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Hemans Road, Daventry, NN11 9DG

£190,000 - Guide Price Semi-Detached

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Department: Sales

Tenure: Freehold



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Property Summary

No Onward Chain A two bedroom semi-detached property located close to Daventry Town Centre.

Features & Utilities

- ✓ Two Bedrooms
- ✓ Semi-Detached Home
- ✓ Driveway for Multiple Vehicles
- ✓ Potential to extend (S.T.P)
- ✓ WC
- ✓ No Onward Chain
- ✓ Conservatory
- ✓ Spacious Throughout
- ✓ Close to Town Centre
- ✓ Utility Room

Property Overview

No Onward Chain & Potential To Extend

A two bedroom semi-detached property located close to Daventry Town Centre. This extended property is spacious throughout, the ground floor offers a 15ft + lounge, conservatory/dining room generous kitchen, utility room and WC making this an ideal buy for first time buyers and investors alike. Outside to the front is a driveway for multiple off road parking. A generous, enclosed garden can be found to the rear. Viewing is essential to fully appreciate this property. EPC Rating: D. Council Tax Band: B.

ENTRANCE

Access via uPVC double glazed door. Radiator. Staircase rising to first floor. Access to lounge, kitchen and WC. Tiled flooring.

WC

Obscure uPVC double glazed window to side elevation. Radiator. Wash hand basin. Half height tiling. Low level WC.

KITCHEN 1.60m x 3.99m (5'3" x 13'1")

uPVC double glazed window to side elevation. Decorative wall mounted radiator. A range of wall mounted and base level units. Tiled flooring. Single oven. Gas hob. Access to boot room and conservatory.

CONSERVATORY/DINING ROOM 3.23m x 2.13m (10'7" x 7')

uPVC double glazed single door to side elevation. uPVC double glazed skylight. Space for washing machine. Tiled flooring.

UTILITY/BOOT ROOM 3.23m x 3.08m (10'7" x 10'1")

uPVC double glazed single door to side elevation. uPVC double glazed skylight. Space for washing machine. Tiled flooring.

LOUNGE 4.85m x 3.00m (15'11" x 9'10")

uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation. Radiator. Gas fire. Laminate flooring.

FIRST FLOOR LANDING

uPVC double glazing to front elevation. Access to bedroom one, two and family bathroom. Radiator. Access to loft space.

BEDROOM ONE 4.85m x 3.04m (15'11" x 9'11")

uPVC double glazed windows to front and rear elevations. Two radiators.

BEDROOM TWO 3.05m x 3.99m (10' x 13'1")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.68m x 1.88m (5'6" x 6'2")

uPVC double glazed window to front elevation. Double shower cubicle. Tiled flooring and full height tiled walls. Low level WC. Pedestal wash hand basin. Chrome heated towel rail.

OUTSIDE

FRONT

Blocked paved driveway for parking of several vehicles. Side access leading to rear garden.

REAR GARDEN

Mainly laid to lawn. A range of shrub and bush borders. Patio area stretching across the width of property.

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 – Parking, Allocated

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

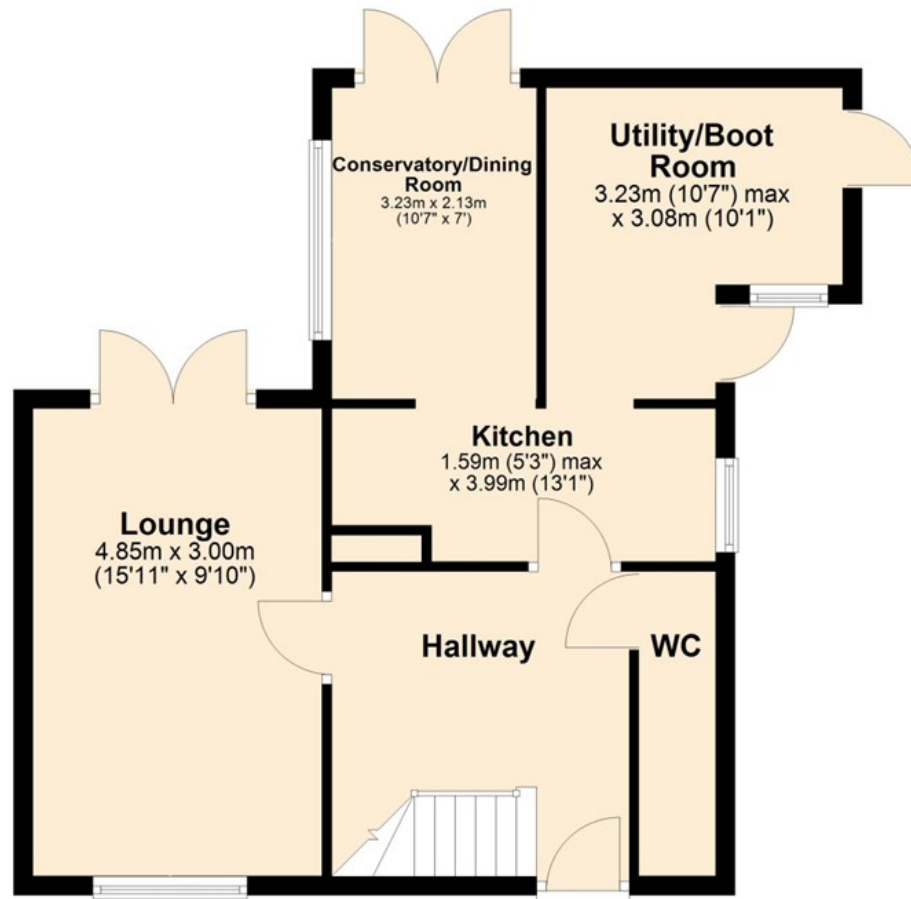
AGENTS NOTES

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

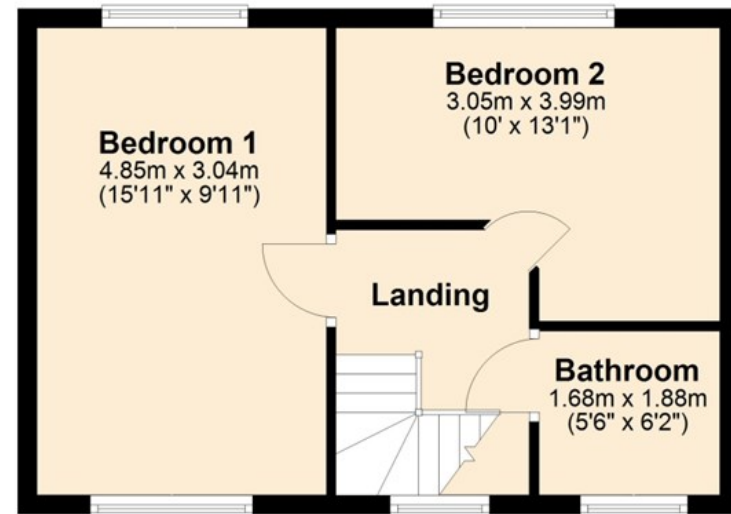
Ground Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 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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