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## St. Augustin Way, The Inlands, NN11 4EG

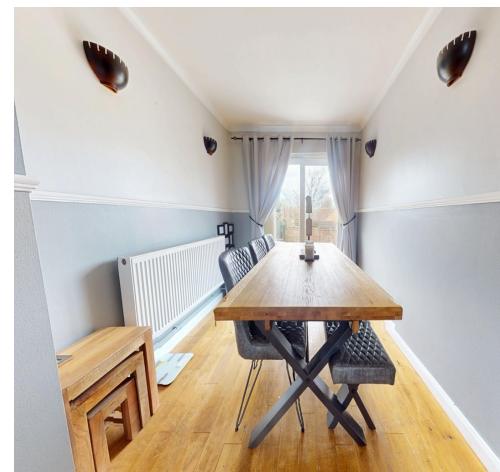
£275,000 Semi-Detached

3 1 1



Department: Sales

Tenure: Freehold





## Property Summary

Welcoming to market this spacious and well presented three bedroom property in the sought after area of The Inlands, Daventry.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached House
- ✓ Large Driveway
- ✓ Carport
- ✓ Garage
- ✓ Spacious Living Area
- ✓ Large Garden
- ✓ Four Piece Modern Bathroom
- ✓ Close To Daventry Town Centre
- ✓ Gas Radiator Heating

# Property Overview

Welcoming to market this spacious and well presented three bedroom property in the sought after area of The Inlands, Daventry. Benefiting from a 31ft+ lounge/ diner, spacious driveway and garage for multiple off road parking and a recently renovated bathroom. The accommodation comprises, entrance porch and hallway, kitchen and lounge/ diner. Upstairs accommodation comprises three bedrooms and a family bathroom. Outside to the rear is an enclosed garden, mainly laid to lawn with patio entertainment sections and access to the garage. To the front is a spacious, block paved driveway for multiple off road parking. EPC Rating: TBC. Council Tax Band: C.

## PORCH

Entry via composite door. uPVC double glazed porch with uPVC double glazed window to both side elevations. Tiled flooring. Access to hallway.

## HALL

Tiled flooring continued. Staircase rising to first floor. Radiator. Under-stairs cupboard. Access to lounge and kitchen.

## LOUNGE/DINING ROOM 9.60m x 3.63m (31'6" x 11'11")

uPVC double glazed window to front elevation. Radiator. Solid wood flooring. Sliding double glazed patio doors to rear elevation.

## KITCHEN 5.14m x 2.71m (16'10" x 8'11")

uPVC double glazed single door to side elevation. Range of base and wall units. Tiled flooring. uPVC double glazed window to rear elevation. Space for appliances. Range oven, hob and hood extractor.

## FIRST FLOOR LANDING

Radiator. Obscure double glazed window to side elevation. Access to all bedrooms and bathroom.

## BATHROOM 1.95m x 2.69m (6'5" x 8'10")

uPVC obscure double glazed window to rear elevation. Tiled flooring. Full height tiling all round. Hated towel rail. Suite comprising vanity sink unit, low level WC and shower cubicle and bath.

### **BEDROOM ONE 3.03m x 3.19m (9'11" x 10'6")**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM TWO 3.57m x 3.19m (11'9" x 10'6")**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.67m x 2.36m (8'9" x 7'9")**

uPVC double glazed window to rear elevation. Radiator

## **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway. Carport. Direct access to garage and access to the rear garden.

### **REAR GARDEN**

Patio entertaining area. Lawned area and additional patio spanning the width of the property. Access into garage, shed and access to front 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 C

EPC Rating – C

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, Gas Heating

Parking – Parking, Driveway, 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, No easements/servitudes/wayleaves

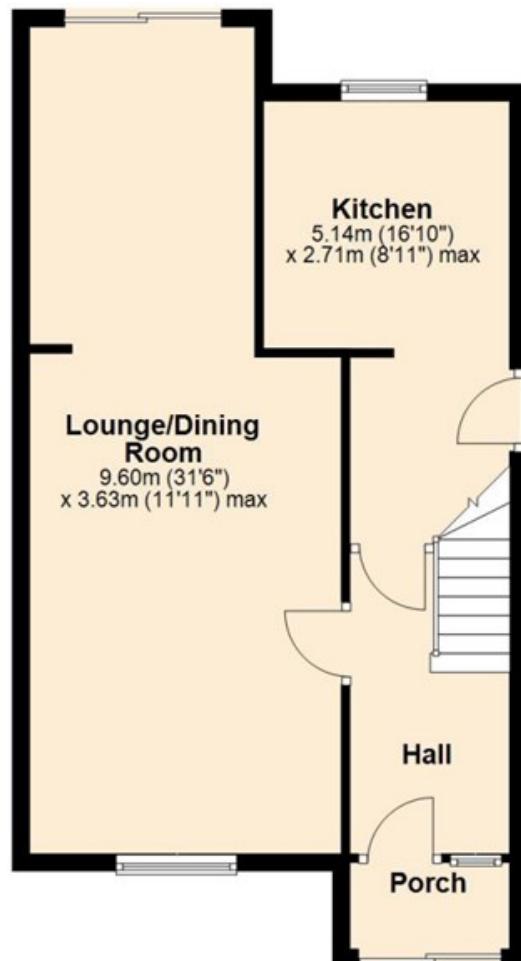
Rights and Easements – Ask Agent

## AGENTS NOTES

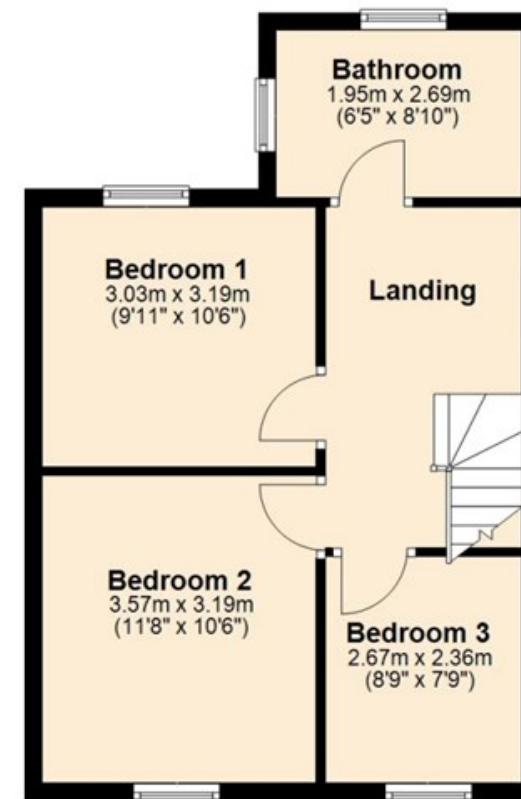
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# Floorplan

## Ground Floor



## First Floor



Total area: approx. 96.2 sq. metres (1035.7 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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