



37 Frobisher Close, Daventry, Northamptonshire, NN11 4JL

HOWKINS &  
HARRISON

37 Frobisher Close, Daventry,  
Northamptonshire, NN11 4JL

Guide Price: £185,000

An established three-bedroom terrace home offering spacious living accommodation, ideally suited for investment purchase or first time buyer and sold with no upward chain, situated in the Southbrook development within easy reach of local amenities such as schools, shops and the town centre.

### Features

- Three bedroom terrace house
- Kitchen and dining room
- Spacious lounge
- Family bathroom
- Rear garden
- Local amenities
- No upward chain
- Ideal 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 property enters into spacious lounge with stairs rising to the first floor accommodation, leading through to the dining room and kitchen. The kitchen has a range of floor standing and wall mounted cabinets, with work surfaces incorporating stainless steel sink, electric oven with ceramic hob and extractor over, space and plumbing for washing machine and fridge/freezer. The dining room has a sliding door giving access to the garden.

## First Floor

There are three good sized bedrooms and family shower room with WC and wash basin.

## Outside

The garden is mainly laid to lawn with a large paved patio seating area, including a brick built store shed, enclosed by wooden fence panels and rear gate to residential walkway.

## 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.

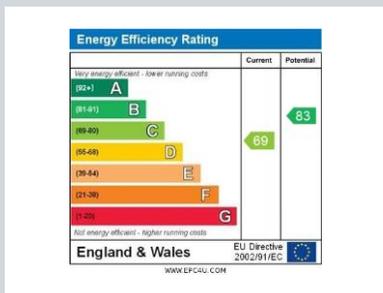
## Services

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 Tel:0300-126700.

## Council Tax Band - A



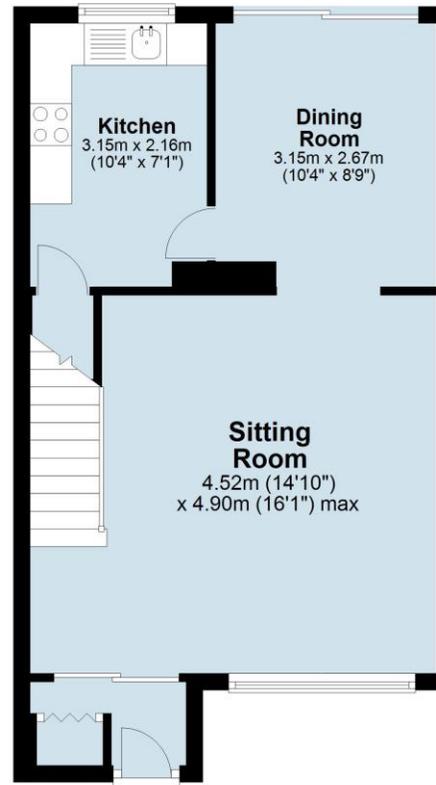
## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

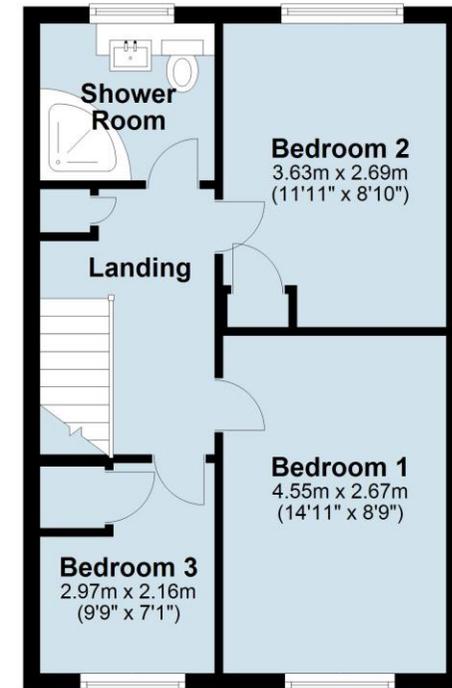
## Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 82.7 sq. metres (889.8 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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.