

Daventry

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9 Hanbury Close, Daventry  
NN11 8AN

£179,950





A deceptively spacious two bedroom, modern Coach House situated on the ever popular Middlemore estate offering a good size accommodation with parking for two tandem cars and it's own private garden, the property is offered with no chain.

The accommodation comprises: UPVC double glazing, gas central heating, a large Sitting Room, Kitchen, two Bedrooms and Bathroom. This is a great first home or rental investment, viewing is highly recommended.

Entrance - Foot path to front door. Door to hallway.

Hallway - Radiator. Stairs leading up to first floor accommodation. Storage cupboard with shelving in.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

First Floor Landing - Small window to rear of property. Double wardrobe. Radiator. Wall mounted thermostat. Airing cupboard.

Sitting Room - 5.46m(17'11") x 3.18m(10'5") - Two windows to front aspect. Two radiators.

Archway to Kitchen.

Kitchen - 4.31m(14'2") x 3.15m(10'4") - Fitted with a range of wall and base units with rolled edge work surface over. Space for washing machine. Space for frige/freezer. Built-in oven and hob. Extractor fan. Sink and drainer with mixer tap over. Tiling to splash backs. Radiator. Window to rear aspect.

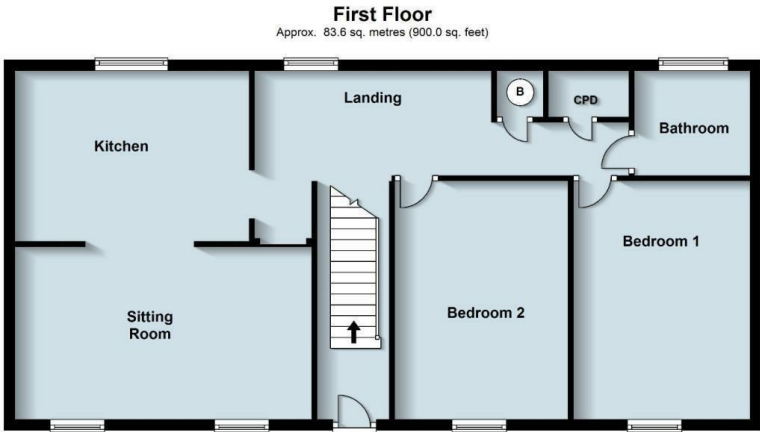
Bedroom One - 3.41m(11'2") x 3.25m(10'8") - Window to front aspect. Radiator.

Bedroom Two - 3.19m(10'6") x 3.41m(11'2") - Window to front aspect. Radiator.

Bathroom - 2.13m(7'0") x 1.93m(6'4") - Suite comprising: Wash hand basin, WC, bath with shower over. Shaver point. Radiator. Window to rear aspect.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 83.6 sq. metres (900.0 sq. feet)

