Offices also located in Northampton

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74 Ashby Road, Daventry NN11 7HE

Guide price £255,000







Offered with no upper chain, an established THREE BEDROOM semi detached home situated in the popular village of 'BRAUNSTON'

The property boasts SUPERB VIEWS OVER COUNTRYSIDE TO THE REAR and briefly comprises of an entrance hall, lounge diner with access to a lean to conservatory, kitchen, landing, three bedrooms, shower room and WC. Outside there is a well maintained rear garden, car port and driveway parking to the front. The property is in need of some modernisation throughout.

**ENTRANCE HALL** 

KITCHEN 11'2 x 8'7

LOUNGE/DINER 20'10 max x 12'11

LEAN TO 10'4 x 8'4

LANDING

BEDROOM ONE 13'8 x 10'11

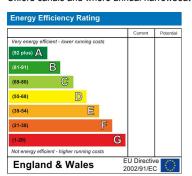
BEDROOM TWO 11'10 x 9'10

BEDROOM THREE 12'2 max x 7'10

WC

## SHOWER ROOM

Braunston village is situated on the western edge of Northamptonshire, next to the border with Warwickshire. The property is located close to the heart of the village and is within walking distance of local amenities including primary school and preschool, public houses, local stores, cafe and takeaway. Braunston is well known for its historic and picturesque boatyard / marina which lies at the crossroads of the Grand Union and Oxford canals and where annual narrowboat rallies are held.



			Current	Potential
ery environmentally friend	ly - lower CO2 em	issions		
(92 plus) 🖄				
(81-91) B				
(69-80) C				
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)		G		
Not environmentally friendl	/ - higher CO2 em	ssions		





Total Area: 90.0 m² ... 969 ft²











