

**Daventry**

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Offices also located in Northampton

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**92 The Stour, Daventry  
NN11 4PS**

**£179,995**



ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Window to front aspect. Low level WC. Wall mounted wash hand basin with tiled splash backs. Ceramic tiled flooring.

KITCHEN/DINER

16'5 x 9'8  
Double glazed window to front aspect. Fitted in a range of wall and base units with roll top work surfaces. Stainless steel drainer sink unit. Space and plumbing for white goods. Space for cooker.

SITTING ROOM

16'1 x 12'8  
UPVC double glazed window to the rear aspect. Radiator. Opaque UPVC double glazed patio door to the rear garden.

LANDING

Doors to all bedrooms and bathroom. Access to roof space. Storage cupboard housing boiler.

BEDROOM ONE

13'6 x 9'9  
Double glazed window to front aspect. Radiator.

BEDROOM TWO

12'9 x 8'6  
Double glazed window to rear aspect. Walk in storage cupboard. Radiator.

BEDROOM THREE

9'8 x 7'3  
Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. Enclosed panel bath with fitted electric shower over, pedestal wash hand basin and a low level WC. Tiling to splashback areas. Radiator. Airing cupboard.

OUTSIDE -

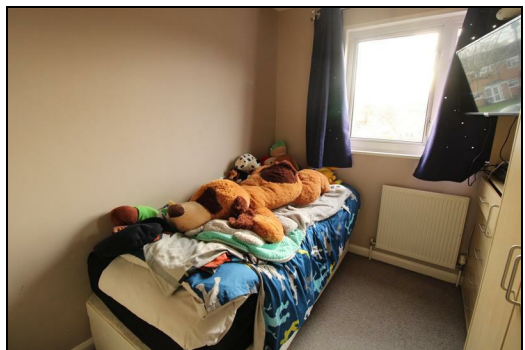
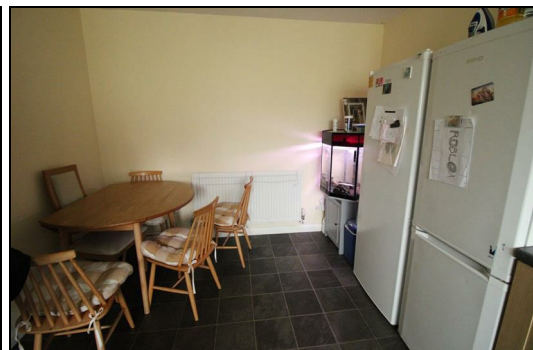
The front garden - Laid to lawn with pathway leading to the entrance door.

The rear garden - Enclosed by timber panel fencing and mainly laid to lawn. Gated access to the rear and COMMUNAL PARKING. Brick built shed.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.