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# May Bank, Daventry, NN11 4BB

£270,000 Semi-Detached

2 1 1



Department: Sales

Tenure: Freehold

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## Property Summary

A spacious, two bedroom, semi-detached, chalet bungalow. Located down a peaceful cul-de-sac, close to Daventry town centre. The property benefits from a 27ft+ lounge/dining room, garage and off road parking, ample storage options and a landscaped garden.

## Features & Utilities

- ✓ Two Double Bedrooms
- ✓ Semi Detached
- ✓ Garage
- ✓ Desirable Location
- ✓ uPVC Double Glazing
- ✓ Off Road Parking
- ✓ Gas Radiator Heating
- ✓ Close To Town Centre
- ✓ Landscaped Rear Garden
- ✓ Chalet Style Bungalow

# Property Overview

A spacious, two bedroom, semi-detached, chalet bungalow. Located down a peaceful cul-de-sac, close to Daventry town centre. The property benefits from a 27ft+ lounge/dining room, garage and off road parking, ample storage options and a landscaped garden. The accommodation comprises porch, hallway, lounge/dining room, refitted kitchen, refitted family bathroom and two double bedrooms. Outside to the front is a lawn frontage with a driveway leading to the garage, to the rear is an enclosed, landscaped garden. Viewing is essential to fully appreciate this property. EPC Rating:B. Council Tax Band: B

## PORCH

Access via uPVC double glazed door. uPVC double glazed windows to front and side elevations. Access to hall.

## HALL

Entry via uPVC double glazed door with uPVC double glazed windows to front elevation. Staircase rising to first floor landing. Under-stairs storage cupboard. Radiator. Door to:

## BATHROOM

uPVC double glazed window to side elevation. Chrome heated towel rail. Full height tiling. Suite comprising vanity sink unit with ceramic bowl sink and stainless steel mixer tap, low level WC and bath with shower over. Vinyl flooring.

## LOUNGE/DINING ROOM 8.29m x 3.28m (27'2" x 10'9")

uPVC double glazed window to front elevation. uPVC double glazed sliding doors to rear elevation. Two radiators. Multi fuel burner. Access to kitchen. Laminate flooring.

## KITCHEN 3.24m x 2.23m (10'8" x 7'4")

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. A range of base and wall units. Stainless steel sink and drainer with stainless steel mixer tap. Integrated oven, induction hob and extractor hood. Tiling to splash areas. Laminate flooring. Space for white goods.

## FIRST FLOOR LANDING

Radiator. Access to:

**BEDROOM ONE 3.95m x 3.30m (12'12" x 10'10")**

uPVC double glazed window to front elevation. Radiator. Eaves storage. Built in wardrobes

**BEDROOM TWO 2.81m x 3.09m (9'3" x 10'2")**

uPVC double glazed window to front elevation. Radiator. Eaves storage. Built in wardrobes

**OUTSIDE**

**FRONT GARDEN**

Generous lawn area. Parking for several vehicles and side access to the rear garden.

**REAR GARDEN**

Patio area stretching across the width of the property. Two storage sheds. Generous lawn with patio area to the head of the garden. Side access to the driveway.

**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 – 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 – 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

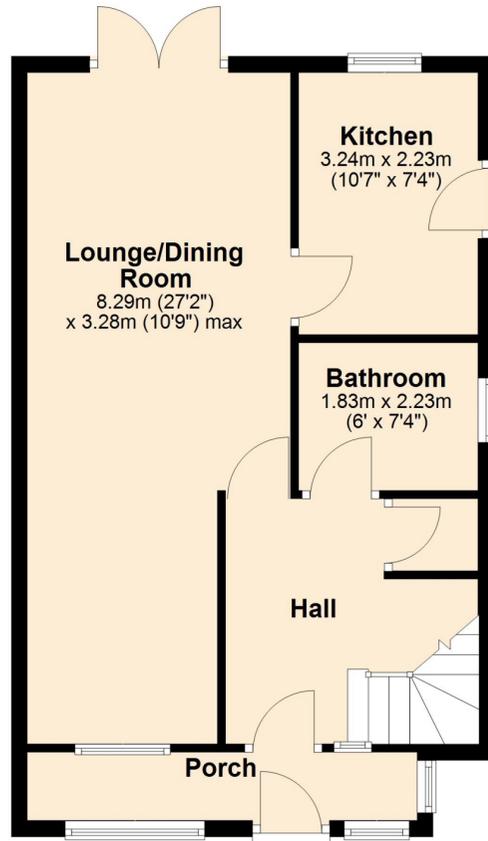
### **AGENTS NOTES**

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

## Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.0 sq. feet)



Total area: approx. 78.8 sq. metres (848.0 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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