

Daventry

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32 Sourton Place, Daventry
NN11 0GT

£210,000



Access to the property is gained via an opaque hardwood double glazed entrance door with storm porch over into...

ENTRANCE -

Radiator. Wooden door with inset glazed panels into the lounge.

LOUNGE 17' x 12'7 -

UPVC double glazed box bay window to the front aspect. Feature Adam style fireplace with inset electric coal effect fire. Radiator. Television point. Telephone point. Door to kitchen. Further wooden door with inset glazed panels in to the inner hallway.

KITCHEN 12'1 x 7'5 -

UPVC double glazed window to the front aspect. Fitted kitchen to comprise of a one and a half poly carbonate 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 for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler (boxed in). Radiator. Door to storage cupboard/pantry.

INNER HALLWAY -

Access to loft space. Door to storage cupboard with hanging space and shelving. Thermostat control. Further doors to the bedrooms and bathroom.

BEDROOM ONE 11'1 x 9'6 -

UPVC double glazed window to the rear aspect. Radiator. Telephone point. Built in double wardrobes to one wall.

BEDROOM TWO 10'8 x 7' -

UPVC double glazed door (with full length windows to either side) to the rear aspect. Radiator.

BATHROOM 7'5 x 6'4 -

Comprises of a low level WC, pedestal wash hand basin and a paneled bath with separate electric shower over. Tiling to splashback areas. Radiator. Shaver point. Extractor fan. Door to airing cupboard.

OUTSIDE -

There are communal maintained gardens and on site parking.

Sourton Place is a scheme of 31 Leasehold bungalows. Each bungalow is self contained and for people over the age of 55 and capable of independent living.

There is a pull cord alarm system in the bungalow which is linked to the scheme managers office during working hours and to a control center at all other times.

A residential scheme manager lives on site and is available during office hours.

COMMUNAL FACILITIES -

There is a fully furnished communal lounge, kitchen and laundry room for residents use.

PLEASE NOTE - CURRENT COUNCIL TAX BAND IS B.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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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.