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St. Augustin Way, The Inlands, NN11 4EG

£285,000 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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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

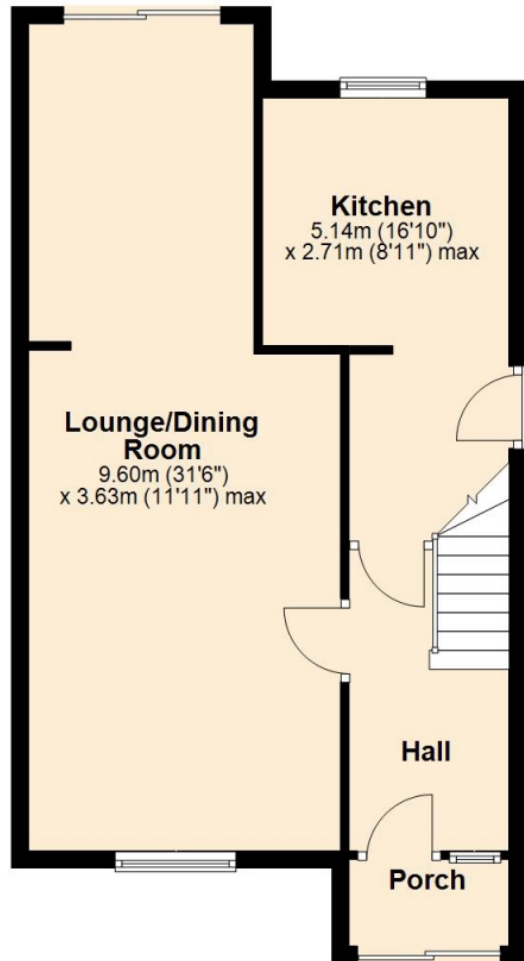
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Gas Heating
Parking – Parking, Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask 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

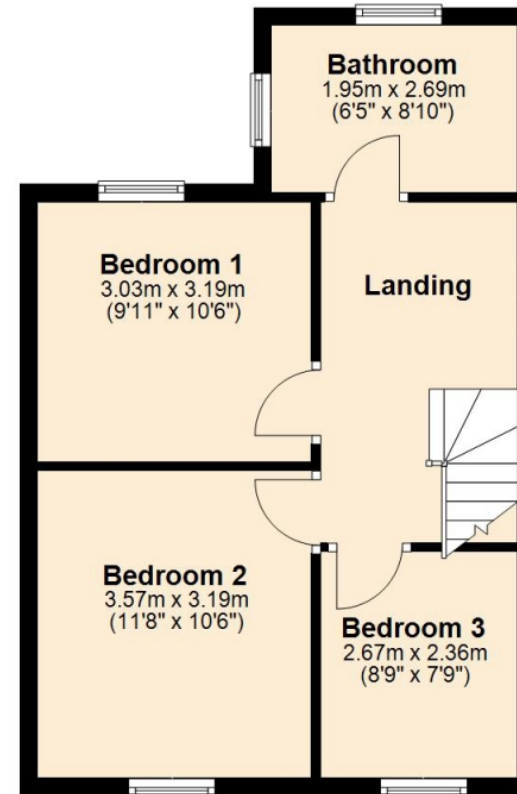
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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



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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