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# Hemans Road, The Headlands, Daventry, NN11 9DN

£215,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Daventry  
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

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## Property Summary

A three bedroom semi detached house situated in the popular estate, The Headlands.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Popular Location
- ✓ Corner Plot
- ✓ Off Road Parking
- ✓ WC
- ✓ Utility Room
- ✓ EPC Rating: C
- ✓ In Need Of Modernisation
- ✓ No Onward Chain

# Property Overview

A three bedroom semi detached house situated in the popular estate, The Headlands. Benefitting from a corner plot the ground floor accommodation comprises entrance hall, WC, lounge, kitchen, utility room and boot room. To the first floor there are three bedrooms and a shower room. Outside is an enclosed rear garden and to the front is a good size front garden, outbuilding and driveway. EPC Rating: C. Council Tax Band: B

## HALL

uPVC entrance door with obscure double glazed panel. Understairs storage cupboard. Radiator. Access to:

## WC

uPVC obscure double glazed window to side elevation. Low level WC and wall mounted sink. Radiator.

## LOUNGE 4.81m x 3.00m (15'10 x 9'10)

Dual aspect uPVC double glazed windows to front and rear elevations. Radiator. Fireplace.

## KITCHEN 2.88m x 3.99m (9'5 x 13'1)

Dual aspect uPVC double glazed windows to side and rear elevations. Wall and base units. Roll top work surfaces. Stainless steel sink & drainer with steel mixer tap. Oven and extractor fan. Radiator. Tiling to splash areas.

## INNER HALLWAY

Wooden door with obscure double glazed door to storage area. Access to:

## UTILITY 2.15m x 3.31m (7'1 x 10'10)

Work surface. Wall cupboards. Plumbing and space for white goods. Aluminium framed obscure window to front elevation.

## BOOT ROOM 2.19m x 3.31m (7'2 x 10'10)

Dual aspect aluminium framed windows to side and rear elevations. Wooden door with obscure double glazed panel to garden.

## FIRST FLOOR LANDING

Access to:

**BEDROOM ONE 3.08m x 3.98m (10'1 x 13'1)**

uPVC double glazed window to rear elevation. Radiator.

**BEDROOM TWO 2.28m x 3.05m (7'6 x 3.05m (7'6 x 10'0)**

uPVC double glazed window to rear elevation. Radiator.

**BEDROOM THREE 2.46m x 3.02m (8'1 x 9'11)**

uPVC double glazed window to front elevation. Radiator.

**SHOWER ROOM**

**OUTSIDE**

**FRONT GARDEN**

Driveway for multiple cars. Storage shed. Mainly laid to lawn. Perimeter with mature shrubs.

**REAR GARDEN**

Hardstanding area width of house. Mainly laid to lawn. Enclosed by wooden fence panelling.

**MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

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

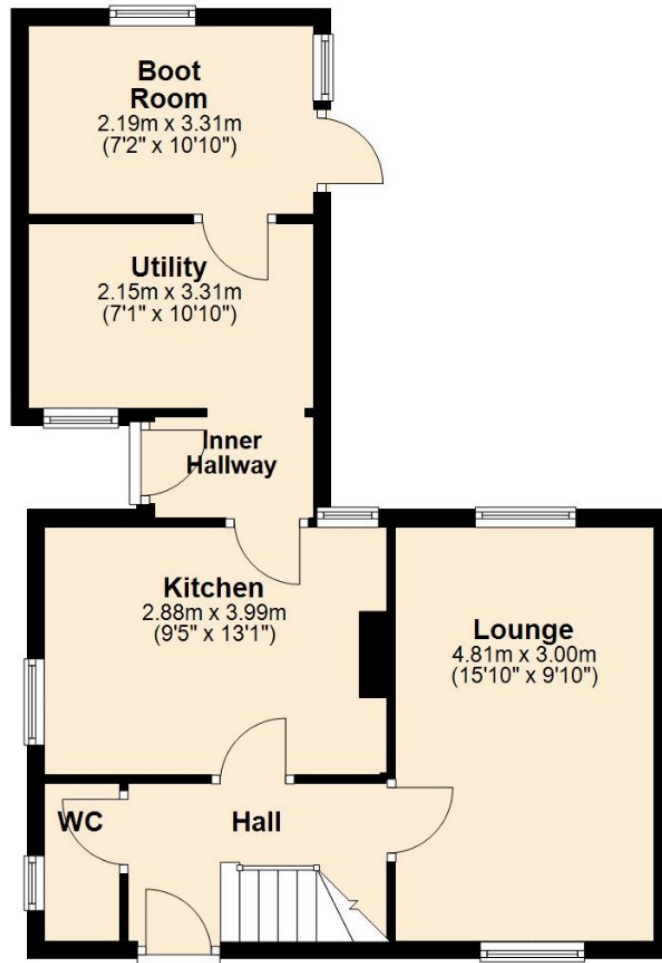
### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy 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

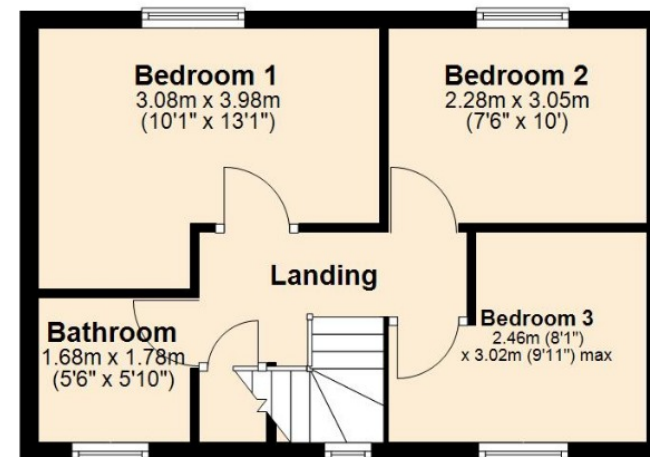
## Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.8 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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