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# Rawlings Close, Southbrook, Daventry, NN11 4UL

£215,000 End of Terrace

2 1 1



Department: Sales

Tenure: Freehold

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

Call Us 01327 877555  
Email Us daventry@jacksongrundy.co.uk





## Property Summary

This well presented, two bedroom end of terrace home is offered in fantastic condition throughout, situated within a quiet cul de sac and only a short walk from the towncentre and local parks.

## Features & Utilities

- ✓ Desirable location
- ✓ Two Bedrooms
- ✓ End Of Terrace
- ✓ Off Road Parking
- ✓ Low Maintenance Rear Garden
- ✓ Carport
- ✓ Outdoor Bar/Office/Summerhouse
- ✓ Quiet Cul-De-Sac Location
- ✓ Close To Local Amenities
- ✓ Well Presented Throughout

# Property Overview

This well presented, two bedroom end of terrace home is offered in fantastic condition throughout, situated within a quiet cul de sac and only a short walk from the town centre and local parks. The accommodation comprises of an entrance hall, spacious lounge, modern kitchen leading to a landscaped garden which includes an outdoor bar/ summerhouse/ office. To the first floor are two double bedrooms and a modern family bathroom. The other benefits include driveway parking and UPVC double glazing and gas central heating. EPC Rating: TBC. Council Tax Band: B.

## ENTRANCE PORCH

Access via composite door. Electric wall mounted heater. Coconut matting. Access to lounge via wooden framed glass door.

## LOUNGE 4.84m x 3.65m (15'10 x 12'0)

uPVC double glazed window to front elevation. Two radiators. Laminate flooring. Access to kitchen. Access to first floor via staircase.

## KITCHEN 2.27m x 3.67m (7'5 x 12')

uPVC double glazed window to rear elevation. A range of wall and base units. Composite one and a half sink with drainer and stainless steel mixer tap. Roll top work surfaces. Freestanding oven and induction hob with extractor hood. Tiling to splash back areas. Radiator. Laminate flooring. Space for white goods. Access to garden via uPVC double glazed door with window panel.

## FIRST FLOOR LANDING

Access to all bedrooms and bathroom, loft access and airing cupboard.

## BEDROOM ONE 2.59m x 2.67m (8'6 x 12'0)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 2.31m x 3.67m (7'7x 12'0)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Suite comprising 'L' shaped bath with shower over, pedestal sink and low level WC. Radiator. Vinyl flooring. Full height tiling.

## OUTSIDE

### FRONT GARDEN

Driveway parking. Access to carport. Small area laid to lawn and a patio pathway to entrance.

### REAR GARDEN

Enclosed with wooden fence panelling. An array of patio and block paved entertaining areas. Artificial lawned area access to carport to side of property (carport boasts power inside). Block paved pathway to outbuilding.

### OUTBUILDING

Two uPVC double glazed window to side elevation. Electric supply and heating. Insulated. Sunproof and wooden flooring.

### 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 – Allocated

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).

The above information would need to be verified by your chosen legal representative.

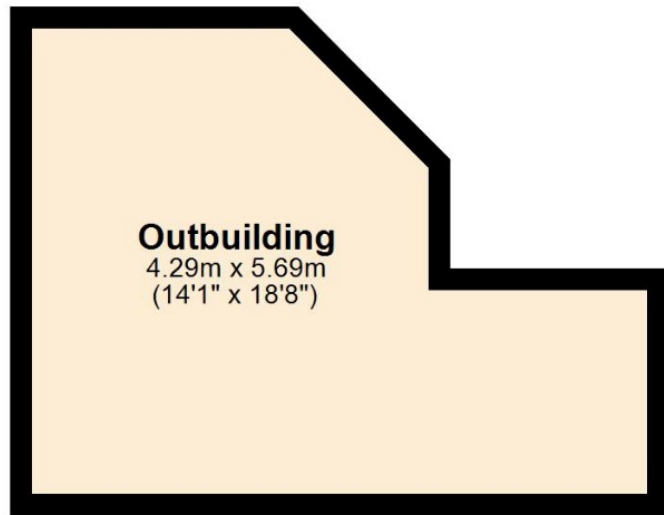
### **AGENTS NOTES**

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 live 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

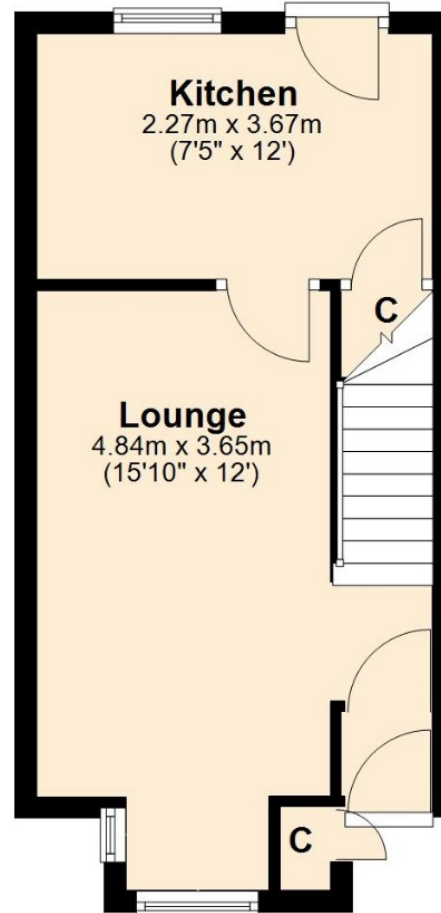
## Outbuilding

Approx. 18.7 sq. metres (201.5 sq. feet)



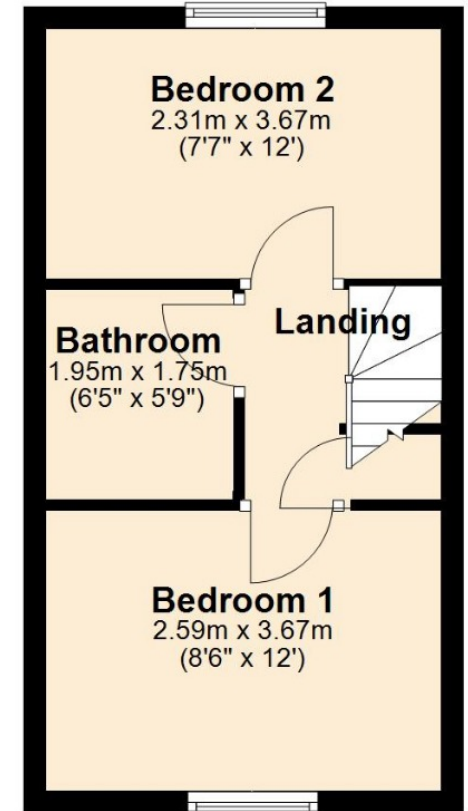
## Ground Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



## First Floor

Approx. 25.9 sq. metres (278.4 sq. feet)



Total area: approx. 71.2 sq. metres (766.5 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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