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## The Firs, Doventry, NNII OPX

£249,950 - Guide Price End of Terrace











**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

A semi detached three bedroom property located on the ever popular Ashby Fields area of Daventry.

### **Features & Utilities**

- ✓ Three Bedrooms
- ✓ End of Terrace
- ✓ Off Road Parking
- ✓ Renovated Modern Bathroom
- ✓ Ideal for First Time Buyers
- ✓ Summerhouse
- ✓ Close to Local Amenities
- ✓ Through Lounge
- ✓ Utility Room
- ✓ Private Rear Garden







### **Property Overview**

A semi detached three bedroom property located on the ever popular Ashby Fields area of Daventry. The property has been thoughtfully maintained and upgraded throughout, featuring a modern recently renovated kitchen and bathroom. Boasting a 21 ft + living room, office, utility room and a summerhouse in the garden, this home combines practicality and comfort, ideal for family living.

The ground floor comprises an inviting entrance hallway leading to the spacious living room, dining room, modern and well appointed kitchen, office and utility room. To the first floor, there are three well sized bedrooms and a modern family bathroom.

Externally, the property continues to impress. To the front, a bloc paved driveway provides ample off road parking. The enclosed rear garden offers a private, low-maintenance outdoor space perfect for relaxing or spending time with family and friends, featuring a patio entertainment section, astro turf and a summerhouse. Situated close to local amenities, schools, green spaces and a short walk from the town centre this is a lovely home in a convenient location. EPC Rating: C. Council Tax Band: B.

**GROUND FLOOR** 

**LOUNGE** 

**DINING ROOM** 

**KITCHEN** 

UTILITY

OFFICE

**FIRST FLOOR** 

**BEDROOM ONE** 







#### **BEDROOM TWO**

**BEDROOM THREE** 

**BATHROOM** 

**OUTSIDE** 

**FRONT DRIVE** 

**REAR GARDEN** 

**SUMMERHOUSE** 

#### MATERIAL INFORMATION

Type - End Of Terrace

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge – Ask Agent

Council Tax - Band B

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 - Gas Central Heating







Parking - Parking, Allocated

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

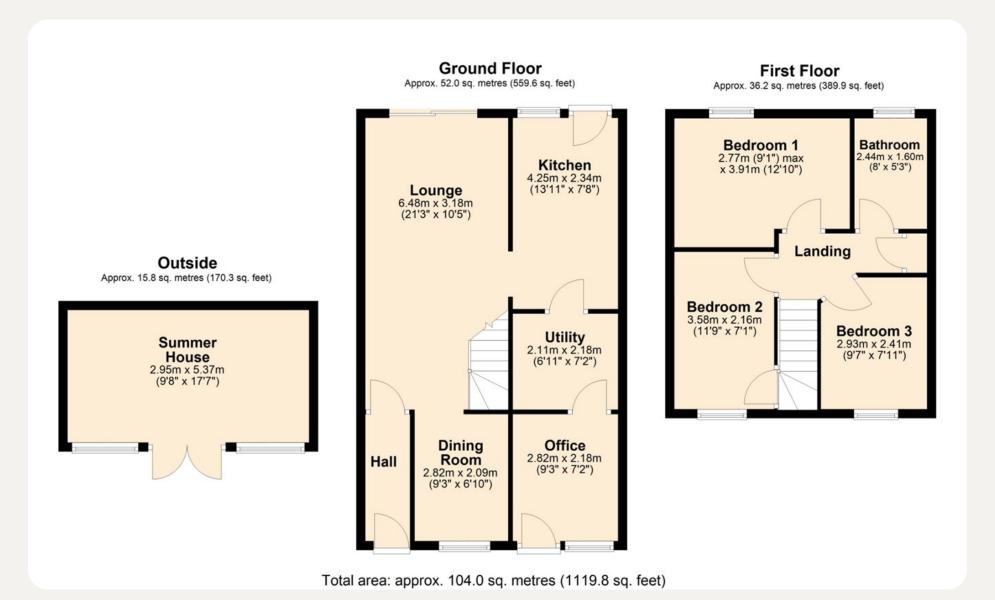
#### **AGENTS NOTES**

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











# 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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