



Residential Sales, Lettings and Mortgages

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4 Colmar Close  
Daventry  
NN11 9BT



\* Two Bedroom House  
\* Gas Central Heating

\* Double Glazing  
\* Single Garage

**£210,000**

A two-bedroom coach house style property situated in this cul de sac location. The property benefits from gas radiator central heating, Upvc double glazing and spacious accommodation. The property comprises entrance hall kitchen/breakfast room, cloak room, lounge, two bedrooms, and bathroom. Outside are gardens to the front and rear, off road parking and single garage. EPC Rating C



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

# 4 Colmar Close, Daventry, Northants, NN11 9BT

## ENTRANCE HALL

Entered via a Upvc panelled door, window to front aspect, stairs rising to the first floor, door to:



## CLOAKROOM

Low level W.C, wash hand basin, single radiator, window to the rear aspect.



## KITCHEN/DINER

15'2" max x 12'10" max (4.62m x 3.91m) Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine, built in electric oven and hob, built in dishwasher, double panelled radiator, Upvc double glazed window to the rear aspect, door leading to the rear garden.

## FIRST FLOOR LANDING

Door to the airing cupboard housing the gas boiler, doors to:



## LOUNGE/DINER

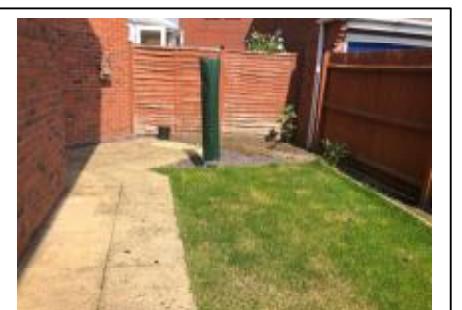
16'2" max x 14'0" max (4.93m x 4.27m) Two double glazed windows to rear aspect, two double panelled radiators, TV point, coving to the ceiling, door to a built-in cupboard.

## BEDROOM 1

10'8" x 8'5" (3.25m x 2.57m) Double glazed window to rear aspect, double panelled radiator. There is also a dressing area with double glazed window to the front aspect and a double wardrobe.

## BEDROOM 2

10'11" x 6'0" (3.33m x 1.83m) Double glazed window to front aspect and radiator.



## BATHROOM

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

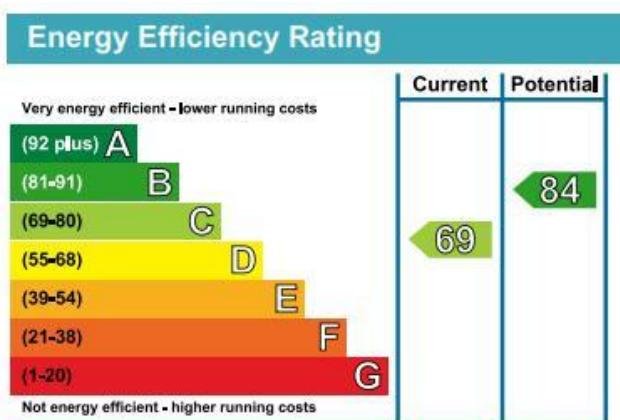
## OUTSIDE

The property has a garden to the rear laid to lawn with small patio area. The plot is enclosed by timber fencing with gated access to the side. There is an open plan garden to the front and a single garage and parking to the rear of the house.

## 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.

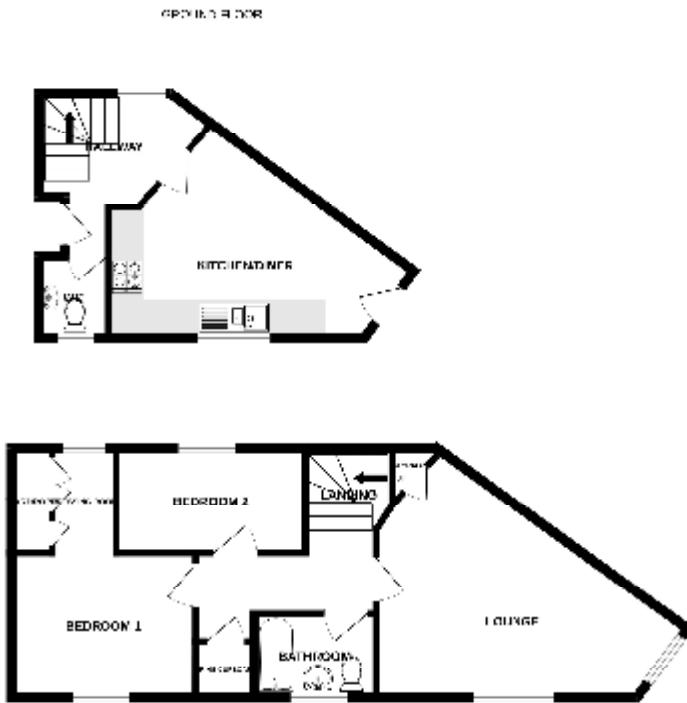
## ENERGY PERFORMANCE CERTIFICATE



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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.

## 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.

## 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**