



Residential Sales, Lettings and Mortgages

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45 Farnborough Drive
Daventry
NN11 8AL



* Three bedrooms

* Gas Radiator Heating

* Spacious Accommodation

* Single Garage

£248,500

A three bedroom house situated on the Middlemore development, offering spacious accommodation and benefiting from gas radiator heating and double-glazing. Outside are front and rear gardens and a single garage. Internally the accommodation comprises of entrance hall, lounge, dining room, fitted kitchen, cloakroom, three bedrooms, bathroom and en suite.



PrimeLocation.com



The Property
Ombudsman

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

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ENTRANCE HALL

Entered via a panelled door, double radiator, stairs rising to the first-floor landing, doors to:



LOUNGE

5.41m (17'9") x 3.33m (10'11"). Double glazed window to front aspect, fireplace with feature surround, double radiator, telephone point, TV point, coving to ceiling, French double doors to the garden.



KITCHEN

11'0" x 9'6" (3.35m x 2.90m). Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit, integrated fridge, dishwasher and washing machine, built-in electric oven, built-in gas hob with extractor hood over, double glazed window to rear aspect, single radiator, tiled flooring, door to an under stairs cupboard.



DINING ROOM

12'2" x 7'10" (3.71m x 2.39m). Double glazed window to side aspect, single radiator, coving to ceiling.

CLOAKROOM

Double glazed window to side aspect, two-piece suite comprising wash hand basin in vanity unit with cupboard under and low-level wc, tiled splash backs, single radiator.

FIRST FLOOR LANDING

Double glazed window to rear aspect, single radiator, door to:

BEDROOM 1

14'10" x 11'0" (4.52m x 3.35m). Double glazed window to side aspect, single radiator, door to:

EN-SUITE SHOWER ROOM

Three-piece suite comprising tiled shower cubicle with fitted shower, wash hand basin with cupboards under, low-level WC tiled splash back tiled surround, double glazed window to front aspect, single radiator.

BEDROOM 2

3.32m (10'11") x 2.81m (9'3"). PVCu double glazed window to front aspect.

BEDROOM 3

2.50m (8'2") x 2.38m (7'10"). PVCu double glazed window to rear aspect, single radiator.

BATHROOM

Three-piece suite comprising panelled bath with shower attachment, wash hand basin with cupboards under and low-level WC, tiled splash backs, tiled surround, double glazed window to side aspect, single radiator.

OUTSIDE

To the rear is a paved patio with gravelled areas. The plot is enclosed by timber fencing and brick wall. Pedestrian access to the rear.

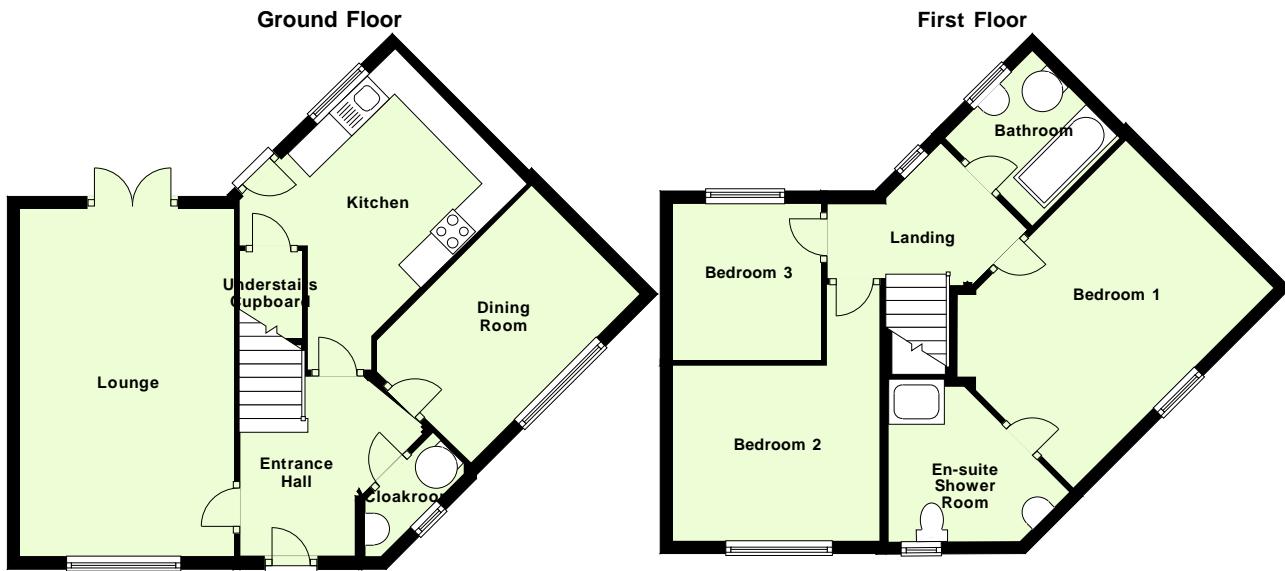
To the front is a small lawned area.

To the rear of the house is a single garage, which is leasehold, and a small ground rent is chargeable

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FLOOR PLAN

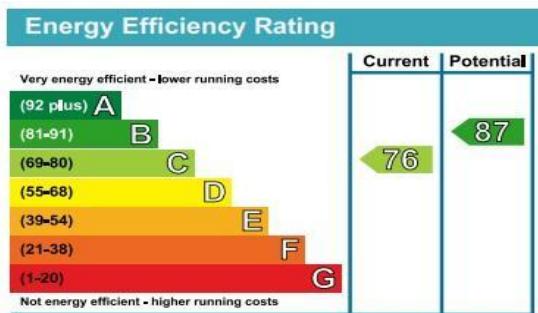
Floor plans are provided for general guidance only and may not be to scale.



VIEWING

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

ENERGY PERFORMANCE CERTIFICATE



TENURE

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

COUNCIL TAX

Council tax band C.

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.

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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

BUYING TO LET? We offer a comprehensive lettings and management service at highly competitive rates. A respected local estate agent we offer professional and friendly advice from experienced staff, marketing from our prominent centrally located office, regular press and extensive internet advertising, prominent To Let boards and clear helpful literature. As a landlord you will want to find the right tenant as quickly as possible. It is important therefore to choose an agent who will look after your interests. A Competitive Fee Structure and Specialist Tenant Referencing.

Call on 01327 703252 to discuss your requirement