

Daventry

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Offices also located in Northampton

stonhills.co.uk



**6 Abbotsbury Drive, Daventry
NN11 2LB**

£247,500

*** Well presented property situated on 'Monksmoor' *** TWO DOUBLE BEDROOMS *** Lounge with patio doors to the rear garden *** Fitted kitchen with built in appliances *** BUILT IN WARDROBES TO BOTH BEDROOMS *** Ground floor cloakroom *** Driveway to the front *** OFFERED WITH NO UPPER CHAIN ***



Entrance Hall

Enter via double glazed door to the front elevation. Stairs rising to the first floor.

Cloakroom

Obscured double glazed window to the side elevation. WC, wash handbasin and radiator.

Lounge 13' x 15' 11" (3.96m x 4.85m)

Double glazed floor to ceiling windows and 'french' doors to the rear elevation. Understairs cupboard and radiator.

Kitchen 5' 6" x 9' 11" (1.68m x 3.02m)

Double glazed window to the front elevation. Fitted kitchen comprising wall and base units, worksurfaces with one and half bowl sink/drainers and splashback. Electric oven and gas hob and splashback. Space and plumbing for a washing machine. Wall mounted boiler. Space for white goods.

Landing

Loft access.

Bedroom One 9' 6" x 11' (2.90m x 3.35m)

Double glazed window to the front elevation. Built in wardrobes to one wall with sliding doors. Radiator and carpet.

Bedroom Two 8' 5" x 10' (2.57m x 3.05m)

Double glazed window to the rear elevation. Built-in wardrobe, carpet and radiator.

Bathroom

Bathroom comprises bath with mixertaps and shower over, WC, wash handbasin, extractor fan and chrome heated towel rail.

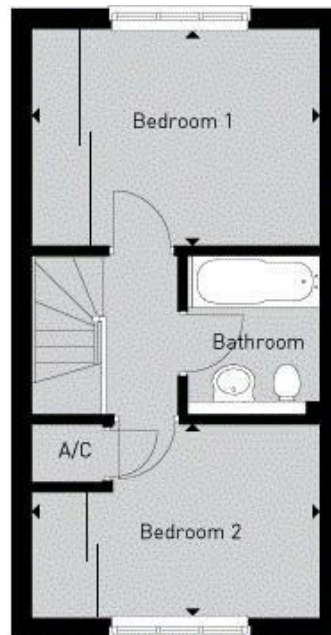
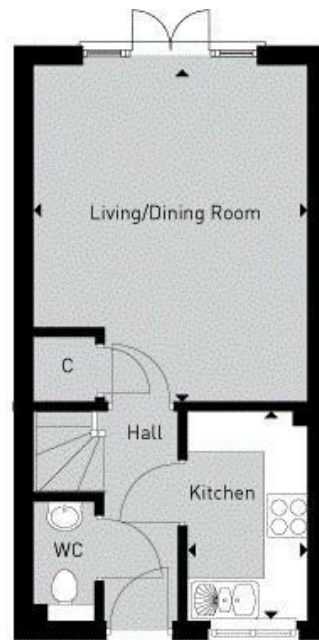
Outside

Front

Driveway parking.

Rear Garden

Enclosed garden with a patio area, lawn and shed. Gated access to the front.



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.