

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



53 Timken Way, Daventry

NN11 9UE

£250,000



A three bedroom town house with a private enclosed rear garden, located on the desirable Timken estate. The accommodation comprises of an entrance hall, lounge, cloakroom, kitchen/breakfast room, conservatory, first floor landing, two bedrooms and bathroom, to the second floor is a further bedroom with en-suite & dressing area. EPC Rating: TBC.

LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

- ENTRANCE HALL
- LOUNGE 15'1 x 12'1
- INNER HALLWAY 4'6 x 3'
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER 12'1 x 8'
- CONSERVATORY 11'7 x 10'5
- FIRST FLOOR LANDING
- BEDROOM TWO 12'2 x 11'
- BEDROOM THREE 9'10 x 6'
- BATHROOM 6'7 x 6'2
- SECOND FLOOR LANDING
- MASTER BEDROOM 12'2 x 10'11
- DRESSING AREA 9'6 x 6'9
- EN SUITE 12'2 x 5'4
- OUTSIDE
- ALLOCATED PARKING SPACE
- PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

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.