

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**6 Abbotsbury Drive, Daventry
NN11 2LB**

£247,500

*** Well presented property situated on 'Monksmoor' *** TWO DOUBLE BEDROOMS *** Lounge with patio doors to the rear garden *** Fitted kitchen with built in appliances *** BUILT IN WARDROBES TO BOTH BEDROOMS *** Ground floor cloakroom *** Driveway to the front *** OFFERED WITH NO UPPER CHAIN ***



Entrance Hall

Enter via double glazed door to the front elevation. Stairs rising to the first floor.

Cloakroom

Obscured double glazed window to the side elevation. WC, wash handbasin and radiator.

Lounge 13' x 15' 11" (3.96m x 4.85m)

Double glazed floor to ceiling windows and 'french' doors to the rear elevation. Understairs cupboard and radiator.

Kitchen 5' 6" x 9' 11" (1.68m x 3.02m)

Double glazed window to the front elevation. Fitted kitchen comprising wall and base units, worksurfaces with one and half bowl sink/drainers and splashback. Electric oven and gas hob and splashback. Space and plumbing for a washing machine. Wall mounted boiler. Space for white goods.

Landing

Loft access.

Bedroom One 9' 6" x 11' (2.90m x 3.35m)

Double glazed window to the front elevation. Built in wardrobes to one wall with sliding doors. Radiator and carpet.

Bedroom Two 8' 5" x 10' (2.57m x 3.05m)

Double glazed window to the rear elevation. Built-in wardrobe, carpet and radiator.

Bathroom

Bathroom comprises bath with mixertaps and shower over, WC, wash handbasin, extractor fan and chrome heated towel rail.

Outside

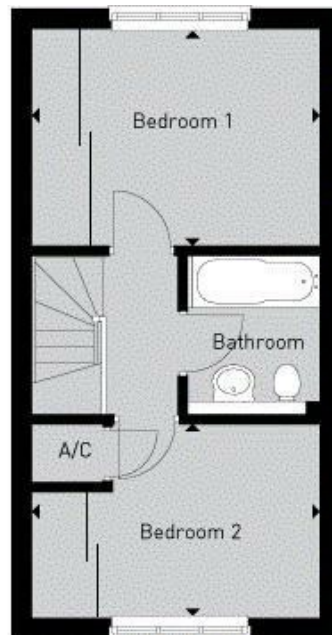
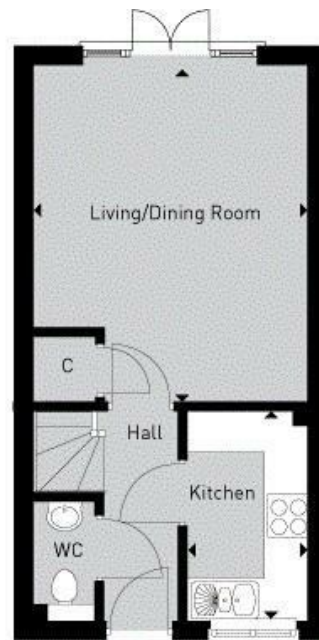
Front

Driveway parking.

Rear Garden

Enclosed garden with a patio area, lawn and shed. Gated access to the front.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| 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.