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## The Firs, Daventry, NN11 0PX

£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 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 block 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

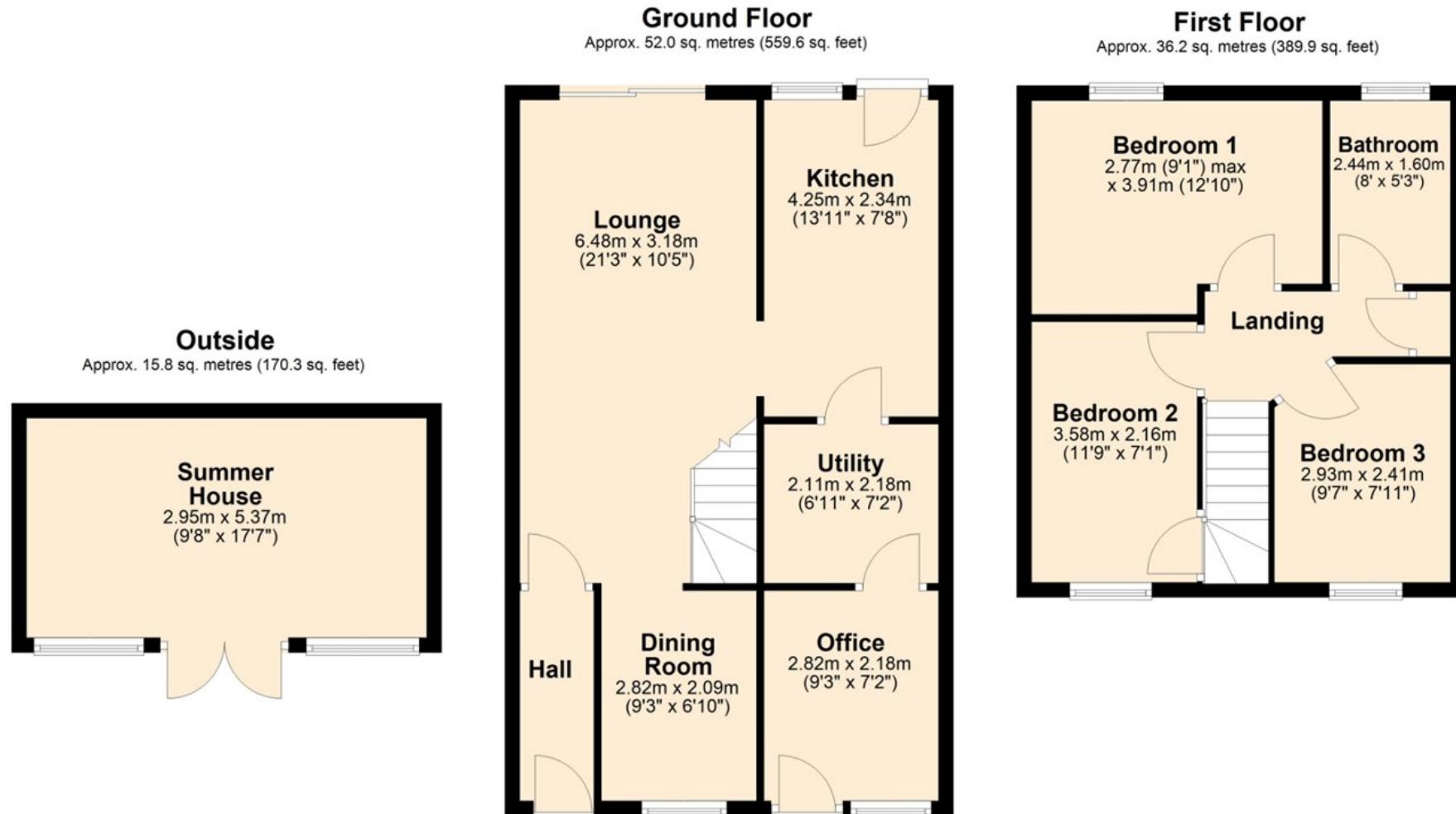
Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

#### **AGENTS NOTES**

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





## 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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