77 Christchurch Drive

DAVENTRY
NN11 4SW

£139,950

- ONE BEDROOM
- IDEAL FIRST TIME BUY
- FITTED KITCHEN
- LOUNGE
- OFF ROAD PARKING
- CLUSTER HOME
- NO ONWARD CHAIN
- MODERN BATHROOM
- ENCLOSED GARDEN
- ENERGY EFFICIENCY RATING E

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Offered With No Onward Chain. A one bedroom cluster home located in Daventry which has been freshly decorated and benefits from new carpets throughout. This is considered to be an ideal first time purchase or investment property. In brief the accommodation comprises; lounge, kitchen, bedroom and bathroom. Upvc double glazed windows. Externally there is a garden to the front and side and off road parking.
Located in Daventry with all the amenities it has to offer on your doorstep. It is great location for commuting, only a short drive from major road networks and only fifteen minutes from Long Buckby Railway Station. The town is 75 miles from London via the M1 motorway, 13 miles from Northampton, 10 miles from Rugby and 15 miles from Banbury.
Daventry itself benefits from many facilities and amenities, including the leisure entre, Daventry Country Park, various bars and restaurants, supermarkets, small boutiques and local shops along with the twice-weekly market held on the High Street. Other nearby places include Rugby, Northampton, Coventry and many desirable villages such as Ashby St Ledgers, Braunston, Dunchurch and many more.

Accommodation Comprises
Entry via upvc partly glazed entrance door into:

Lounge
12'1" x 10'9" (3.70m x 3.29m)
Open plan lounge with stairs rising to first floor landing. Meter cupboard. Window to side aspect. Wall mounted gas fire. Coving to ceiling. Dado rail. Walkway through to:

Kitchen
13'10" x 5'0" (4.24m x 1.53m)
Fitted with a range of base and eye level units with wood worktops. Stainless steel sink and drainer unit with mixer tap over. Built in gas cooker. Tiling to splash areas. Plumbing for washing machine. Fridge space. Tiled floor. Window to side aspect.

Landing
Access to loft (with Nuaire Positive Input Ventilation Unit). Airing cupboard. Doors to:

Bedroom One
11'2" x 10'7" (3.41m x 3.25m)
Window to side. Built in wardrobe.

Bathroom
With modern white suite to comprise panel bath with electric shower and shower screen over, pedestal wash hand basin and low level w.c. Tiling to all splash areas. Extractor fan. Window to side.

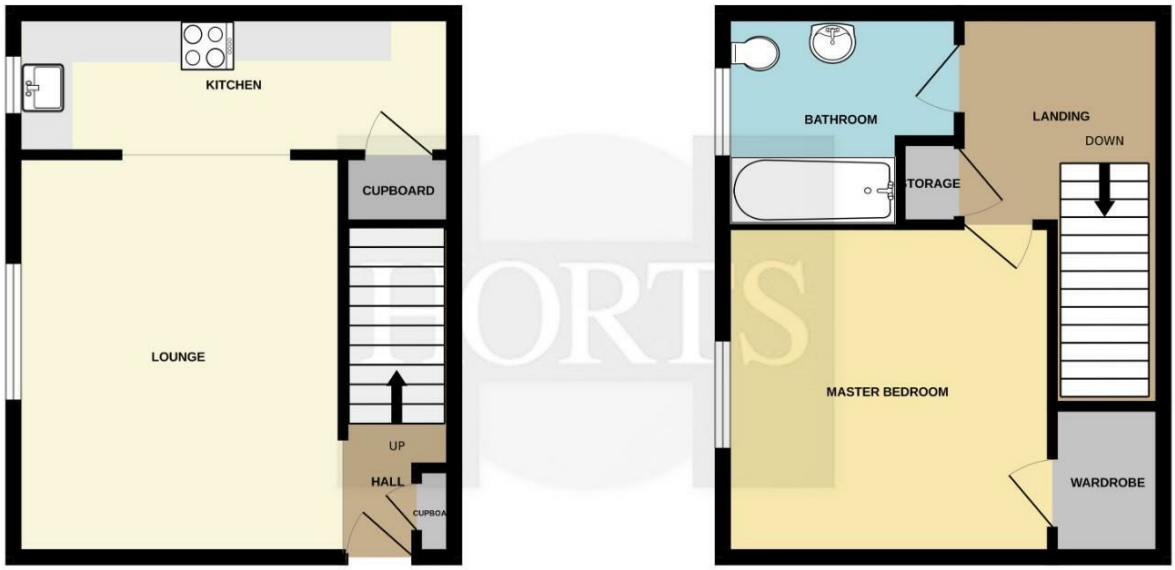
Front And Side Garden
Mainly laid to lawn. Off road parking.

Further Garden
Adjacent to the property. Mainly laid to slabs. Enclosed by timber fencing.

Agents Note
Council Tax Band: A
Energy Efficiency Rating: E

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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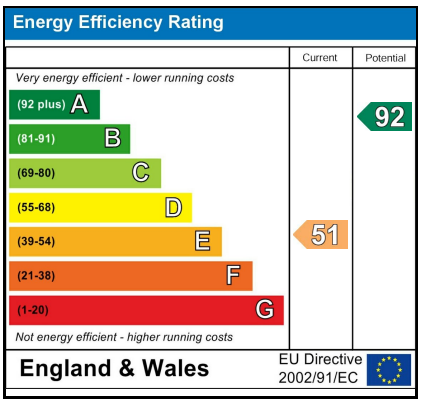

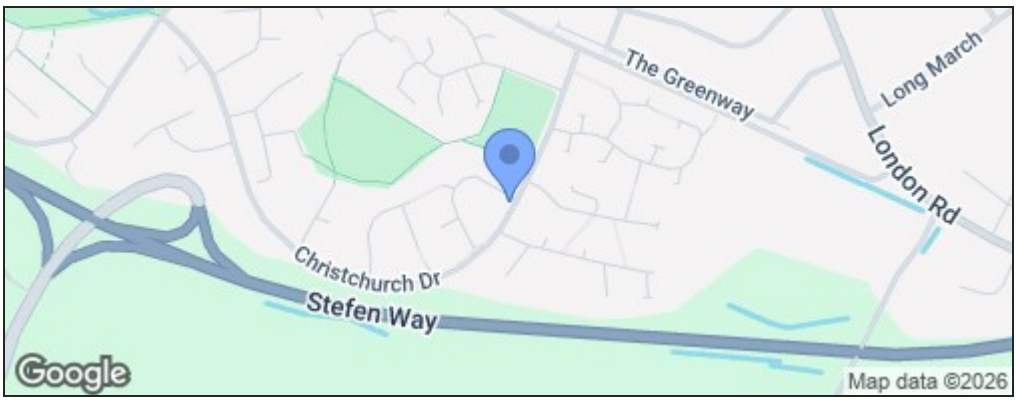

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