

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**9 Balliol Road, Daventry
Northamptonshire NN11 4RE**

£197,000

*** Three bedroom end of terrace *** GARAGE to the rear *** Kitchen/diner with built in appliances *** Gas to radiator heating *** UPVC Double glazing *** Pleasant rear garden *** Ideal first time buy or investment property ***



Double glazed door into entrance porch....

ENTRANCE PORCH

Door into the lounge

LOUNGE

15' x 14'1

Double glazed window to the front aspect. Laminate style flooring. Radiator. Stairs rising to first floor landing. Door to kitchen/diner.

KITCHEN/DINER

15'1 x 10'2

Two double glazed windows to rear aspect. Obscure double glazed door to rear garden. Fitting in a range of wall and base mounted units with roll top work surfaces over. Cupboard housing boiler. Ceramic tiled flooring. Built in double oven, hob and extractor fan. Single drainer sink with mixer tap over. Space which may be suitable for white goods.

LANDING

Doors to all bedrooms and bathroom

BEDROOM ONE

12'3 x 8'3

Double glazed window to front aspect. Access to roof space. Radiator.

BEDROOM TWO

11'3 x 8'3

Double glazed window to rear aspect. Single panel radiator.

BEDROOM THREE

7'11 x 6'5

Double glazed window to front aspect. Radiator.

BATHROOM

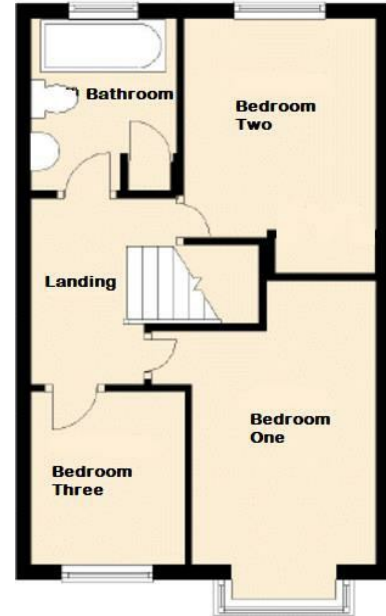
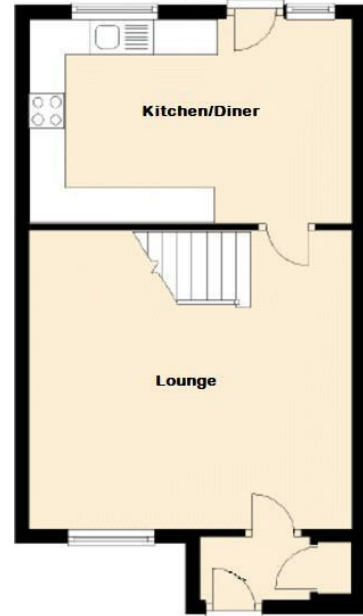
Obscure double glazed window to rear aspect. Enclosed panel bath. Pedestal wash hand basin. low level WC.

OUTSIDE

The front garden - Laid to lawn.

The rear garden - Enclosed by timber panel fencing and mainly laid to lawn. Gated access to garage and driveway.

Garage - Up and over door.



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.