

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



70 Oriel Road, Daventry

NN11 4SP

£235,000



Entrance Hall: - Stairs rising to first floor, single panel radiator, thermostat control, smoke alarm, door to:

Lounge - 15'5" x 11'5" (4.70m x 3.48m) - A well presented room with the main focal point being a fireplace. covered ceiling, TV point, replacement Upvc double glazed box bay window to front aspect with double panel radiator under, door to:

Kitchen/Diner - 14'8" x 9'2" (4.47m x 2.79m) - Recently re-fitted with a range of modern grey eye and base level units with rolled edge work surfaces over, the base units are drawer line, wall mounted boiler, inset ceramic single drainer sink unit with mixer tap over, space and plumbing for washing machine, space for full height fridge/freezer, space which maybe suitable for a cooker, tiling to water sensitive areas, covered ceiling, replacement Upvc double glazed window to rear aspect, the dining area has space for table and chairs, single panel radiator, covered ceiling, under stairs storage cupboard, Upvc double glazed door to rear garden.

Landing: - Smoke alarm, access to loft, airing cupboard housing slatted linen shelving, doors to all upstairs accommodation.

Bedroom One - 13'5" x 8'5" (4.09m x 2.57m) - A good size double room with covered ceiling, replacement Upvc double glazed window to front aspect with single panel radiator under.

Bedroom Two - 11'2" x 8'5" (3.40m x 2.57m) - Replacement Upvc double glazed window to rear aspect with single panel radiator under.

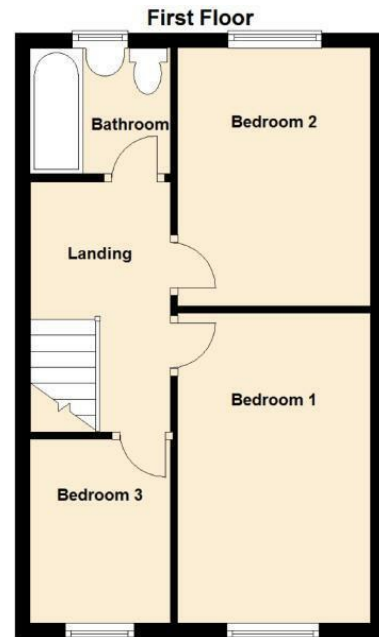
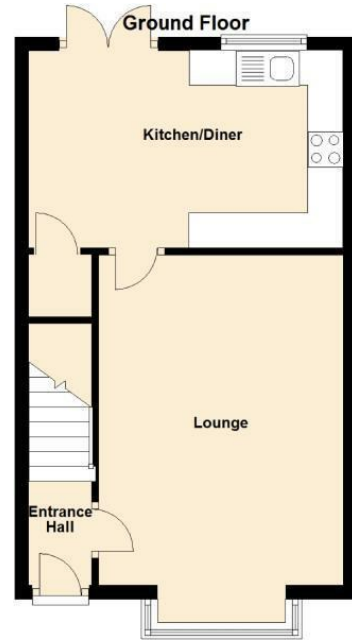
Bedroom Three - 7'11" x 6' (2.41m x 1.83m) - Replacement Upvc double glazed window to front aspect with single panel radiator under.

Bathroom: - Fitted with a white three piece suite comprising of low level WC, pedestal wash hand basin and panel bath with electric shower over, tiling to water sensitive areas, inset spotlights, covered ceiling, single panel radiator, frosted Upvc double glazed window to rear aspect.

Outside -

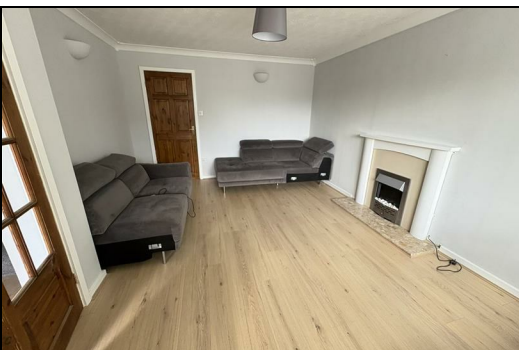
Front: - Pathway to front door, lawn area with shrub and flower borders, Off road parking area for 2 VEHICLES.

Rear: - A good sized paved patio runs immediately to the rear of the property, the remainder of the garden is laid to lawn with paving slabs to one side. Access gate to front, enclosed by timber panel fencing, outside tap.



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	



Zoopla.co.uk

THE NATIONAL ASSOCIATION OF ESTATE AGENTS

Ombudsman
 www.oea.co.uk

rightmove.co.uk
 The UK's number one property website

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.