

Daventry

28 High Street, Daventry, NN11 4HU

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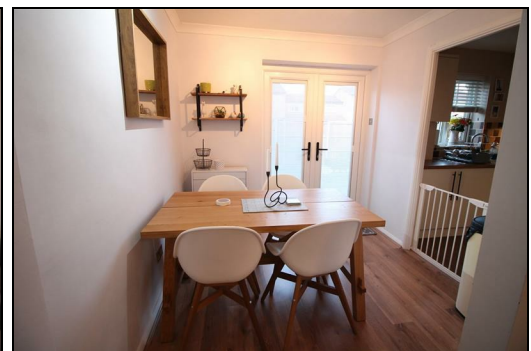
Offices also located in Northampton

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47 Lincoln Way, Daventry
Northamptonshire NN11 4SU

£210,000



Entrance Hall

Enter via double glazed front door, wall mounted radiator, stairs rising to the first floor.

Lounge 13' 4" x 12' 6" (4.06m x 3.81m)

Double glazed window to the front aspect, wall mounted radiator, walkway through to dining room.

Dining Room 7' 10" x 7' 9" (2.39m x 2.36m)

Enter via open arch from the lounge. Double glazed 'french' doors leading to the rear garden. Open to the kitchen.

Kitchen 7' 7" x 7' 6" (2.31m x 2.29m)

Well fitted kitchen comprising of wall and base level units, work surfaces part tiled splash back area incorporating stainless steel sink unit. Integrated washer/dryer and fridge/freezer, electric oven and separate electric hob with hood over. wall mounted boiler within a cupboard, double glazed window to the rear.

First Floor

Landing

Rising from the ground floor, loft access, storage cupboard.

Bedroom One 10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed window to the front aspect, wall mounted radiator.

Bedroom Two 10' 10" x 8' 10" max (3.30m x 2.69m max)

Double glazed window to the rear aspect, wall mounted radiator, fitted wardrobe.

Bedroom Three 7' 10" x 6' 6" (2.39m x 1.98m)

Double glazed window to the front aspect, wall mounted radiator.

Bathroom

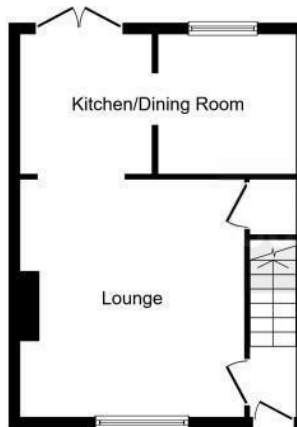
Partly tiled suite comprising of shower cubicle, low level WC and wash hand basin. Wall mounted radiator, double glazed window to the front aspect.

Rear Garden

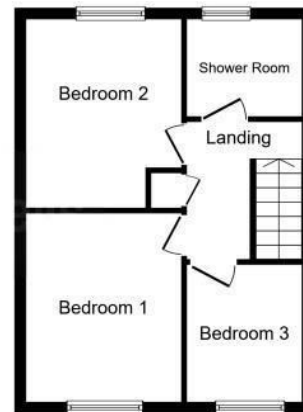
Enclosed rear garden laid to lawn with garden path and patio area.

Parking

Drive way for two vehicles.



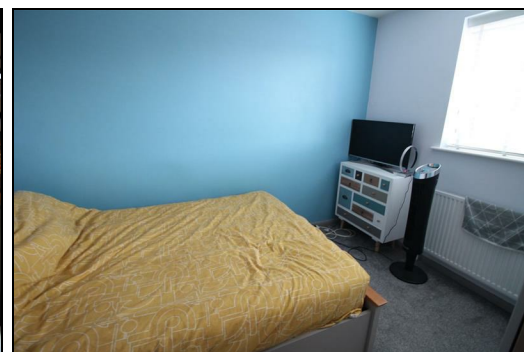
Ground Floor



First Floor

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		



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.