



7 ASHBY ROAD  
Braunston, Daventry, NN11

 **DAVID COSBY**  
ESTATE AGENTS





# 7 Ashby Road

Braunston, Daventry, NN11

**£249,900 (Guide Price)**

- Refurbishment project
- 3 bedrooms
- Lounge
- Large kitchen
- Conservatory
- Downstairs WC
- Family bathroom
- South facing rear garden
- Village location

## Description

7 Ashby Road is a 3 bedroomed semi-detached property occupying an elevated position within the highly sought-after village of Braunston.

The property occupies a larger than average site with good sized front and rear gardens. With some refurbishment and possibly extension (subject to Statutory Approvals) the property will make a fabulous family home and also presents a perfect opportunity for a fledgling property developer.

Construction comprises cavity walls with external facing brickwork beneath a dual pitched roof clad with concrete interlocking tiles. There is a segmental oriel window to the front elevation with lead lined roof and a projecting canopy above the main front entrance door.

The south facing rear garden is mainly laid to lawn with a number of semi mature trees and a raised timber patio area adjacent to the rear conservatory benefiting from good natural sunlight throughout the day.



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Well known for its historic and picturesque marina, Braunston village is situated on the western edge of Northamptonshire, next to the border with Warwickshire. The property is located close to the heart of the village and is within walking distance of local amenities including primary school and preschool, public houses, local stores, cafe and takeaway.







# The Property

## Entrance Hall:

The good-sized entrance hall has natural lighting from the full height glazed side panel to the front door and has ceramic tile flooring throughout. There is a useful under stairs cupboard with slatted pine door and quarter winder stairs with cut pile carpet providing access to the first-floor accommodation. Stained pine doors lead off to the principal ground floor rooms which include kitchen, sitting room, rear utility area/boiler room and ground floor cloakroom.

## Kitchen / Breakfast Room:

The good-sized kitchen benefits from a large segmental oriel window to the front elevation providing natural lighting. The ceramic tile floor extends through from the entrance hall. There is an abundance of storage and work surface space with base and wall units having solid oak doors and melamine roll top surfaces. There is a stainless-steel sink and a half with drainer and space for a washing machine. Integrated appliances include dishwasher and fridge and there is a 3-door Tecnik oven with 5-ring ceramic hob and carbon filter hood over. The mains incoming water stop tap is located to the front elevation wall of the kitchen.

## Living Room:

The south facing carpeted sitting room is a good size and incorporates arched niches to either side of the decorative stone fireplace with tiled hearth and electric flame effect fire. Double glazed French doors with full height side lights open into the rear timber framed conservatory.

## Conservatory:

The south facing timber framed conservatory incorporates perimeter double glazed panes and a mono pitched polycarbonate roof. The dwarf walls to the conservatory are of cavity construction with inner and external leafs of facing brickwork. uPVC timber effect double glazed French doors open out onto the raised timber deck patio area. The solid floor to the conservatory has been finished with ceramic tile.

## Utility:

The rear utility/boiler room houses the mains digital electric meter and consumer unit together with the floor mounted oil-fired Worcester boiler. Perimeter walls are of fair faced brickwork with an emulsion finish and the floor has ceramic tiles. There is a top hung double glazed casement window providing natural lighting and a 2-panel uPVC door with upper double glazed pane providing access to the side elevation.

## Downstairs WC:

The useful ground floor cloakroom is situated beneath the stairs and accommodates a WC with low level vintage Bakelite cistern and there is a further mains incoming stop tap to the front right-hand side corner. Natural lighting and ventilation is provided by the top hung double glazed casement window to the side elevation.



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# The Property

## First Floor Landing:

The first-floor landing has a solid masonry balustrading to the stairwell with timber cappings. The cut pile stair carpet extends through to the first-floor landing and the decorations are neutral. There is a top-hung, double-glazed uPVC window to the side elevation of the landing providing natural lighting. 6-panel pine doors lead off to the principal first-floor rooms.

## Bedroom One:

Bedroom one is to the front left-hand side of the property and features a 4 unit double glazed window overlooking the front garden and with some views to the countryside beyond. There is a 3-door pine effect sliding wardrobe with central mirrored door which partially conceals the chimney breast.

