



17 Burns Road, Daventry, Northamptonshire, NN11 9AX

HOWKINS &  
HARRISON

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Northamptonshire, NN11 9AX

Guide Price: £195,000

Ideally suited for first time buyers, this established mid terrace home offering versatile family living accommodation featuring a “pass-through” bedroom and low maintenance rear garden, situated in the popular Headlands development off the Ashby Road, within walking distance of local amenities such as parks, schooling, and shops.

### Features

- Ideally suited for first time buyers
- Three bedrooms with a “pass-through” bedroom
- Family bathroom
- Large sitting room
- Fitted kitchen
- Entrance porch
- Conservatory
- Low maintenance rear garden
- Walking distance to schools and local amenities
- 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.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property steps into an entrance porch fitted with a storage bench, following on to the entrance hall leading to all principal rooms and stairs rising to the first floor accommodation. The spacious sitting room benefits from front and rear aspect and a feature fireplace with tile surround and hearth. The fitted kitchen has a range of floor standing and wall mounted cabinets with work surfaces incorporating; stainless steel sink, ceramic hob, integrated oven and microwave oven, with space and plumbing for a washing machine, dishwasher, and under counter fridge, with a door leading on to the conservatory overlooking the garden.

## First Floor

There are three bedrooms, with bedroom 3 accessed via bedroom 2, and a family bathroom with rainfall shower over bath, WC and wash basin.

## Outside

The low maintenance rear garden consists of a paved patio and feature gravel borders, benefitting from a brick built store shed and gated access to communal parking, all enclosed by fence panelling.

## Viewing

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

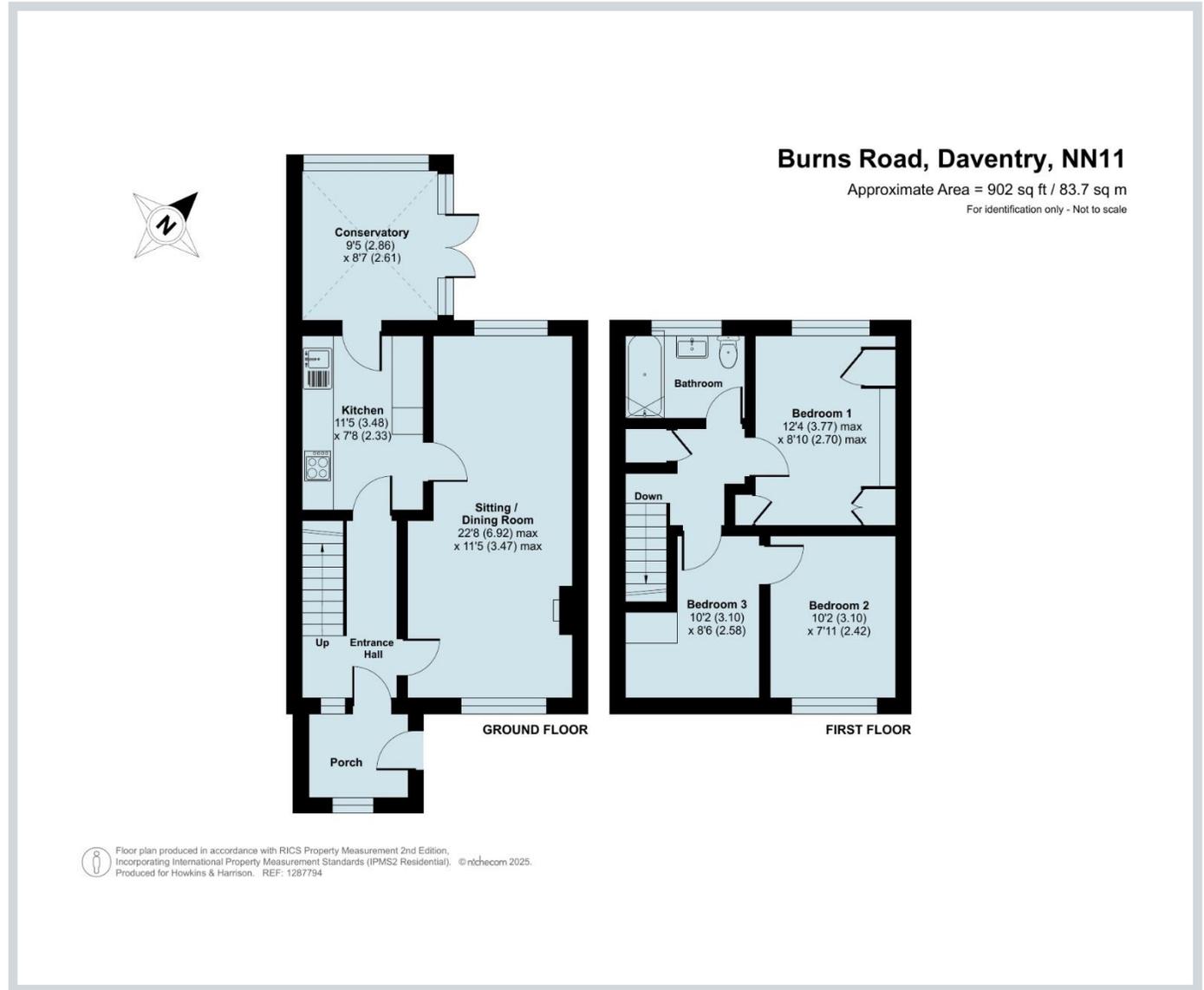
## Services

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-Tel:0300-126700  
Council Tax Band-A

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	73
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## Howkins & Harrison

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