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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 1 Bathroom | 1 Reception Room | Allocated Parking



21 EPPING WALK

DAVENTRY, NN11 9RN

- ✔ Two Bedroom Property In Ashby Fields
- ✔ Modern Replaced Kitchen
- ✔ Nice-Sized Lounge/Diner With Patio Doors
- ✔ Quiet Cul De Sac Location
- ✔ Gas Central Heating To Radiators
- ✔ UPVC Double Glazing Throughout
- ✔ Two Separate Allocated Parking Spaces
- ✔ Private Southerly Facing Rear Garden
- ✔ Within Walking Distance of The Local Amenities In Ashby Fields

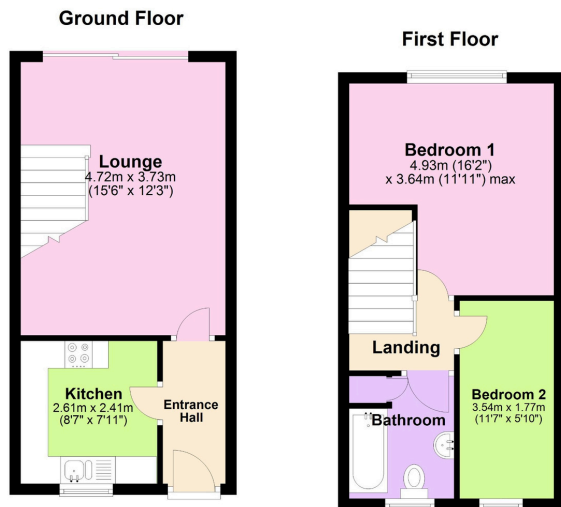
About the Property

Looking for a two bedroom property in a quiet cul-de-sac location in Daventry? This well-maintained, two-bedroom property offers the perfect blend of comfort, and convenience. Situated on the popular Ashby Fields development, this property presents a great opportunity for first-time buyers, young professionals, or even those looking to invest in Daventry's busy rental market. Once inside, the modern replaced kitchen is a standout feature, boasting ample storage and space for all your white goods. The spacious lounge/diner gets plenty of natural light through the patio doors which open up on to the private rear garden. The lounge/dining area is a well-proportioned living space and provides a versatile area to relax, dine, or entertain guests depending on your layout. On the first floor, the landing offers access to a great-sized master-bedroom and bedroom two which is a comfortable single room; there is also a well-appointed bathroom. Comfort is paramount in this property, with gas central heating to radiators ensuring a cosy environment and UPVC double glazing contributes to the overall energy efficiency of this well maintained property. Outside, the property offers two separate allocated parking areas, with one space being to the right hand side of the the neighbour's property, the other parking area is directly in front of the property. The private rear garden, which is almost south facing is easy to maintain with a raised lawn area and a paved patio area, there is also rear gated access. Daventry Country Park, and the local centre on Ashby Fields are all within reasonable walking distance. The Local Centre within Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School, and Family Restaurant / Pub. Due to its central location, Daventry is great if you need to commute, being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby which is only a few miles away with regular trains to London/Euston and Birmingham, New Street. Daventry Town Centre, which is only 5 minutes away by car or a 20 minute walk, benefits from many facilities and amenities including the Leisure Centre, Arc Cinema, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market along the High Street. Daventry also boasts free car parks! This two bedroom property will make a great first purchase or investment for Daventry's busy rental market and must to be viewed internally, to be fully appreciated.



Council Tax: Band B

EPC Rating: C



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.