



15 Bodleian Close, Daventry, Northamptonshire, NN11 4RY

HOWKINS &  
HARRISON

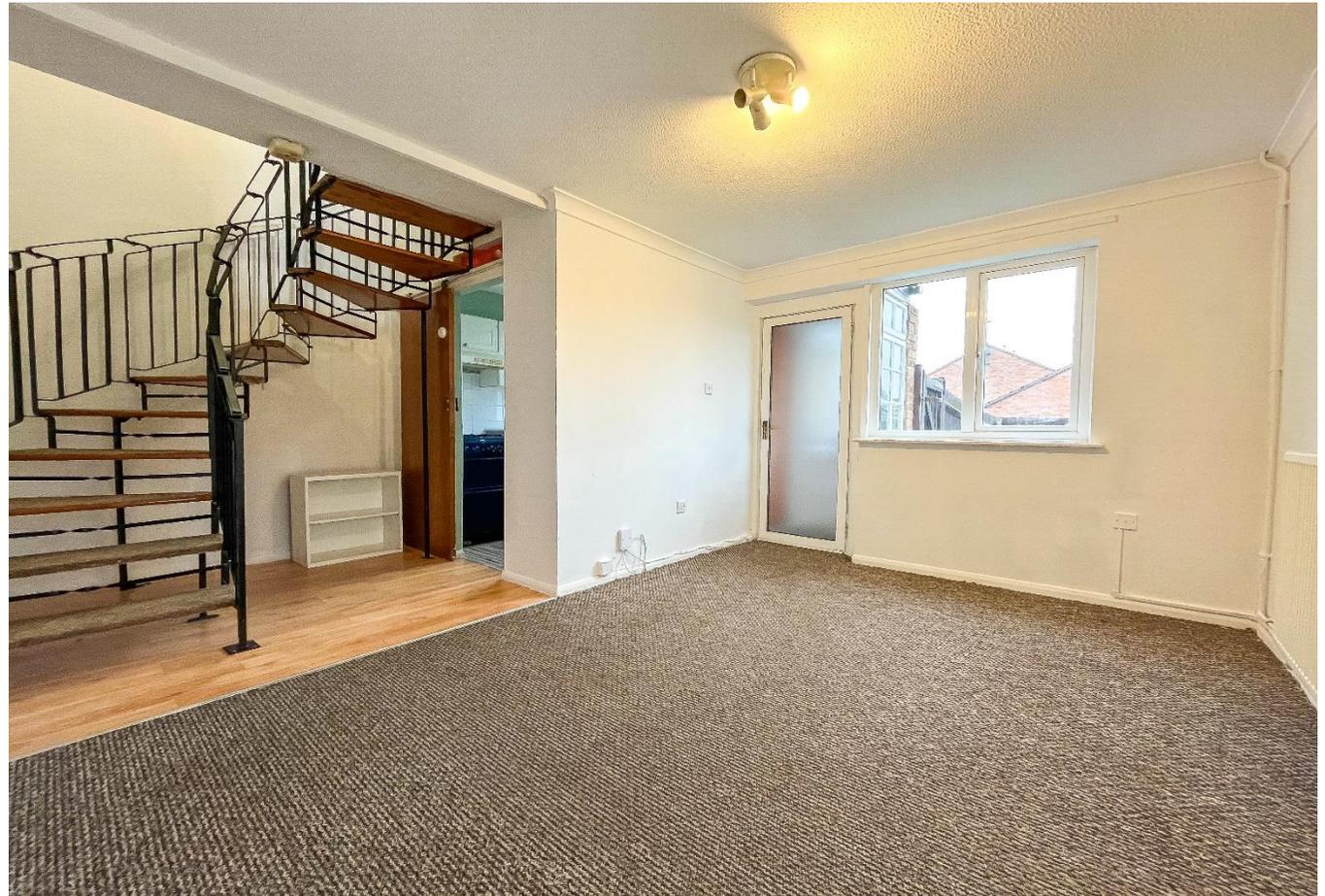
15 Bodleian Close, Daventry,  
Northamptonshire, NN11 4RY

Guide Price: £140,000

Howkins & Harrison present this one bedroom cluster home situated in a cul-de-sac position, offered for sale with no upward chain and gives a buyer the opportunity to put their stamp on it, ideally suited as an investment purchase or first time buy.

### Features

- One bedroom cluster home
- Popular location
- Open plan living space
- Fitted kitchen
- Bathroom
- Conservatory
- Garden
- Popular location
- Local amenities
- Ideal for investment purchase or first time buy
- EPC rating - C



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance.

Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



## Ground Floor

The front porch built with a storage cupboard steps into the open plan living space with fitted kitchen, featuring a spiral staircase, and adjoins the conservatory. The kitchen comes with a range of floor standing and wall mounted units, incorporating stainless steel sink, space and plumbing for standing cooker, washing machine and fridge/freezer.

## First Floor

There is a spacious bedroom with built-in wardrobes and family bathroom with shower over bath, WC and wash basin.

## Outside

The garden is mainly laid to lawn with a paved patio seating area, shed for storage, enclosed by wooden fence panels.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

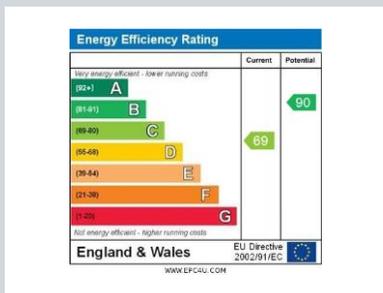
## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council: 0300-126700

## Council Tax Band - A



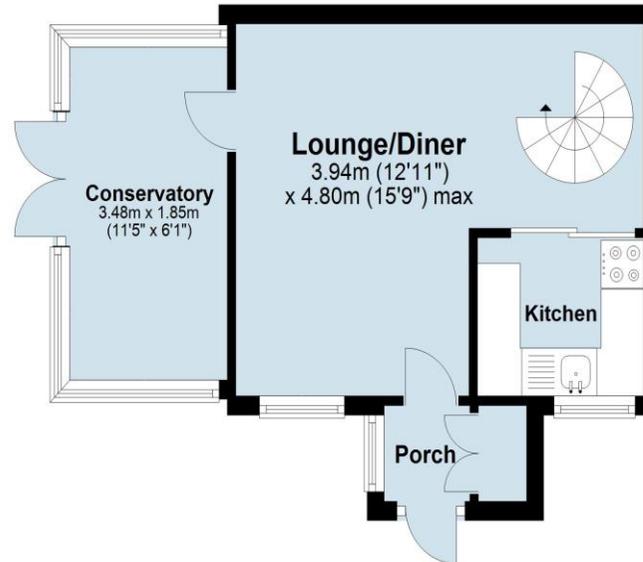
## Howkins & Harrison

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## Ground Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



## First Floor

Approx. 17.2 sq. metres (184.6 sq. feet)



Total area: approx. 44.6 sq. metres (479.9 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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