

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**77 Badby Road, Daventry
Northamptonshire NN11 4AP**

£260,000

Situated within walking distance of the town centre, 'Stonhills' are pleased to offer this traditional three bedroom 'Victorian' style terraced property. The property boasts a wealth of charm and character and benefits from a recently re-fitted kitchen, double glazing and gas to radiator heating. The accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen, landing, three double bedrooms and a family bathroom.

Outside there are gardens.

Access to the property is gained via a half panel multi colour glazed door into the entrance hall.

ENTRANCE HALL

Feature quarry tiled flooring. Stairs rising to first floor landing. Single panel radiator. Doors to the lounge and dining room.

LOUNGE

12'7 x 12'5 (3.84m x 3.78m)

Double glazed bay window to the front aspect. Feature cast iron fireplace. Two double panel radiators.

DINING ROOM

12'5 x 11' (3.78m x 3.35m)

Double glazed window to rear aspect. Single panel radiator. Feature cast iron fireplace. Door to kitchen.

KITCHEN

16'5 x 9' (5.00m x 2.74m)

Two double glazed windows to the rear aspect. Double panel radiator. Door to cellar and rear hallway. Wall mounted boiler. Fitted in a range of wall and base mounted units with roll top work surfaces over. Single drainer sink with mixer tap over. Ceramic tiled flooring. Built in double oven, hob and extractor fan. Space which may be suitable for white goods. Inset ceiling spotlights.

REAR HALLWAY

Double glazed window to rear aspect. Single panel radiator. Ceramic tiled flooring. Half panel timber door to rear garden. Door to cloakroom.

CLOAKROOM

Obscure double glazed window to rear aspect. Low level WC. Wall mounted wash hand basin.

FIRST FLOOR LANDING

Doors to all bedroom and bathroom. Access to roof space. Single panel radiator.

BEDROOM ONE

16' x 11'8 (4.88m x 3.56m)

Two double glazed windows to the front aspect. Two double panel radiators. Feature cast iron fireplace.

BEDROOM TWO

12'4 x 10'7 (3.76m x 3.23m)

Double glazed window to the rear aspect. Double panel radiator. Feature cast iron fireplace.

BEDROOM THREE

9'6 x 9'3 (2.90m x 2.82m)

Double glazed window to the rear aspect. Single panel radiator.

BATHROOM

Double glazed 'Velux' window. Enclosed panel bath with shower over. Low level WC. Pedestal wash hand basin. Two heated towel rails.

OUTSIDE

The front garden – Paved to the front door

The rear garden – Enclosed by timber panel fencing and brick wall. Patio and decked areas. Laid to lawn.

Cellar – Stairs down to the cellar from the kitchen. Measures 11'8 x 10'10 with a further raised area measuring 12'3 x 13'3.

Power and light connected.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

