

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



75 Timken Way, Daventry

NN11 9UE

£220,000



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator. Staircase rising to first floor landing.

KITCHEN 2.92m (9'7) x 2.16m (7'1) Max

Double glazed window to front aspect. Radiator. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Electric oven, gas hob and extractor over. Integrated fridge and freezer. Stainless steel sink unit with mixer tap over. Space for washing machine. Airing cupboard housing boiler. Ceramic tiled floor. Tiling to splash back areas.

WC

Low level WC and pedestal wash hand basin. Radiator. Extractor.

LOUNGE 4.55m (14'11) x 3.81m (12'6)

A well presented lounge with double glazed patio doors to rear garden. Radiator. Understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE 3.43m (11'3) x 3.23m (10'7)

A generous sized bedroom with double glazed window to rear elevation. Radiator. Three double built in wardrobes.

BEDROOM TWO 3.81m (12'6) x 2.72m (8'11)

Again a good size room with double glazed window to front elevation. Radiator. Overstairs storage cupboard.

BATHROOM 1.96m (6'5) x 1.73m (5'8)

A three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Tiling to splash back areas. Electric shaver point.

OUTSIDE

FRONT GARDEN

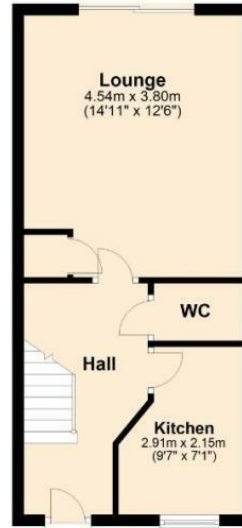
Pathway leading to entrance door. Allocated parking space.

REAR GARDEN

A modern landscaped garden enclosed by timber panel fencing with patio area. Part covered with a canopy, an ideal space for entertaining.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

Ground Floor
Approx. 32.9 sq. metres (353.9 sq. feet)



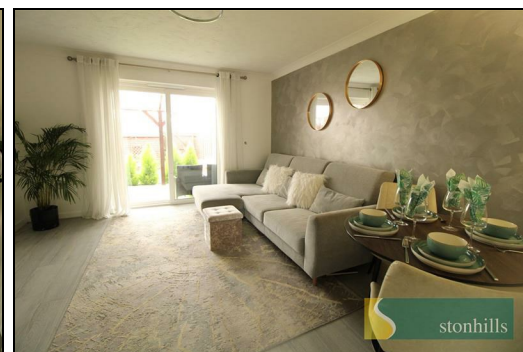
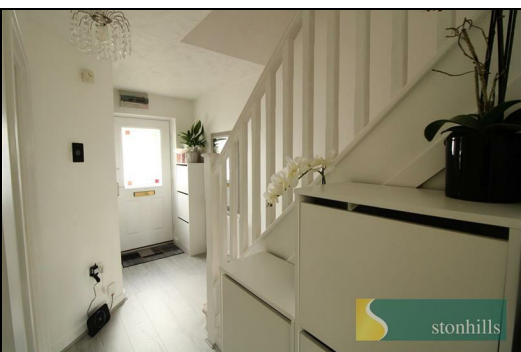
First Floor
Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 sq. feet)

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.