



**14 Bodleian Close, Daventry
NN11 4RY**

Guide price £165,000



We are pleased to offer for sale with NO UPPER CHAIN this two bedroom terraced property which is tucked away in this quiet part of the popular Stefen Hill Development. The property benefits from lounge/diner, kitchen, two double bedrooms, UPVC double glazing, gas central heating, enclosed rear garden and allocated parking for two cars.

Room Dimensions

Lounge/Diner 19'7" x 11'6"

Kitchen 11'5" x 7'2"

Bedroom One 11'2" x 9'6"

Bedroom Two 9'2" to wardrobe x 8'6"

Bathroom

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

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	



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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.