

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



9 Sourton Place, Daventry  
Northamptonshire NN11 0GT

£210,000



## Entrance

Enter via part glazed entrance door with side panels into hallway.

## Hallway

Stairs rising to first floor landing with cupboard under and stair lift. Radiator. Doors to:

## Living Room

4.35 x 4.04

UPVC to front aspect. Radiator.

## Dining Room/Bedroom 2

3.83 x 3.18

UPVC door and window to rear aspect. Radiator.

## Kitchen

2.87 x 2.72

Fitted with a modern range of base and eye level units with fitted work surfaces over. Inset single drainer one and a half bowl sink unit. Plumbing for washing machine. Electric cooker point. Space for fridge/Freezer. Tiled surrounds. Radiator. Wall mounted gas fire boiler. Extractor fan. UPVC window to rear aspect.

## Bathroom

2.09 x 1.71

Suite comprising: Low flush WC, pedestal wash hand basin and panelled bath. Tiled surrounds. Radiator. Extractor fan. Shaver point

## Bedroom One

5.54 max x 5.06

Double glazed dormer window to front aspect. Fitted wardrobes. Radiator. Eaves storage cupboard. Telephone point. Television point. Door to :

## En-Suite Bathroom

Suite comprising: Low flush WC, pedestal wash hand basin and shower cubicle with electric shower system. Radiator. Tiled surrounds. Airing cupboard. Electric heater. Extractor fan. Opaque velux window to rear aspect.

## Outside

There are communal gardens to front and rear which are maintained as part of the service charge and non allocated off road parking for several cars. The property is Southerly facing at the rear.

Agents Notes - The Scheme: - Sourton place is a scheme of 31 retirement bungalows for residents over the age of 55 who are capable of living independently at the time of purchase. There is an emergency alarm system in each bungalow. At the Scheme is a communal lounge used for social activities and a laundry.

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. 85.9 sq. metres (924.1 sq. feet)  
**9 SOURTON PLACE, DAVENTRY**



**Zoopla.co.uk**

NATIONAL ASSOCIATION OF ESTATE AGENTS  
**NAEA**  
 ESTATE AGENTS

O-E-A  
**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.