



**11 St. James Street, Daventry  
Northamptonshire NN11 4AG**

**Guide price £165,000**



Enter via a UPVC door into Lounge

## LOUNGE

11'11 x 9'7 max (3.63m x 2.92m max)

## KITCHEN

9'3 x 7'2 (2.82m x 2.18m)

## OUTER HALLWAY

## SHOWER ROOM

5'8 x 6'2 (1.73m x 1.88m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

10'3 x 9'8 (3.12m x 2.95m)

## BEDROOM TWO

8'8 x 7'1 (2.64m x 2.16m)

## OUTSIDE

To the rear the low maintenance courtyard is enclosed by panel fencing.

Gated access to rear parking. Outside tap. Wooden shed.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS A.

