

Daventry

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Offices also located in Northampton

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**8 The Pyghtles, Daventry**  
**NN11 9HP**  
**£220,000**



Located within walking distance of Daventry town centre, this three-bedroom semi-detached property offers fantastic potential for buyers looking to modernise and create a home to their own taste.

The property benefits from gas-to-radiator central heating, double glazing, and a nice-sized rear garden, perfect for relaxing or entertaining. A single garage provides off-road parking or useful storage space.

While the home would benefit from modernisation throughout, it presents an excellent opportunity for first-time buyers, investors, or those seeking a project in a sought-after location.

Offered to the market with no upper chain, early viewing is recommended.

**ENTRANCE HALL**

**LOUNGE**  
17'9 x 10'5

**KITCHEN**  
10'4 x 8'4

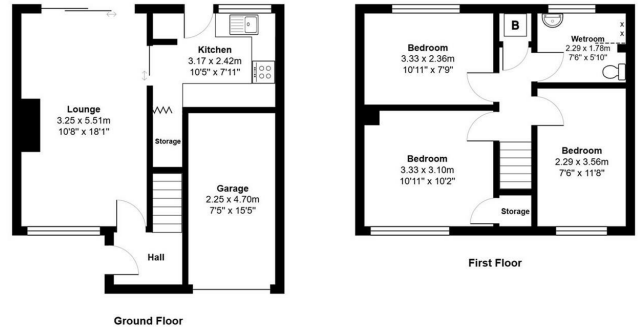
**LANDING**

**BEDROOM ONE**  
10'9 x 10'1

**BEDROOM TWO**  
12'2 x 7'5

**BEDROOM THREE**  
10'9 x 7'7

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.



Total Area: 72.5 m<sup>2</sup> ... 781 ft<sup>2</sup>

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.