazing throughout and efficient gas central heating with a recently replaced boiler ensuring comfort and energy efficiency year-round. Externally, the property offers allocated off-road parking to the front, while the rear presents a low-maintenance garden featuring a patio area, a lawn, and gated access to the size. Additionally, residents can enjoy easy access to a nearby Pocket Park, perfect for leisurely strolls or outdoor activities. Situated just a short walk from Daventry Town Centre, this property benefits from its proximity to a wide array of local amenities, including shops, restaurants, and recreational facilities. In summary, this well-maintained property offers a homely ambiance, ample living space, and a convenient location, making it an ideal choice for those looking to step onto the property ladder or expand their investment portfolio. Viewing is highly recommended to fully appreciate all that this delightful home has to offer. Daventry itself is a thriving market town and conveniently located in central England, close to major transport links, within very close proximity of the M1 motorway and trains into London Euston and Birmingham from nearby Long Buckby, Rugby or Northampton. Daventry Town Centre benefits from many facilities and amenities including the Leisure Centre, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market on the High Street. Daventry Market takes place every Tuesday and Friday throughout the year and there is free car parking in the town centre to allow you to explore both the market and the wider town centre at your leisure. Daventry has recently benefitted from new investment in the town centre, with the recently opened cinema being a fantastic new provision for local residents. Daventry Country Park is just a five minute drive away, providing a lovely quiet and picturesque place for a walk and with a fabulous play area for the kids.

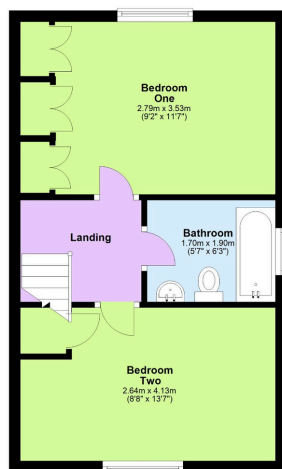
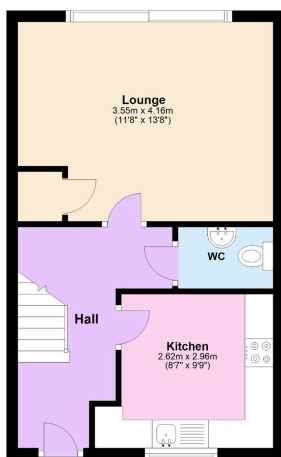


Council Tax: Band B

EPC Rating: C

First Floor

Ground Floor



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 apparatus 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.