



Residential Sales, Lettings and Mortgages

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15 Cook Close  
Daventry  
NN11 0SF



\* Ideal First Time Buy  
\*Electric Heating

\* Ground Floor Maisonette  
\* Garden and Parking

**£104,000**

A ground floor maisonette situated in this cul de sac location. The property is an ideal first-time purchase or rental investment. The property has a garden to the front, whilst the accommodation comprises: Open plan lounge, kitchen/diner, bedroom and bathroom.

Allocated parking area. EPC rating C



PrimeLocation.com



These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees

# 15 Cook Close, Daventry, Northants, NN11 0SF

## LOUNGE AREA

12'9" x 9'9" (3.89m x 2.97m) Door and window to front, telephone and television points, two electric heaters, open plan to:



## KITCHEN/BREAKFAST AREA

12'9" reducing to 6'3" x 9'0" reducing to 5'9"

(3.89m-1.91m x 2.74m-1.75m) Fitted with wall and base mounted units with work surfaces over, stainless steel sink, plumbing for washing machine, electric cooker point, airing cupboard, door to:

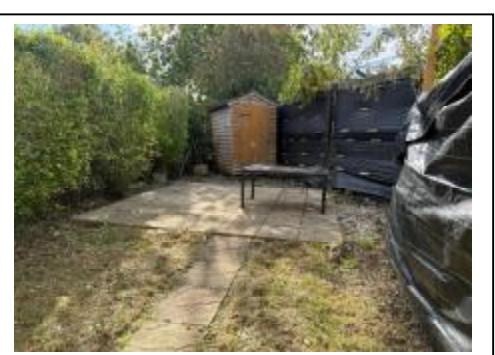


## LOBBY

Storage cupboard, doors to:

## BEDROOM

9'4" x 9'3" (2.84m x 2.82m) Window to rear. Electric heater



## BATHROOM

Suite comprising side panelled bath, pedestal wash hand basin and low-level WC. Tiled splash backs, extractor fan.

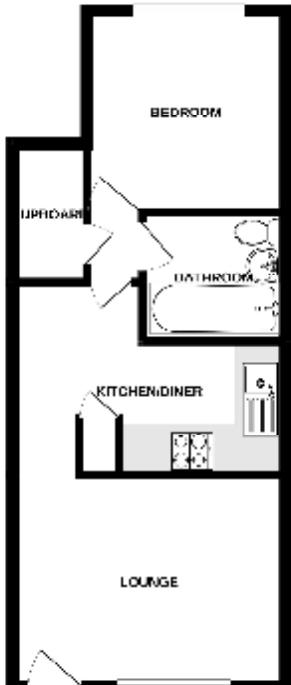
## OUTSIDE

To the front is a small garden, laid mainly to lawn and bordered by hedging.

## TENURE

The seller advises that the property is Leasehold we have not had sight of the title documents and therefore the buyer is advised to obtain verification from their own solicitor.

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 | C 80 | C

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## **VIEWING**

**Strictly by prior appointment through Danetre Estate Agents on 01327 703252.**

## **COUNCIL TAX**

Council tax band A.

## **FIXTURES, FITTINGS, APPLIANCES**

The Fixtures, Fittings & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Prospective purchasers are advised to satisfy themselves as to their working order and condition.

## **MEASUREMENTS**

All dimensions are approximate and unless otherwise stated are taken at the widest points.

## **INTERNAL PHOTOGRAPHS**

Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

## **GENERAL**

Although every care has been taken with the preparation of these particulars, complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## **PROPERTY RENTALS**

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**Call on 01327 703252 to discuss your requirements**