

NEW INSTRUCTION



TENNYSON ROAD  
Daventry, NN11 9DH

 **DAVID COSBY**  
ESTATE AGENTS







# Tennyson Road

Daventry, NN11 9DH

Total GIA (Gross Internal Area) Approx. 84 sqm (904 sqft)

## Features

- Three-bedroom end of terrace property
- Generously sized and elevated plot with front and rear gardens
- Two reception rooms with segmental bay window
- Fitted kitchen with oak work surfaces and access to side lobby
- Two double bedrooms and a single bedroom
- Family bathroom with separate cloakroom
- Brick-built outbuilding and timber garden shed
- Gated side access and two-tiered front garden
- Ideal for investors or as a first family home

## Description

Occupying a generously sized and elevated plot, this three-bedroom end of terrace property offers spacious and well-laid-out accommodation with enclosed front and rear gardens. The property would make an excellent purchase for investors or those seeking a first family home, with scope for further improvement and personalisation.

The ground floor comprises entrance hall, a bright and generously proportioned sitting room with a segmental bay window, and a separate dining room overlooking the rear garden. To the rear, the kitchen is fitted with a range of units and oak work surfaces, with access to a useful side lobby leading to a large storage room, under-stairs cupboard, and an alternative external entrance. On the first floor, there are two double bedrooms and a single bedroom, together with a family bathroom and a separate cloakroom.

Externally, the property is set back from Tennyson Road with a two-tiered front garden and gated access to the side and rear. The rear garden is a good size, primarily laid to lawn, and includes a brick-built outbuilding and a timber garden shed, providing ample storage options.



A spacious three-bedroom end of terrace home set on an elevated plot with generous gardens, offering excellent potential as a first family home or investment opportunity.



# Ground Floor Accommodation

## Entrance Hall

Accessed via a double-panel glazed door beneath a projecting concrete canopy, the entrance hall leads to the main living areas. A straight flight of carpeted stairs rises to the first floor. The flooring is timber-effect sheet vinyl, and timber veneer doors open to the sitting room and kitchen.

## Sitting Room

A generously sized reception room with a large segmental bay window providing excellent natural light. The floor is finished with timber-effect sheet vinyl and the walls are neutrally decorated. An original door to the rear left, now blocked, historically led to the dining room and could be reinstated.

## Kitchen

Located at the rear, the kitchen is fitted with base and wall units, oak work surfaces, and flush white laminated cupboard doors. A large enamel sink with drainer and chrome mixer tap sits beneath a casement window overlooking the garden.

Integrated appliances include a four-burner induction hob with brushed chrome extractor and light over, and a single-door electric oven below. There is space for a fridge-freezer. An original four-panel timber door with top light leads to the side lobby. Walls are finished with white metro tile splashbacks and painted plaster above.

## Side Lobby

The side lobby provides access to a large storage room/utility and an under-stairs cupboard. A part-glazed door with three-point locking opens to the side aspect, offering an alternative entrance.

## Storeroom / Utility

Positioned to the rear right, the storeroom houses the washing machine and boiler. Fitted with shelving, it benefits from natural light via a top-hinged casement window.

## Understairs Cupboard

Accessed from the rear lobby, this cupboard provides useful storage and houses the electric consumer unit and meter.

## Dining Room

Situated to the rear left, the dining room has a two-unit window overlooking the garden. There is space for a dining table and chairs, with loop-pile carpet and neutrally decorated walls.









# First Floor Accommodation

## First Floor Landing

Neutrally decorated, the first-floor landing is finished with oak-effect laminate flooring and features white flush timber doors opening to the three bedrooms, bathroom, and separate cloakroom. Natural light is provided by a two-unit casement window to the side aspect.

The landing also includes a two-door former airing cupboard fitted with pine shelving, which houses the original asbestos cement water tank. The tank has been drained down and is no longer in use.

## Bedroom One

A spacious double bedroom with ample room for freestanding storage and natural light from a large casement window overlooking the rear garden. The flooring is finished with oak-effect laminate boards that flow from the first-floor landing, and the walls are neutrally decorated.

## Bedroom Two

A further well-proportioned double bedroom positioned to the front left-hand side of the property. A large segmental bay window draws in plenty of natural light. The flooring is finished with oak-effect laminate boards, and the walls are neutrally decorated.

## Bedroom Three

A single bedroom, currently used as an office and games room, with oak-effect laminate flooring and a two-unit window overlooking the front aspect. The walls are neutrally decorated.

## Bathroom

Fitted with a two-piece suite comprising a bath with chrome mixer tap and shower hose, and a ceramic wash hand basin set within a vanity unit. White ceramic tiling has been applied around the bath and above the wash hand basin. The floor is finished with grey timber-effect laminate boards, and a two-unit frosted casement window provides natural light and ventilation.





# Grounds

## Front Aspect

Set back from Tennyson Road, the property features a two-tiered front garden predominantly laid to lawn, with steps rising to the entrance pathway and gated side access leading to the enclosed rear garden.

## Side and Rear Gardens

The side garden features a hardstanding pathway bordered by a mature hedgerow, leading through to the rear garden.

The rear garden is a generous and versatile space extending to approximately over 90 feet. It includes a substantial brick outbuilding with a timber ledged-and-braced door, a corrugated asbestos mono-pitch roof, and a solid concrete floor, providing useful, weather-tight storage.

The garden itself is predominantly laid to lawn, with a hardstanding pathway extending towards the centre, where there is a timber garden shed featuring perimeter glazed windows beneath a corrugated dual-pitch roof – ideal for garden storage or as a potting shed.

Boundaries are defined by a combination of concrete post-and-panel fencing and established conifer and laurel hedgerows, creating a good degree of privacy and enclosure.

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## Location

This three-bedroom end of terrace home is situated within the Headlands area of Daventry, a popular residential location with convenient access to the town centre.

Daventry offers a comprehensive range of facilities including supermarkets, leisure centres, and healthcare services, alongside a selection of both national retailers and independent shops.

The historic Sheaf Street lies at the heart of the town and forms part of a conservation area. Here, a variety of independent boutiques, cafés, and restaurants provide a distinctive shopping experience away from larger commercial centres, complemented by the characterful streetscape.

For families, Daventry is well-served by local schools including primary and secondary options rated favourably by Ofsted, with further education facilities nearby.

Commuters benefit from excellent road links, with the A45 and A5 providing access to the M1 motorway at Junctions 16 and 18. Long Buckby railway station, approximately six miles away, offers regular services to London Euston and Birmingham New Street, making the location well suited to those requiring access to major cities.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Mains Water, Gas, Electricity, and Drainage

**Council Tax:** Band B    **EPC:** C    **Tenure:** Freehold

**Broadband:** Ultra Fast Broadband Available

## Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



Sheaf Street, Daventry



Location Plan (not to scale)

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# Tennyson Road, Daventry, NN11 9DH

Approximate GIA (Gross External Area) = 84 sqm (904 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)





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