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## St. Augustin Way, Daventry, NN11 4EG

£270,000 - Guide Price Semi-Detached

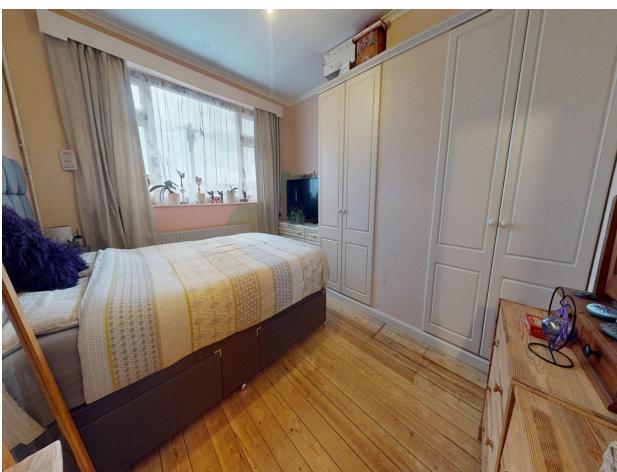


**Platinum Trusted Service Award**  
Based on service ratings over the past year  
**feefo**

Department: Sales

Tenure: Freehold





## Property Summary

This three bedroom semi detached home on the Inlands Estate, offered with no upper chain. Includes off road parking, a single garage, and a private south facinggarden. Layout features a porch, hallway, kitchen,lounge/dining room, garden room, three bedrooms, and afamily bathroom.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Extended
- ✓ Generous South West Facing Rear Garden
- ✓ Garage
- ✓ Lounge/Dining Room
- ✓ Off Road Parking
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ No Onward Chain

# Property Overview

This well positioned three bedroom semi detached home on the sought after Inlands Estate offers a comfortable layout and an excellent sense of space. Set on a generous plot, it provides great potential along with ample parking, a single garage, and a well maintained private south facing garden.

The hallway flows into a spacious lounge/diner and sliding double doors into the conservatory that brings in plenty of natural light.

Upstairs, the bedrooms are all well proportioned, accompanied by a family bathroom.

With double glazing, gas central heating, and a peaceful location within walking distance of Daventry town centre.

EPC Rating: D. Council Tax Band: C

## GROUND FLOOR

### PORCH

### HALLWAY

### LOUNGE/DINING ROOM

### GARDEN ROOM

### KITCHEN

### FIRST FLOOR LANDING

### BEDROOM ONE

### BEDROOM TWO

## **BEDROOM THREE**

## **BATHROOM**

## **OUTSIDE**

## **FRONT GARDEN**

## **GARAGE**

## **REAR GARDEN**

## **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Central Heating, Gas Central Heating

Parking – Off-street, Garage

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

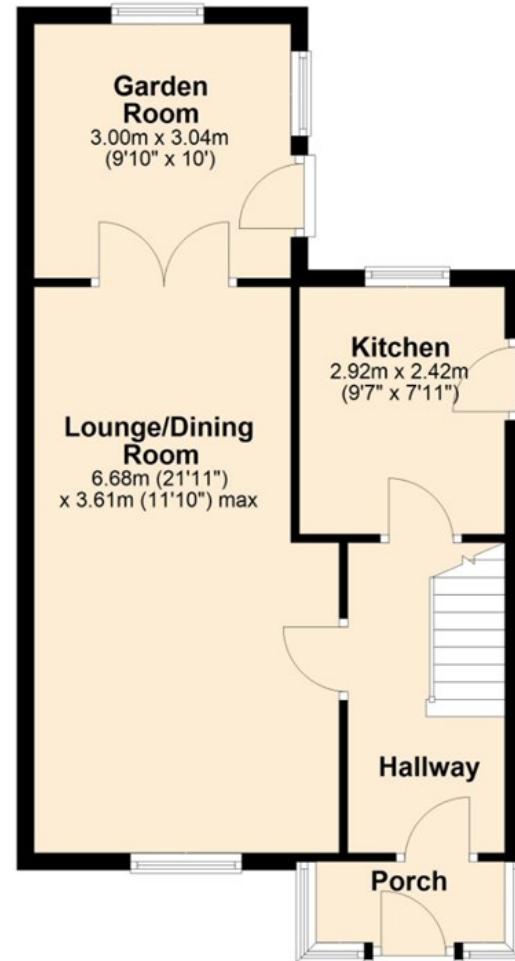
### AGENTS NOTES

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

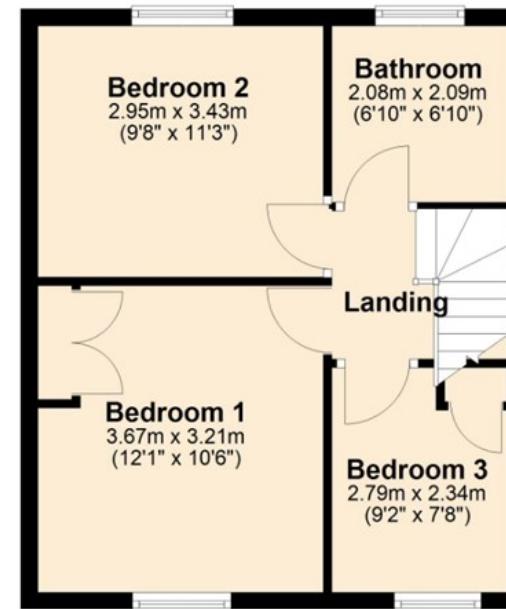
## Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 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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