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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 2 Bathrooms | 1 Reception Room | No Onward Chain



3 BATTLE AVENUE

DAVENTRY, NN11 2NX

- ✔ Ideal First Purchase On A Very Popular Development
- ✔ Large Lounge/Diner With Patio Doors Into The Rear Garden
- ✔ Off Road Parking For Two Vehicles
- ✔ Two Double Bedrooms With Fitted Wardrobes
- ✔ Ground Floor Cloakroom
- ✔ Low Maintenance Rear Garden With Rear Gated Access
- ✔ Modern Kitchen with Under Unit Lighting
- ✔ Gas Central Heating And Solar Panels
- ✔ Close To Countryside Walks and Local Amenities

About the Property

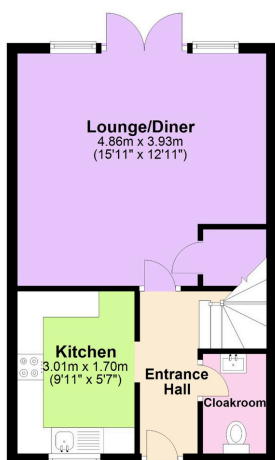
This well maintained two-bedroom property for sale on the Meadowside Development in Daventry with no upper chain would make an ideal first purchase for those looking to step onto the property ladder. Situated in a popular area, this property boasts a range of appealing features that make it an attractive option for any buyer. The location is great with lovely waterside and countryside walks around Daventry Country Park which is almost on your doorstep, the local amenities and the pub in Ashby Fields are also within reasonable walking distance, making for a superb all-round location. The absence of an onward chain means a smooth and hassle-free buying process, allowing you to settle into your new home without delay. No more waiting around for paperwork or dealing with uncertainties - here, you can move in and start creating precious memories right away. The accommodation consists of an entrance hallway where convenience is key with a ground floor cloakroom, ensuring additional privacy and ease of access for visitors. The modern kitchen is equipped with under unit lighting, adding a touch of elegance and functionality to your daily cooking routine. This property features a bright and inviting lounge/diner area, perfect for entertaining guests or enjoying peaceful evenings. With patio doors leading to the rear garden, you can seamlessly extend your living space during warm summer days, creating a seamless indoor-outdoor flow. On the first floor you will be greeted by two spacious double bedrooms, both featuring fitted wardrobes. These bedrooms offer ample storage space, ensuring a clutter-free and organized living environment. Say goodbye to the hassle of finding extra storage solutions and enjoy the convenience of built-in wardrobes. There is also a well appointed modern family bathroom. No need to worry about parking on the street - this property comes with off-road parking for two vehicles. Enjoy the convenience and peace of mind that comes with having designated parking spaces just steps away from your front door. If you enjoy spending time outdoors, you'll love the low-maintenance rear garden, which offers both tranquillity and privacy. This well-maintained space is perfect for your morning coffee or al fresco dining on warm summer evenings. The addition of a large storage shed offers the perfect place to store any garden items you have and the whole garden enclosed by wooden panel fencing with rear gated access. Maintaining a comfortable living environment is made easy with UPVC double glazing, gas central heating and solar panels. Enjoy the benefits of renewable energy and reduce your carbon footprint while keeping your home warm and cosy throughout the year - the solar panels provide electricity for the property and a tariff rebate of approximately £60 per quarter. 'Meadowside' on the Monksmoor development in Daventry is within the picturesque county of Northamptonshire and offers a convenient but quiet location for commuting. It is close to all major road networks and only a short drive from Long Buckby railway station, which offers direct routes to Birmingham, Northampton and London Euston in less than an hour. The Development is within easy reach of open countryside, the amenities of Daventry town centre and other existing local services such as Ashby Fields Local Centre and Monksmoor Primary School which opened in 2019. This lovely development is the perfect opportunity for its residents to enjoy a combination of town and country living and plentiful opportunities to support a high quality of life and a healthy lifestyle with Daventry Country Park and The Grand Union Canal literally on your doorstep.



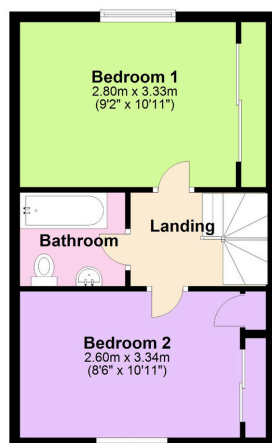
Council Tax: Band B

EPC Rating: B

Ground Floor



First 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 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.