



22 Astbury Close, Daventry, Northamptonshire, NN11 4RL

DEBBIE COX
Your personal estate agent exp UK

22 Astbury Close, Daventry,
Northamptonshire, NN11 4RL

Guide Price: £275,000

A three bedroom link detached property situated in a rarely available sought after location close to Daventry town centre. This property offers comfortable living space with the potential for improvement. NO UPWARD CHAIN (Quote Ref DC1031)

FEATURES

- NO UPWARD CHAIN
- Quiet Rarely Available Location
- Close to Town Centre & Hospital
- Kitchen Breakfast Room
- Double Glazing & Solar Panels
- Gas Central Heating
- Potential for Improvement
- Quote Ref DC1031)

Property Highlights

Situated on the edge of a quiet cul-de-sac within walking distance of Danetre Hospital and Daventry town centre, this property offers comfortable and spacious living accommodation. Its slightly elevated position to the rear allows ample light to flood the kitchen breakfast room and conservatory. This property is offered in good condition, but has the potential for improvements to suit the buyers taste. Viewing is highly recommended to appreciate the position and potential that this home has to offer.



Interior Spaces

Upon entering the property, there is a small hallway with stairs leading to the first floor and access to the sitting room. The sitting room is a light, well proportioned room with bay window to the front and a substantial area under the stairs for storage. An archway leads through to the spacious kitchen breakfast room which benefits a modern fitted kitchen with space for appliances. The rear window over the sink enjoys an elevated view over the garden and beyond. Sliding patio doors lead into the conservatory which has access to the rear garden and a further double glazed door leading to the side access of the property.

First Floor

The carpeted stairs lead to a light and airy first floor landing with natural light from a window to the side elevation. There is an airing cupboard housing the hot water tank with linen shelving over. There are two double bedrooms and a single bedroom. The bathroom is clean with modern tiled walls, wc, wash hand basin and a bath with shower attachment over.

Outdoor Spaces

The garden to the front has well stocked borders and we are informed that it gives a beautiful display of various bulbs in the Spring. A pathway leads to the front and side of the property where there is an access gate to the rear. There is off-road parking which leads to an attached single garage with up and over door. The garage offers ample storage within the pitched roof and gives access to a lean-to which leads into the rear garden.

The rear garden comprises of a paved patio area and step down to the lawned area which has well stocked borders. The garden is fully enclosed by panelled fencing.

Location

This property is situated off London Road, close to Danetre Hospital and Medical Centre and is within walking distance of Daventry town centre and the recreational area off London Road. Daventry town centre is a historic market town with several well-known supermarkets, plenty of cafes, public houses and independent stores.

On Tuesdays and Fridays the town hosts the local market, and on the first Saturday of each month there is a bustling farmers market. There is a cinema, local leisure centre providing plenty of sporting activities, a town library and a small retail park. There is also a popular, well-serviced bus station in the town centre with ample bus routes to various destinations. Within Daventry, there are several primary schools, two secondary schools, a Special Educational school and the Daventry campus of Northampton College. In addition, there are many outdoor activities to enjoy, including recreational parks, a sports club, sports park, bowling club, the much loved Daventry Country Park and Drayton Reservoir. Daventry is conveniently situated for major road networks including the A45, the A361 and the A428, providing access to neighbouring larger towns and motorways.

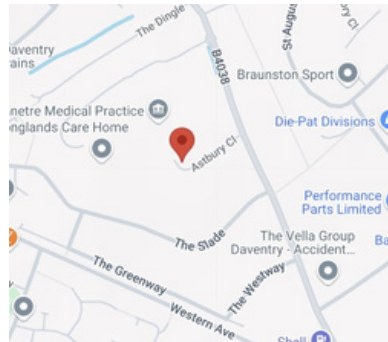
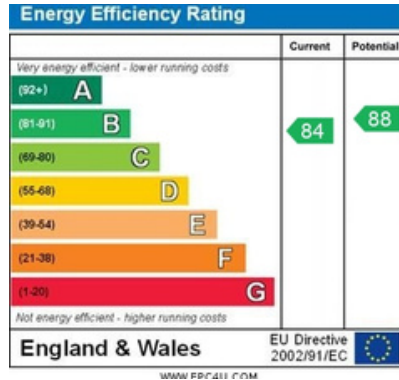
VIEWINGS

Strictly by appointment only.



Astbury Close, Daventry, NN11

Approximate Area = 867 sq ft / 80.5 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 1067 sq ft / 99 sq m
 For identification only - Not to scale



Local Authority
 West Northamptonshire Council
 Angel Street
 Northampton
 Tel: 0300-126700
 Council Tax Band - C

DEBBIE COX
 Your personal estate agent **exp** UK

Tel / WhatsApp: 0777 301 7523
 Email: debbie.cox@exp.uk.com
 Web: debbiecox.exp.uk.com
 Facebook: Debbie Cox Properties
 Instagram: DebbieCox_Properties



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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0534-2729-6409-0819-3296>, or contact the agent for a copy in PDF format.