



Residential Sales, Lettings and Mortgages

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24 Franklin Way
Daventry
NN11 0TH



* Three Bedroom Detached
* Gas Central Heating

* Double Glazing
* Single Garage

£265,000

A three-bedroom detached house situated on Ashby Fields. The benefits from gas radiator central heating, uPVC double glazing and good size accommodation comprising, entrance hall, cloakroom, lounge, kitchen/diner and conservatory. To the first floor are three bedrooms, bathroom and En-suite to the master bedroom. Outside are well maintained, good size gardens to the front and rear, off road parking and single garage.

EPC D



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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 Upvc panelled door, stairs ring to the first-floor landing, Upvc double glazed window to the side aspect, doors giving access to:

CLOAKROOM

Low level W.C, wash hand basin, window to the front aspect.

KITCHEN/DINER

15'2" x 10'0" (4.62m x 3.05m) Fitted with a matching range of base and eye level units with worktop space over, single bowl sink unit with mixer tap, plumbing for washing machine, built in electric oven and gas hob, double panelled radiator, Upvc double glazed window to the rear aspect, door to an understairs cupboard housing the central heating boiler, door leading to the rear garden. Sliding patio doors giving access to the rear conservatory and door to the lounge.

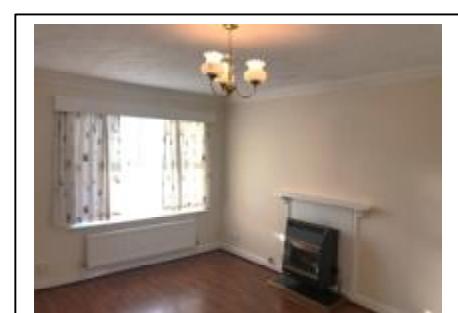


CONSERVATORY

9'10" x 9'6" (3.00m x 2.90m) A Upvc conservatory with tiled flooring and door to the rear garden.

LOUNGE

15'5" x 12'3" (4.70m x 3.73m) Double glazed windows to front aspect, double panelled radiators, TV point, coving to the ceiling, wall mounted gas fire.



FIRST FLOOR LANDING

Upvc double glazed window to the side aspect, door to airing cupboard housing the hot water cylinder. Doors leading to:

BEDROOM 1

10'3" x 10'3" (3.12m x 3.12m) Double glazed window to rear aspect, double panelled radiator, built in double wardrobe. Door to:

EN SUITE SHOWER ROOM

Fully tiled shower cubicle, low level W.C, wash hand basin. Upvc double glazed window to the side aspect, single radiator, extractor fan.

BEDROOM 2

8'10" x 8'8" (2.69m x 2.64m) Double glazed window to rear aspect, radiator.

BEDROOM 3

8'10" x 6'3" (2.69m x 1.91m) Double glazed window to rear aspect, radiator.

BATHROOM

Suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splash areas, double glazed window to side aspect, extractor fan, radiator.

OUTSIDE

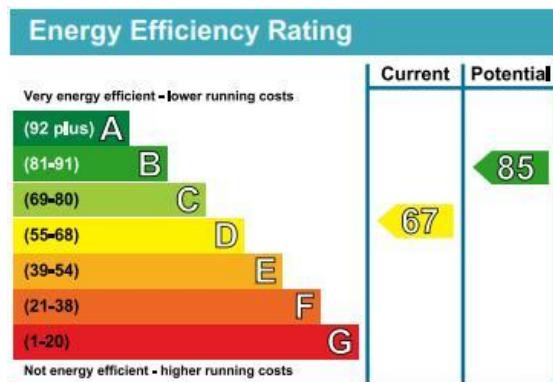
To the rear is a good size rear garden laid mainly to lawn with a variety of shrub borders. There is also a paved area to the side with pathway to the front and a pathway to the rear door of the garage. To the front is a lawned area with driveway leading to the single garage which has an up and over door, power and lighting.

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.

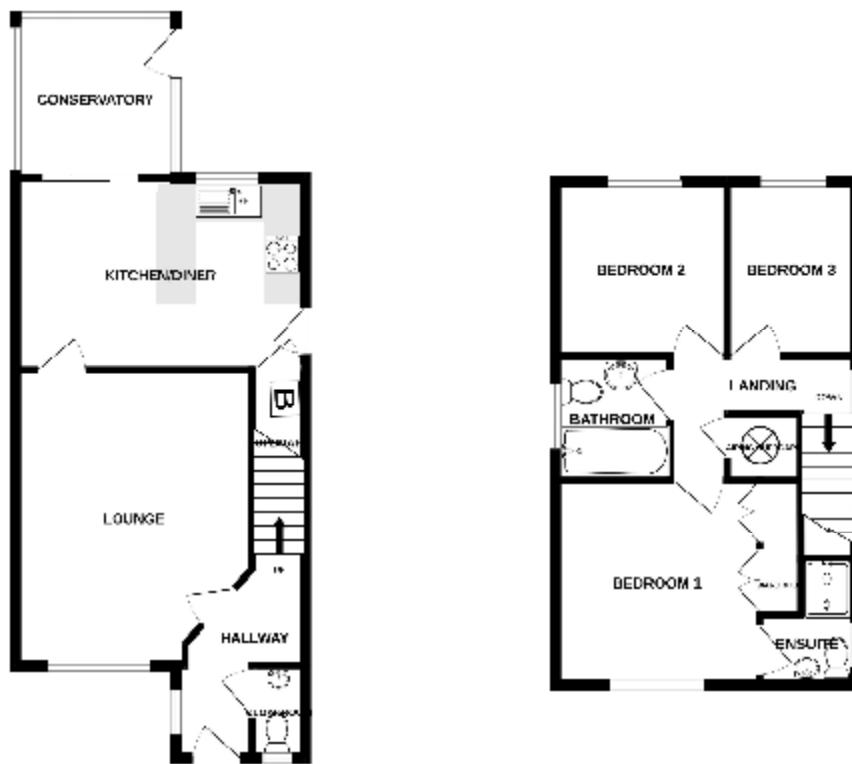
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ENERGY PERFORMANCE CERTIFICATE



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.

COUNCIL TAX

Council tax band B.

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.

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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

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 requirements