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## Gleneagles Close, Daventry, NN114PF

£230,000 Semi-Detached











**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

A well presented three bedroom semi detached home which is located in a quiet location on Borough Hill.

## **Features & Utilities**

- ✓ Three Bedroom Property
- ✓ Semi Detached
- ✓ Front & Rear Gardens
- ✓ Garage
- ✓ Off Road Parking
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- Conservatory
- ✓ Sought After Borough Hill Location
- ✓ Ample Storage Options





## **Property Overview**

A well presented three bedroom semi detached home which is located in a quiet location on Borough Hill. The accommodation comprises entrance porch, hall, lounge having a contemporary style fireplace and a kitchen/diner which leads to a conservatory. To the first floor there are three bedrooms and a refitted shower room. Outside, are front and rear low maintenance gardens, carport and garage. The property benefits from gas radiator heating and uPVC double glazing throughout. EPC Rating: D. Council Tax Band: B

#### **PORCH**

uPVC double glazed entrance door. uPVC double glazed window to side elevation. Built in coats cupboard. Archway to inner hall.

#### **INNER HALLWAY**

Wall light points. Staircase rising to first floor landing. Radiator. Panelled doors to:

## LOUNGE 4.42m x 3.51m (14'6" x 11'6")

uPVC double glazed window to front elevation. Radiator. Laminate flooring. Coving. Understairs cupboard. Contemporary style fireplace with electric fire. Half glazed door to:

## KITCHEN/DINING ROOM 3.05m x 4.47m (10' x 14'7")

Two uPVC double glazed window to conservatory. uPVC double glazed door to conservatory. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. One and a half bowl stainless steel sink. Tiling to splash back areas. Plumbing forwashing machine and space for tumble drier andfridge/freezer. Space for cooker. Wall mounted lead gas boiler. Understairs cupboard. Space fordining table. Tiled floor.

## CONSERVATORY 3.10m x 4.01m (10'2" x 13'1")

Of uPVC construction with window to sides and rear. French doors to rear. Radiator. Wall lights. Television point. Tiled floor.

#### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft. Panelled doors to:







## BEDROOM ONE 4.06m x 2.59m (13'3" x 8'5")

uPVC double glazed window to front elevation. Radiator. Fitted mirrored wardrobes to one wall.

## BEDROOM TWO 2.79m x 2.44m (9'1" x 8')

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 3.05m x 1.83m (10' x 6')

uPVC double glazed window to front elevation. Radiator.

### **SHOWER ROOM**

Obscure uPVC double glazed window to rear elevation. Chrome heated towel rail. A white refitted three piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle with power shower. Fully tiled. Extractor fan.

#### **OUTSIDE**

#### FRONT GARDEN

Gravel area with central shrubs bordered by sleepers and pathway to entrance door.

#### **REAR GARDEN**

An enclosed low maintenance courtyard garden with gravel area. Access to car port and garage. Pedestrian access to front via wrought iron gate.

### **GARAGE**

Located at the rear of the property. Up and over door. Pedestrian door to rear garden.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type - Semi Detached

Age/Era - Ask Agent







Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band B

EPC Rating - D

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 - Off-street

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

Rights and Easements - Ask Agent

### **AGENTS NOTES**





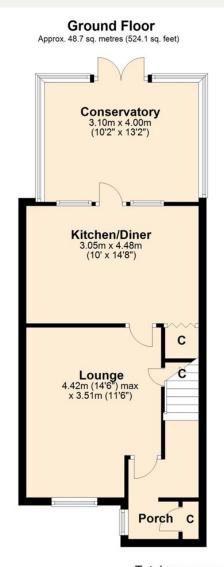
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.



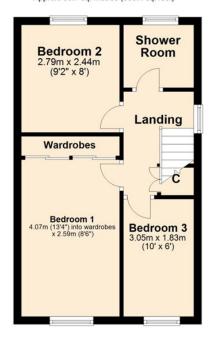




## Floorplan



First Floor Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 82.4 sq. metres (887.2 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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