## Bedroom Two:

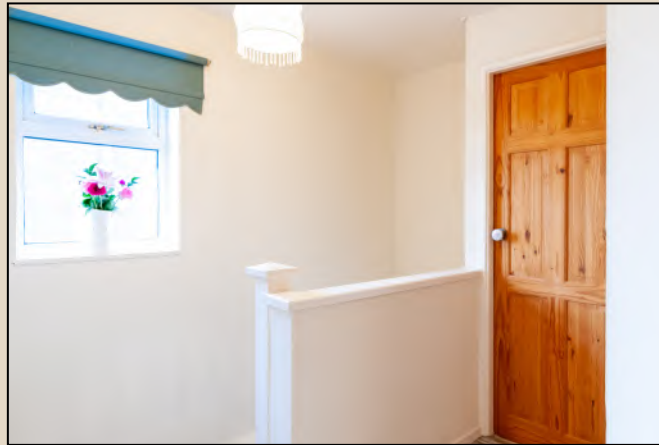
Bedroom two is a good-sized double located to the rear left-hand side of the property and has a 4 unit south facing double glazed window overlooking the rear garden and the countryside beyond. This room is currently uncarpeted but has underlay ready for new floor finishing. There is a useful 4 door storage cupboard to the front left-hand side corner of the room with slatted shelving.

## Bedroom Three:

Bedroom three is also situated to the south facing rear elevation of the property and incorporates a 2 unit double glazed window overlooking the garden and countryside views beyond. Again, this room is not currently carpeted but has underlay ready for a new floor finish. It is a good size single room and is neutrally decorated.

## Family Bathroom:

The bathroom is situated to the front of the property and has an obscured glazed top hung window to the front elevation. Sanitary appliances include WC with low level cistern, wash-hand basin with ceramic pedestal and bath with electric shower over. The bathroom partially extends over the stairwell and has raised flooring accommodating the WC and wash-hand basin.







## Outside Areas

### Front Aspect:

The property sits in an elevated position set back from Ashby Road with on-street parking. The good-sized front garden is has a low-level brick boundary wall and timber access gate. The garden is mainly laid to lawn with paving leading to the front entrance door and hard standing to the side access which leads to the rear garden.

### Rear Garden:

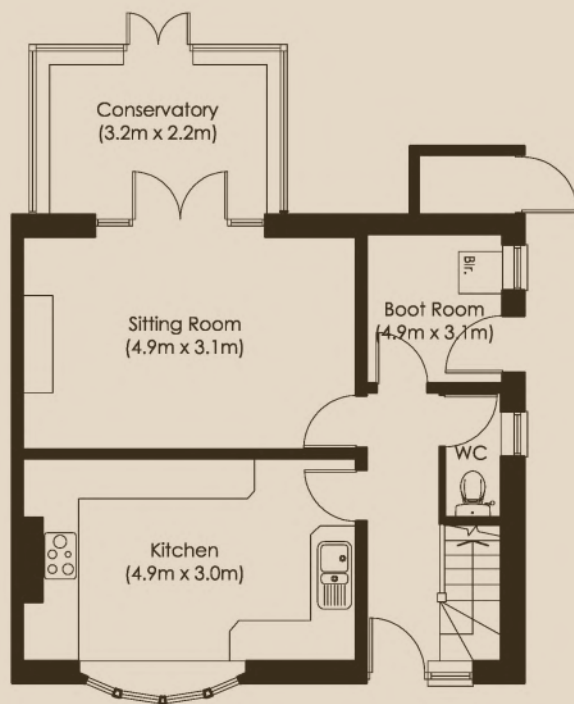
The rear garden benefits from a South facing position and has a raised timber deck patio area adjacent to the Conservatory and a large, grassed area beyond with useful timber storage shed.

### Agent Note:

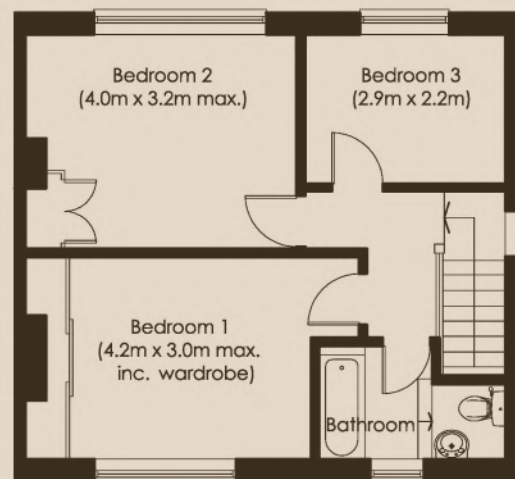
The property is in need of some refurbishment / updating.







Ground Floor Area: 52sqm  
(Including Conservatory)



First Floor Area: 45sqm



All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 97sqm  
Including Conservatory



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

**www.davidcosby.co.uk**



**Local Authority:** Daventry District Council

**Council Tax:** Band B

**EPC:** Current 57(D) Potential 77(C) January 2021

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

### 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 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.