

Daventry
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Offices also located in Northampton

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**22 Grenville Close, Daventry
NN11 4LS**

£195,000



Access to the property is gained via a UPVC panelled entrance door into the :

ENTRANCE PORCH

With wood laminate flooring throughout. Radiator. Coving to ceiling. Door to storage cupboard and further door to kitchen / diner.

KITCHEN / DINER 19'6 x 12'11

With UPVC double glazed windows to both the front and rear elevations. Staircase rising to the first floor accommodation. Fitted kitchen to comprise sink unit with mixer tap fitment and base unit under. Ample range of base and drawer units with work surface space over and tiled ceramic splash backs. Wall mounted cupboards. Built in appliances to comprise electric oven and hob with extractor canopy over. Space and plumbing for washing machine. Coving to ceiling. Radiator. Access to lounge and further door to the inner hallway. Wood laminate flooring throughout.

REAR LOBBY

Opaque UPVC double glazed door giving access out to the rear garden. Coving to ceiling and wood laminate flooring throughout

LOUNGE 19'6 x 10'9

UPVC double glazed windows to both front and rear elevations. Brick built fire surround with tiled hearth and inset cast iron burner/ decorative fireplace. Coving to ceiling. BT & TV points. Radiator. Nice carpet.

FIRST FLOOR LANDING

Doors off to all rooms. Laminate wood flooring. Door to built in airing cupboard housing gas central heating boiler and fitted shelving. Access to loft space. Coving to ceiling.

BEDROOM ONE 13'5 x 10'

UPVC double glazed window to the front elevation. Coving to ceiling. Built in wardrobe. Radiator.

BEDROOM TWO 10'10 x 10'

UPVC double glazed window to the front elevation. Radiator and coving to ceiling.

BEDROOM THREE 9'4 x 8'

UPVC double glazed window to the rear elevation. Radiator. Wardrobe recess. Coving to ceiling.

BATHROOM

Opaque UPVC double glazed window to the rear elevation. Fitted white suite comprising low level flush w.c, pedestal wash hand basin and panel bath with shower over and fitted glass screen. Wood laminate flooring throughout. Radiator and coving to ceiling.

OUTSIDE

The Front Garden - Lawned area with steps leading to the front door.

The Rear Garden - Is mainly laid to lawn. Gated access to the rear. Paved patio area.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS A.

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		



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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.