



# THE CHERWELL

Daventry, Northamptonshire, NN11



DAVID COSBY  
ESTATE AGENTS





# 48 The Cherwell

Daventry, Northamptonshire, NN11

**£185,000 (Guide Price)**

- Investment Opportunity
- Three bedrooms
- Sitting Room
- Kitchen / Dining Room
- Double glazing throughout
- Pleasant enclosed rear garden

## Description

A superb investment opportunity or first-time purchase, 48 The Cherwell is a well-presented, 3-bedroom, mid-terrace property located on the western outskirts of Daventry and in close proximity to parkland.

## Location

48 The Cherwell is situated to the north west of the historic market town of Daventry.

Surrounded by beautiful countryside, picture postcard villages and easy commuting, Daventry also has a wealth of independent shopping outlets along the popular Sheaf Street coupled with larger retail outlets and good local sporting facilities.



Surrounded by beautiful countryside, picture postcard villages and easy commuting, Daventry also has a wealth of independent shopping outlets along the popular Sheaf Street coupled with larger retail outlets and good local sporting facilities.



# The Property

## Entrance Hall

The neutrally decorated entrance hall has light oak effect laminate flooring and good natural lighting from the entrance door and double-glazed side light. There is a useful under-stairs cupboard and a four-panel pine door with upper decorative glazing panes leads to the kitchen / dining room.

## Kitchen / Dining Room

The dual aspect kitchen dining room area has an abundance of natural lighting from the front and rear casement windows. Light oak effect laminate flooring extends through from the entrance hall. The dining area has space for a table and chairs and there is a decorative Upvc door with side casement window leading to the rear garden and patio area. The dining area is carpeted and there is a straight flight of stairs leading to the first-floor accommodation with painted ranch style hand rails.

The kitchen offers a practical working area with a range of base and wall units. Roll top light oak effect work surfaces have been provided and there is space for a washing machine and cooker.

## Sitting Room

The good-sized sitting room is accessed via a four-panel pine door with upper decorative glazing panes and has loop pile carpeting throughout. The space is tastefully decorated and has a large two-unit casement window overlooking the rear garden.

## First Floor Landing

Newly carpeted and with a high-level double-glazed window to the front elevation. There is a large airing cupboard space with double-swing access doors. Panel doors lead to the three bedrooms and family bathroom.

## Bedroom One

A double bedroom situated to the rear left-hand side of the property which overlooks the rear garden. Built-in over-stairs storage space is provided.

## Bedroom Two

Another double bedroom situated to the rear right-hand side of the property, again overlooking the rear garden with built-in over-stairs storage space.

## Bedroom Three

A small single bedroom to the front left-hand side of the property with double-glazed casement window.

## Bathroom

The bathroom has a three-piece suite comprising bath with shower over, close-coupled WC, and ceramic wash hand basin with pedestal. Walls to the bath and wash hand basin have ceramic tiling and natural lighting and ventilation is provided by a top-hung casement window.



A superb investment opportunity or first-time purchase, 48 The Cherwell is a well-presented, 3-bedroom, mid-terrace property located on the western outskirts of Daventry and in close proximity to parkland.









## Outside Areas

### Front Aspect

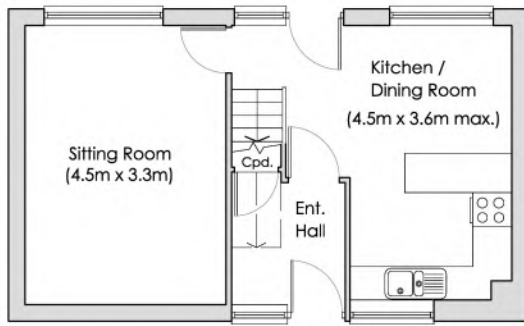
The property is set back from The Cherwell with a slate shingle frontage and pathway which leads to the main front entrance door with projecting canopy over.

### Rear Garden

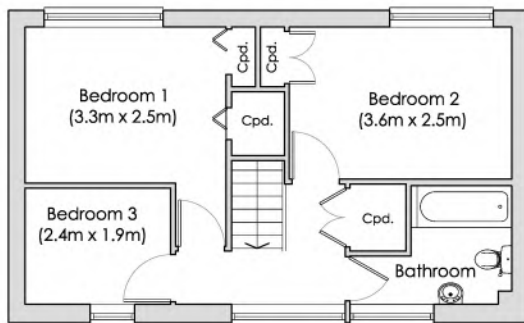
The well-tended private rear garden has a large patio space and rear lawn bisected by a pathway leading to the gated rear pedestrian access. Perimeter boundaries have been formed with timber post and panel fencing and there is a useful brick outbuilding with slatted timber access door.







Ground Floor GIA = 35 sqm



First Floor GIA = 35 sqm

All measurements are approximate and for display purposes only. Dashed lines indicate sloping ceilings

TOTAL AREA (GIA) : 70sqm



**Local Authority:** West Northamptonshire Council

**Council Tax:** Band A

**Services:** Water, Drainage, and Electricity

**EPC:** Rating D



### Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not carried out a survey and have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Little Court Cottage | Maidford Road | Farthingstone  
Northamptonshire | NN12 8HE  
t: 01327 361664 e: enquiries@davidcosby.co.uk

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)

