

Daventry

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Offices also located in Northampton

stonhills.co.uk



**16 Farnborough Drive, Daventry
NN11 8AL**

Offers in excess of £300,000



*** INVESTMENT OPPORTUNITY ** Approx 12% Gross Yield ** Licensed HMO ** Great Location ** SIX Bedrooms including FOUR ENSUITES ****

Full description

A four storey town house offering extensive and versatile accommodation with views overlooking the green to the front and off road parking for two cars at the rear. Benefiting from three double bedrooms and two en-suites with three reception rooms, study and a utility room. Viewing is highly recommended.

Location - Middlemore, on the outskirts of Daventry, is a growing and very popular estate that benefits from a well served shop, public house and a regular bus service. Surrounded by countryside, it has easy walking access to Daventry Country Park and superb walks taking you to many of the surrounding villages, so for those that enjoy walking, you won't find a better location! For water enthusiasts the estate is on the Drayton Reservoir which boasts fishing and a sailing club.

GROUND FLOOR

- Entrance hall
- Bedroom one
- Separate En-Suite
- Bedroom two with En-suite

BASEMENT

Open plan sitting room/kitchen/diner

1st FLOOR

- Bedroom three with En-suite and built in wardrobes
- Bedroom four with En-suite

2nd FLOOR

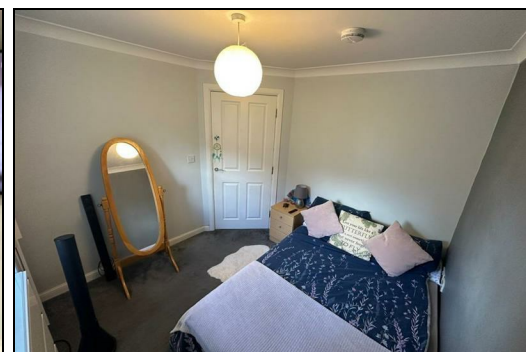
- Bedroom five with built in wardrobe
- Bedroom six with En-suite and built in wardrobe
- Bathroom

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS E.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		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.