

Daventry

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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 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	