

Daventry

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Offices also located in Northampton

stonhills.co.uk



**8 The Pyghtles, Daventry
NN11 9HP**

£215,000



Located within walking distance of Daventry town centre, this three-bedroom terraced property offers fantastic potential for buyers looking to modernise and create a home to their own taste.

The property benefits from gas-to-radiator central heating, double glazing, and a nice-sized rear garden, perfect for relaxing or entertaining. A single garage provides off-road parking or useful storage space.

While the home would benefit from modernisation throughout, it presents an excellent opportunity for first-time buyers, investors, or those seeking a project in a sought-after location.

Offered to the market with no upper chain, early viewing is recommended.

ENTRANCE HALL

LOUNGE/DINER
17'9 x 10'5

KITCHEN
10'4 x 8'4

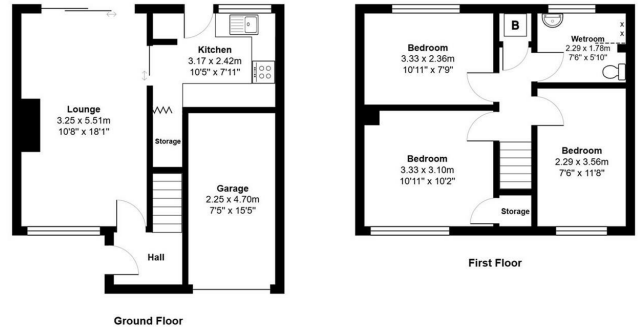
LANDING

BEDROOM ONE
10'9 x 10'1

BEDROOM TWO
12'2 x 7'5

BEDROOM THREE
10'9 x 7'7

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.



Total Area: 72.5 m² ... 781 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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.