



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# St. Catherines Close, Stefen Hill, NN11 4SB

£190,000 - Offers in Excess of Semi-Detached

 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](mailto:daventry@jacksongrundy.co.uk)







## Property Summary

\*\*\*NO UPPER CHAIN\*\*\* \*\*\*IDEAL FOR INVESTORS AND FIRST TIME BUYERS ALIKE\*\*\* A wonderful opportunity to purchase this two bedroom, end of terrace property on St. Catherine's Close, located in the popular Stefen Hill area of Daventry.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ End of Terrace
- ✓ Off Road Parking
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ Ideal for First Time Buyers & Investment Alike
- ✓ Close to Local Amenities
- ✓ Sought After Location
- ✓ Generous Rear Garden
- ✓ No Onward Chain

# Property Overview

\*\*\*NO UPPER CHAIN\*\*\* \*\*\*IDEAL FOR INVESTORS AND FIRST TIME BUYERS ALIKE\*\*\* A wonderful opportunity to purchase this two bedroom, end of terrace property on St. Catherine's Close, located in the popular Stefen Hill area of Daventry. Ideal for first time buyers or investors and boasting a generous rear garden and off road parking to the front. The accommodation comprises open plan living area, kitchen, sunroom, two bedrooms and a bathroom. EPC Rating: D. Council Tax Band: B.

## ENTRANCE PORCH

Enter via composite door. uPVC double glazed window to side elevation. Single wooden door into lounge.

## LOUNGE/DINING ROOM 4.82m x 2.72m (15'10" x 8'11")

uPVC double glazed window to front elevation. Radiator. Access to kitchen. Stairs rising to first floor.

## KITCHEN 2.17m x 3.73m (7'1" x 12'3")

uPVC double glazed window to rear elevation. uPVC double glazed single door to rear garden. Range of wall and base level units. Vinyl flooring. Tiled splashbacks.

## SUNROOM 1.68m x 3.73m (5'6" x 12'3")

uPVC window to side elevation. Patio doors to rear of property.

## FIRST FLOOR LANDING

Radiator. Access to bedroom one, two and bathroom.

## BEDROOM ONE 2.56m x 3.73m (8'5" x 12'3")

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 2.19m x 3.73m (7'2" x 12'3")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

### **BATHROOM 2.19m x 1.31m (7'2" x 4'4")**

Wash hand basin. Shower cubicle. Vinyl flooring. Low level WC. Radiator.

### **OUTSIDE**

#### **FRONT**

Gravel driveway for multiple vehicles. Side access leading to rear garden

#### **REAR**

Low maintenance enclosed rear garden. Block paved throughout. Side access leading to 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 – D

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 – Parking, Driveway

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

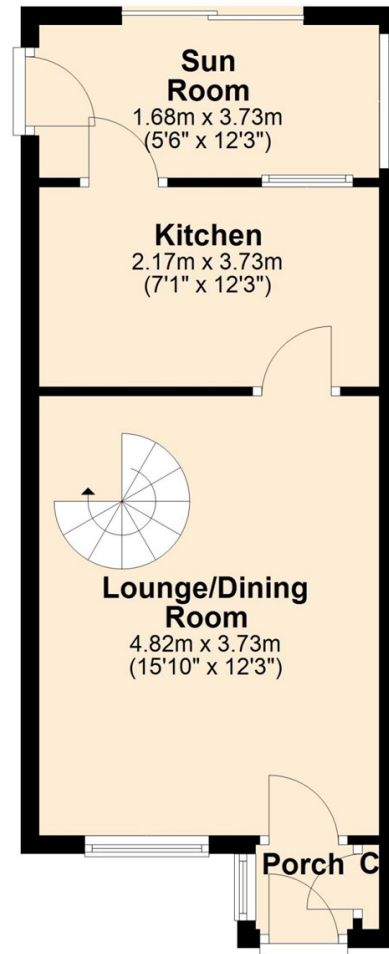
### AGENTS NOTES

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

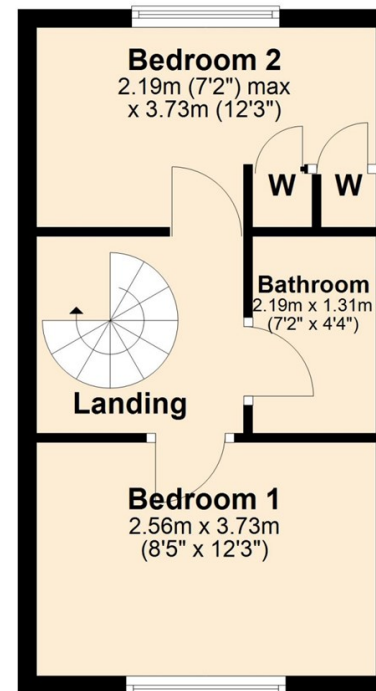
## Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152