

Daventry

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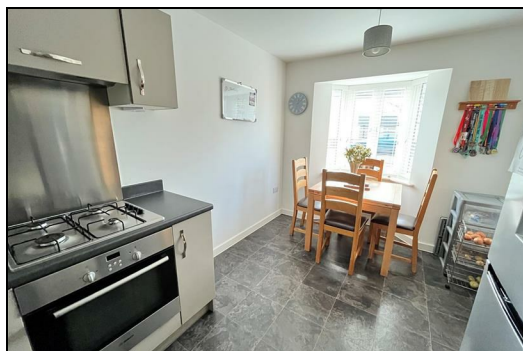
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1 Battle Avenue, Daventry
Northamptonshire NN11 2NX

Guide price £315,000



ENTRANCE HALL
Stairs rising to first floor landing. Single panel radiator. Doors to the lounge, kitchen/diner and cloakroom.

CLOAKROOM
Obscure double glazed window to front aspect. Single panel radiator. Low level WC. Wash hand basin.

LOUNGE
16'8 x 13'10
Double glazed patio door to rear garden. Double glazed window to rear aspect. Two single panel radiators.

KITCHEN/DINER
13'6 x 8'7
Double glazed bay window to front aspect. Single panel radiator. Fitted in a modern range of wall and base mounted units with roll top work surfaces over. 1 1/4 sink drainer unit with mixer tap over. Built in 'Bosch' oven, hob and extractor fan. Space which may be suitable for white good and a fridge/freezer.

LANDING
Doors to all bedrooms, bathroom and airing cupboard (housing a 'Baxi' boiler).
Access to roof space.

BEDROOM ONE
13'3 x 8'10
Double glazed window to rear aspect. Single panel radiator. Door to en-suite.

EN-SUITE
Tiled double shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

BEDROOM TWO
10'1 x 8'10
Double glazed window to front aspect. Single panel radiator.

BEDROOM THREE
10' x 7'5
Double glazed window to rear aspect. Single panel radiator.

BATHROOM
Obscure double glazed window to front aspect. Low level WC. Wash hand basin. Enclosed panel bath with shower screen and shower attachment. Heated towel rail.

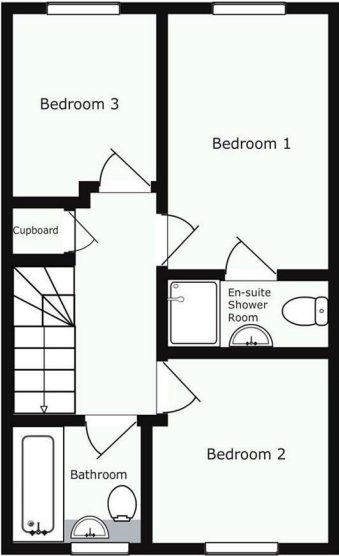
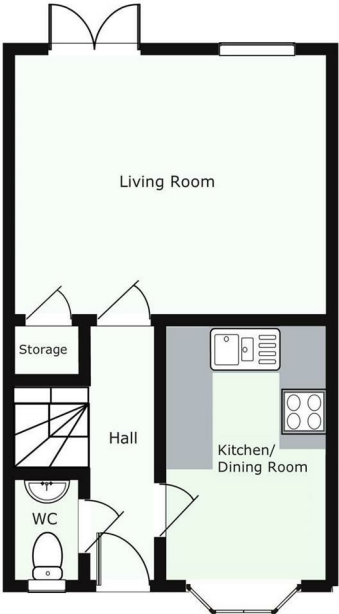
OUTSIDE
The front garden - Mainly laid to lawn with driveway parking for in our opinion three vehicles. Gated access to the rear garden.

The rear garden - Enclosed by timber panel fencing. Mainly laid to lawn with a patio area. Timber shed. Gated access to the driveway.

Garage - Up and over door.

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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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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.