

Daventry

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Offices also located in Northampton

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**55 Braunston Road, Daventry  
NN11 9BY**

**Guide price £176,000**



Entered via a solid wooden door with glazed panels into:

**Entrance Hall**

Spacious entrance hall with space for cloaks. Coving to ceiling. Door through to the lounge.

**Lounge**

12'6 x 10'2

Bay Upvc double glazed window to the front aspect. Coving to ceiling. Archway through to the dining room.

**Dining Room**

13'7 x 11'2

Stairs ascending to the first floor accommodation. Coving to ceiling. Radiator. UPVC double glazed French doors to the rear garden. Door to the kitchen.

**Kitchen**

9'1 x 7'6

Fitted with a range of eye and base level units with rolled edge work surfaces over, tiling to water sensitive areas. Electric oven with stainless steel extractor fan over. Inset stainless steel drainer/sink unit with mixer tap over. Upvc double glazed bay window to side aspect. Tiled flooring. Archway to the utility room.

**Utility Room**

7'7 x 5'10

Space and plumbing for washing machine and fridge freezer. Wall mounted boiler. Tiled flooring.

**Landing**

Access to loft (with ladder). Doors to all upstairs accommodation. Coving to ceiling.

**Bedroom One**

12'5 x 10'7

Character cast iron fireplace. Radiator. Two Upvc double glazed windows to front aspect.

**Bedroom Two**

11'6 x 8'6

Another double bedroom with Upvc double glazed window to rear aspect. Single panel radiator.

**Bathroom**

9'2 x 7'7

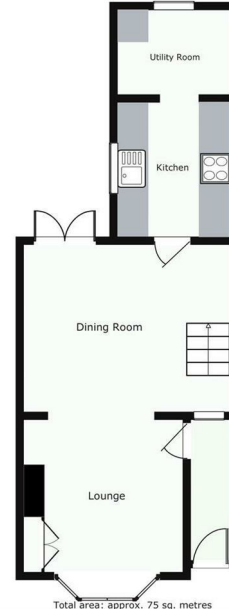
Fitted with a white four piece suite comprising of low level WC, pedestal wash hand basin, panel bath and a fully tiled shower cubicle with plumbed in shower. Opaque frosted Upvc double glazed window to rear aspect.

**Outside -**

Front - A low maintenance frontage which has paved pathway leading to the front door. Enclosed to the front boundary by hedging.

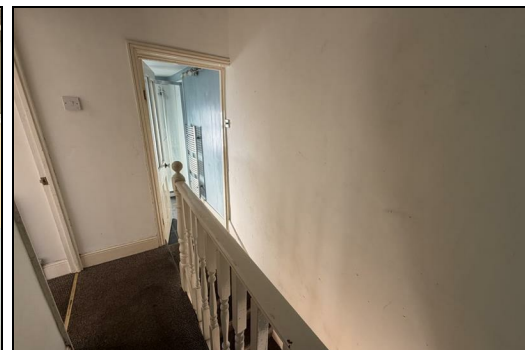
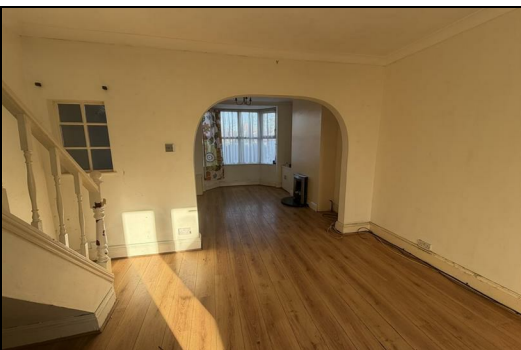
Rear - A good sized rear garden which has paving directly to the rear of the property. The remainder of the garden is well established, has a good sized lawned area and benefits from a southerly aspect. Enclosed by a combination of timber fencing to boundaries.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.