



**134 Timken Way, Daventry  
NN11 9TD**

**£275,000**



A well presented three bedroom semi detached property situated on the popular Timken Development. The property comprises of entrance hall, lounge, DOWNSTAIRS CLOAKROOM, SEPARATE DINING ROOM, kitchen with integrated cooking appliances, three bedrooms and a FAMILY BATHROOM. Outside is a pleasant rear garden, SINGLE GARAGE and driveway providing off road parking. The property further benefits from a RECENTLY REPLACE BOILER (with a 10 year guarantee) and the en suite shower also has recently been replaced.

Entrance Hall - 5'2" x 3'4" (1.57m x 1.02m)

Lounge - 16'10" x 12'2" max (5.13m x 3.71m)

Inner Hall -

Downstairs Cloakroom - 4'5" x 4'4" max (1.35m x 1.32m max)

Dining Room - 8'4" x 8'2" (2.54m x 2.49m)

Kitchen - 9'10" x 7'2" (3.00m x 2.18m)

Landing - 9'4" x 4'2" (2.84m x 1.27m)

Bedroom One - 12'7" x 9'2" (3.84m x 2.79m)

Bedroom Two - 9'4" x 8'2" max (2.84m x 2.49m max)

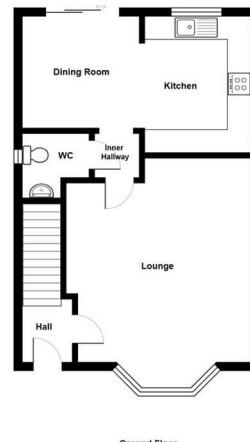
Bedroom Three - 7'2" x 6'2" (2.18m x 1.88m)

Bathroom - 6'2" x 6'2" (1.88m x 1.88m)

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

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: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup>



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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.