

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**19 Sourton Place, Daventry**

**NN11 0GT**

**£190,000**



\*\*\* OVER 55s DEVELOPMENT \*\*\* We are pleased to offer for sale this RARELY AVAILABLE and WELL PRESENTED two bedroom BUNGALOW set in a small development of 31 homes with exclusive use of additional facilities plus the benefit of a Residential Scheme Manager and an emergency alarm system .This well presented property benefits from UPVC double glazing and gas to radiator central heating with accommodation comprising of entrance hall, lounge/dining room, kitchen, MAIN BEDROOM WITH BUILT IN WARDROBES, further bedroom and SHOWER ROOM. Externally there is access to well maintained communal gardens plus allocated parking. An internal inspection is highly recommended.

**ENTRANCE HALL**

Radiator. Access to loft space. Door to storage cupboard. Further doors to the shower room, two bedrooms and the lounge/diner. Fuse box.

**LOUNGE**

14'8 x 12'6  
UPVC double glazed patio door (with double glazed windows to either side) to the rear aspect. Radiator.

**KITCHEN**

10'11 x 7'6  
UPVC double glazed window to the rear aspect. Fitted kitchen to comprise of a stainless steel drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall and drawer units. Roll edge work surface with tiling to splashbacks. Space and plumbing for washing machine. Space for cooker. Space for fridge. Cupboard housing boiler. Door to storage cupboard/pantry.

**BEDROOM ONE**

13'6 x 8'7  
UPVC double glazed box bay window to the front aspect. Radiator. Built in wardrobes and blanket cupboards.

**BEDROOM TWO**

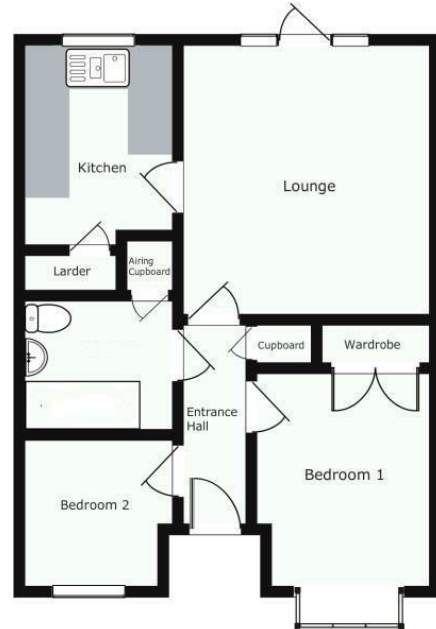
7'7 x 7'6  
UPVC double glazed window to the front aspect. Radiator.

**BATHROOM**

Fitted in a suite to comprise of a low level wc, pedestal wash hand basin and a large shower double cubicle with plumbed in shower. Tiling to splashback areas. Radiator.  
Door to airing cupboard.

**OUTSIDE**

Communal maintained gardens and allocated on site parking. This property in particular benefits from a large patio area off the lounge door.



PLEASE NOTE - CURRENT COUNCIL TAX BAND IS B.

CURRENT RENT - APPROX £225 per month

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.