



Residential Sales, Lettings and Mortgages

48 High Street, Daventry, Northants NN11 4HU

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41 Trinity Close Daventry NN11 4RN



*** Two Bedroom Mid Terrace**
*** Cul De Sac Location**

*** Upvc Double Glazing**
*** No Upper Chain**

£205,000

A two bedroom mid tarrace property situated at the end of this cul de sac location. The property benefits from gas radiator central heating and Upvc double glazing. Outside are gardens to the fron and rear with off road parking. The accommodation comprises, Entrance lobby, lounge, kitchen, two bedrooms and bathroom.



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ENTRANCE LOBBY

Entered via a Upvc paneled door, door giving access to:

LOUNGE

14'4" x 12'2" (4.37m x 3.71m) PVCu double glazed window to front aspect, Vinyl Floor, TV point and single radiator. Stairs rising to the first floor.



KITCHEN

12'2" x 7'0" (3.71m x 2.13m) Fitted with a range of wall and base units with work surfaces over, single bowl sink with mixer tap, plumbing for washing machine, space for fridge/freezer, Built in oven and hob, PVCu double glazed window to front, wall mounted boiler. Door to a walk in under stairs cupboard.



FIRST FLOOR LANDING

Doors to all rooms, access to loft space.

BEDROOM 1

12'2" x 8'7" (3.71m x 2.62m) PVCu double glazed window to front aspect, radiator.

BEDROOM 2

12'2" x 7'2" (3.71m x 2.18m) Upvc double glazed window to the rear aspect, door to over stairs cupboard, radiator.

BATHROOM

Half tiling to the wall with full tiling around shower and bath area, pedestal wash hand basin, low level W.C. paneled bath with shower over. Single radiator.

OUTSIDE

To the rear is a well maintained garden laid mainly to lawn with gravel patio area. Timber fencing encloses the plot.

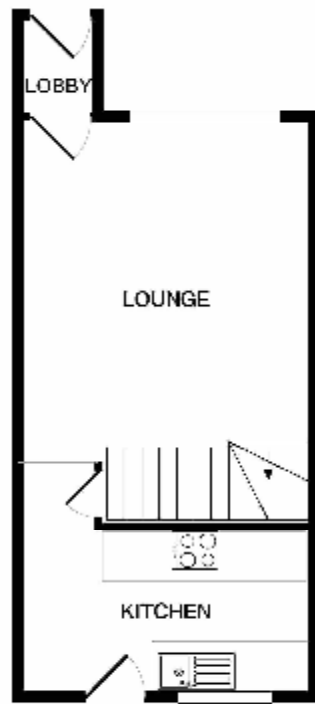
To the front is a lawned area with off road parking.



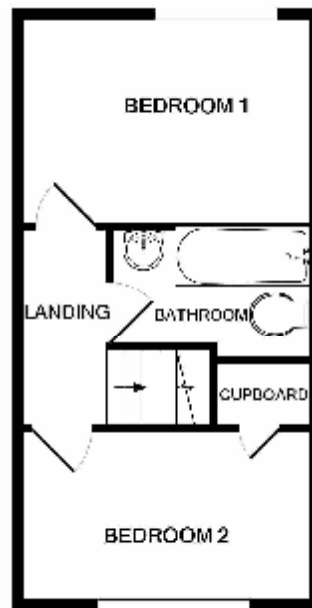
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FLOOR PLAN

Floor plans are provided for general guidance only and may not be to scale.



GROUND FLOOR



1ST FLOOR

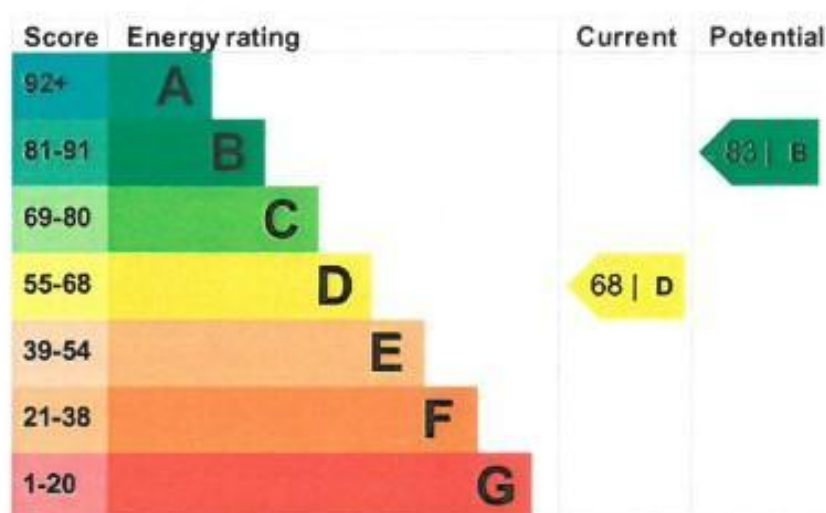
VIEWING

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

TENURE

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

ENERGY PERFORMANCE GRAPH



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COUNCIL TAX

You are advised to contact the local authority for details.

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.

INDEPENDENT MORTGAGE ADVICE



Danetre Estate Agents can now refer you for independent mortgage advice by introducing you to APH Financial Management Services. APH aim to give you choice from all the major lenders. Your existing lender may not be able to offer the mortgage you need so let APH do the hard work and find the most suitable lender for your personal circumstances. Their computerised mortgage selection software will do just that, saving you both time and effort.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Usually no fees are charged for mortgage advice, however APH Financial Management Services do offer a fee based option and charge up to 1.5% of the loan amount.

To arrange a **FREE, NO OBLIGATION, CONFIDENTIAL CONSULTATION** either in the comfort of your own home or our private interview room call

Mark Singleton, APH Financial Management Services 01327 703252