



Residential Sales, Lettings and Mortgages

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14 Royal Star Drive
Daventry
NN11 9F Z



- * **Spacious Two Bedroom House**
- * **Gas Radiator Central Heating**

- * **Upvc Double Glazing**
- * **Parking Facility**

£169,950

A two-bedroom end terrace house situated in this sought after location. The property benefits from Upvc double-glazing, gas radiator central heating and downstairs cloakroom. Outside are gardens to the front and rear and off road parking. Internally the accommodation comprises entrance hall, cloakroom, kitchen, lounge/diner, two bedrooms and bathroom.

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ENTRANCE HALL

Entered via a white panelled door. Stairs rising to the first floor landing, and doors to:

CLOAKROOM

Upvc double glazed window to the front aspect, low level W.C, corner wash hand basin and single radiator.

KITCHEN

13'0" x 6'1" (3.96m x 1.85m). Fitted with a range of high and low level units with work surface over. Built in electric oven and hob, plumbing for washing machine and space for fridge/freezer. Tiled flooring, Upvc double glazed window to the front aspect and wall-mounted boiler serving the domestic hot water and central heating. Single radiator.



LOUNGE

13'6" x 9'11" (4.11m x 3.02m). Good size lounge with French style doors and windows to the rear aspect, double radiator, feature fire surround with electric fire, TV point.



FIRST FLOOR LANDING

Upvc double glazed window to the side aspect, door to airing cupboard, doors to all rooms.

BEDROOM 1

13'6"max x 10'1" (4.11m x 3.07m) Two Upvc double-glazed window to the front aspect, coving to the ceiling, radiator, built in wardrobe.

BEDROOM 2

10'2" x 6'11" (3.09m x 2.10m). Upvc double glazed window to the rear aspect, coving to the ceiling and single radiator.



BATHROOM

Fitted with a white three-piece suite comprising, panelled bath with shower over and fully tiled shower area, low level W.C, pedestal wash hand basin, single radiator and Upvc double glazed window to the rear aspect.

GARDEN

To the rear is a well-maintained garden with paved patio, gravelled area, a variety of trees and shrubs, timber shed and gated access to the rear.

The front garden is laid mainly to lawn with pathway. Wrought iron fencing.

The parking is access to the side of the property leading to a parking area for two cars.



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.

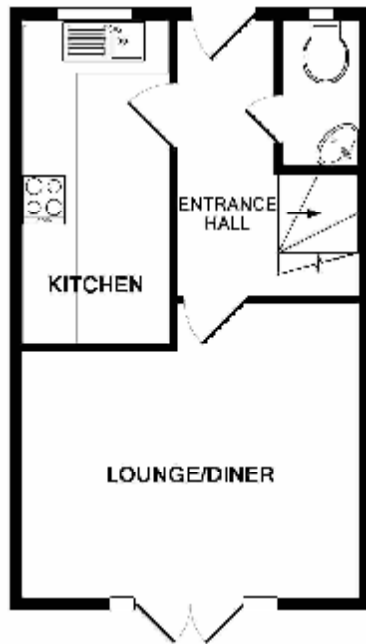
COUNCIL TAX

You are advised to contact the local authority for details.

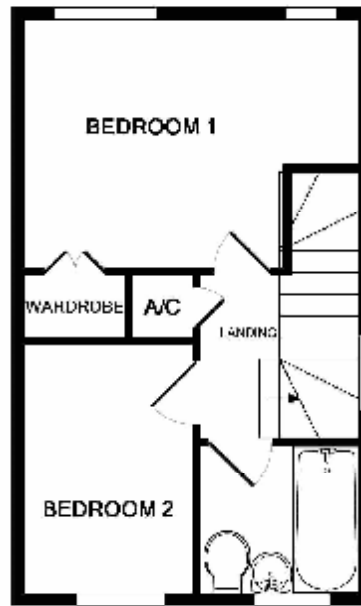
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FLOOR PLAN

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

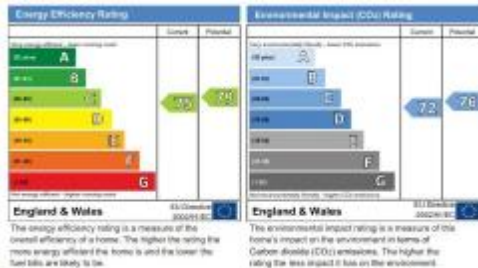


GROUND FLOOR



1ST FLOOR

ENERGY PERFORMANCE CERTIFICATE



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.

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PROPERTY RENTALS

BUYING TO LET? We offer a comprehensive lettings and management service at highly competitive rates. As 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. As well as a Competitive Fee Structure and Specialist Tenant Referencing we also provide FREE Six Month Rent Guarantee and Legal Expenses Insurance for each new tenant on managed properties. **Call on 01327 703252 to discuss your requirements**

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