

Daventry

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**35 St. Augustin Way, Daventry  
NN11 4EG**

**£259,950**



An established four-bedroom semi-detached home, ideally positioned on a sought-after development within close proximity to the town centre.

Offering excellent potential, the property would benefit from a programme of modernisation, making it an ideal opportunity for buyers looking to create a home to their own taste. The accommodation briefly comprises an entrance hall, lounge, dining room, conservatory, kitchen, and ground floor bathroom. To the first floor are four bedrooms and a shower room.

Externally, the property enjoys gardens to both the front and rear, driveway parking to the side, and a single garage (with doors to the front and rear). The property from rear gated access. Further benefits include no upper chain, allowing for a smoother and quicker purchase.

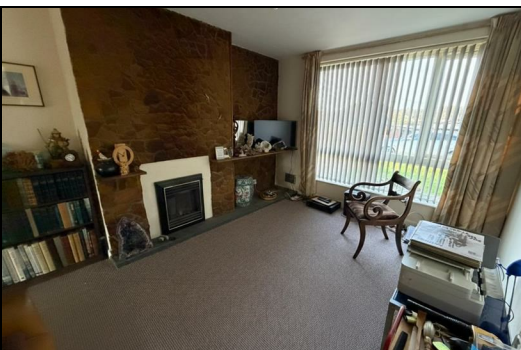
PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 113.6 m<sup>2</sup> ... 1222 ft<sup>2</sup>



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.