

Daventry

28 High Street, Daventry, NN11 4HU

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**49 Manor Road, Daventry
Northamptonshire NN11 4EF**

£230,000

Offered with no upper chain, a semi detached dormer style property situated close to the town centre. The property briefly comprises of an entrance hall, lounge, inner hallway, separate WC and bathroom, dining room, kitchen, landing and four bedrooms to the first floor.

Outside there are gardens to the front and rear with a single garage and driveway parking.



ENTRANCE HALL

LOUNGE
13'11 x 11'6

INNER HALLWAY

WC

BATHROOM
6'4 x 5'6

DINING ROOM
11'8 x 10'4

KITCHEN
9'1 x 8'11

LANDING

BEDROOM ONE
13'6 x 11'1

BEDROOM TWO
10'5 x 8'5

BEDROOM THREE
9'10 x 9'1

BEDROOM FOUR
14'7 max x 8'1

PLEASE NOTE : CURRENT COUNCIL TAX BAND IS C.



Total Area: 113.9 m² ... 1226 ft²

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		
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Not environmentally friendly - higher CO ₂ emissions		
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THE NATIONAL ASSOCIATION OF ESTATE AGENTS
NAEA

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.