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## Abbotsbury Drive, Daventry, NN11 2LB

£290,000 - Guide Price Detached



Department: Sales

Tenure: Freehold





## Property Summary

Offered to the market is this well presented three bedroom, detached property.

## Features & Utilities

- ✓ Three Bedroom Property
- ✓ Detached
- ✓ Garage
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities
- ✓ Desirable Location
- ✓ Modern Throughout
- ✓ uPVC Double Glazing
- ✓ Driveway
- ✓ En-Suite

# Property Overview

Offered to the market is this well presented three bedroom, detached property. The property boasts a modern and stylish interior with high quality fixtures and fittings, en-suite and a garage and off road parking. Generously sized throughout the full accommodation comprises entrance hall, lounge, kitchen and WC. To the first floor is bedroom one with an en-suite, two further bedrooms and a family bathroom. EPC Rating: B. Council Tax Band: D.

## ENTRANCE HALL

Entry via composite door into hall. Access to kitchen, lounge and WC. Stairs to first floor landing. Radiator.

## WC

uPVC double glazed window to front elevation. Low level WC and wash hand basin.

## KITCHEN 4.36m x 2.58m (14'4" x 8'6")

uPVC double glazed bay window to front elevation. Radiator, Vinyl flooring. A range of base and wall units. Integrated oven, hob and extractor hood. Stainless steel sink with mixer tap. Space for white goods.

## LOUNGE

uPVC double glazed window to rear elevation and uPVC double glazed French doors to garden. Radiator. Access to under stairs storage.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboards. Doors to:

## BEDROOM ONE 4.04m x 2.67m (13'3" x 8'9")

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Access to en-suite.

## EN-SUITE

Suite comprising wall mounted wash hand basin, low level WC and double shower cubicle. Chrome heated towel rail. Tiled flooring. Half height tiling.

## BEDROOM TWO 3.06m x 2.67m (10'0" x 8'9")

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.47m x 2.01m (8'1" x 6'7")**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

uPVC double glazed obscure window to front elevation. Chrome heated towel rail. Half height tiling. Suite comprising bath with shower over, wall mounted wash hand basin and low level WC.

### **OUTSIDE**

#### **FRONT GARDEN**

Tandem driveway for multiple vehicles. Side access leading to garden and direct access into garage.

#### **REAR GARDEN**

Mainly laid to lawn with sizeable patio stretching across width of the property. Side access leading to driveway.

#### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

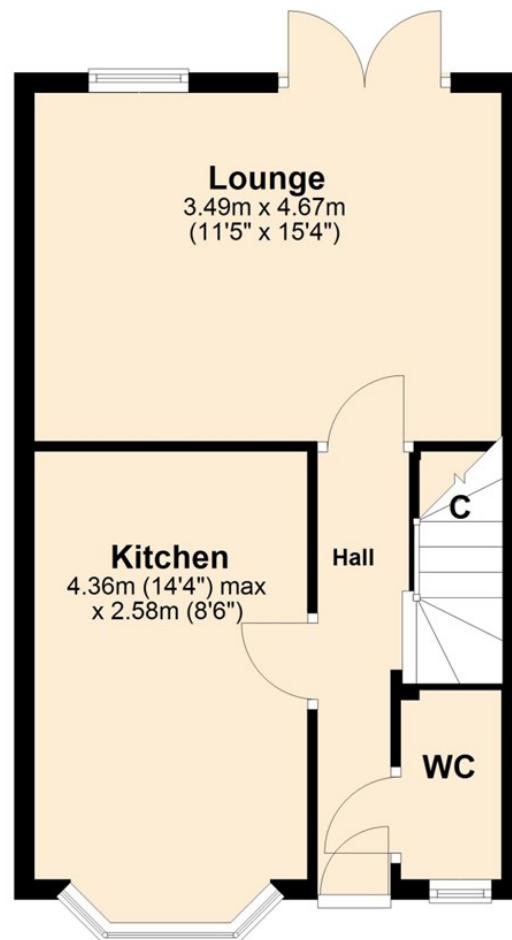
#### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

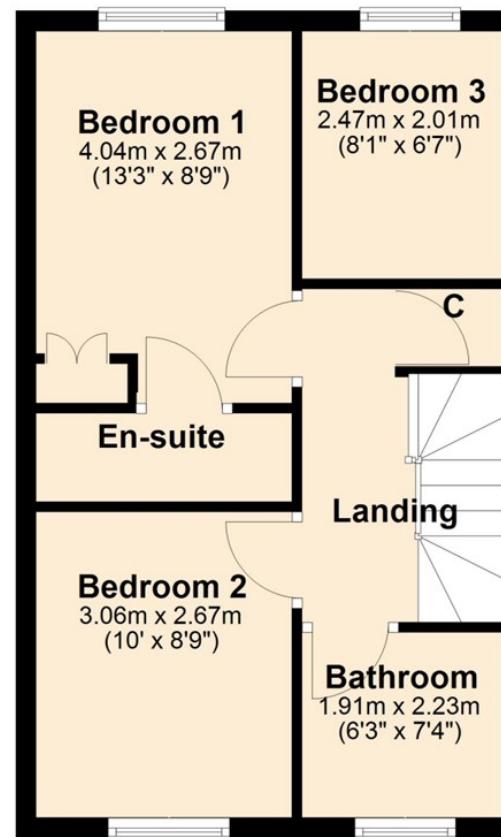
## Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 sq. feet)



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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