

**Daventry**

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Offices also located in Northampton

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**49 Manor Road, Daventry  
Northamptonshire NN11 4EF**

**£260,000**

Offered with no upper chain, a semi detached dormer style property situated close to the town centre. The property briefly comprises of an entrance hall, lounge, inner hallway, separate WC and bathroom, dining room, kitchen, landing and four bedrooms to the first floor.

Outside there are gardens to the front and rear with a single garage and driveway parking.



ENTRANCE HALL

LOUNGE  
13'11 x 11'6

INNER HALLWAY

WC

BATHROOM  
6'4 x 5'6

DINING ROOM  
11'8 x 10'4

KITCHEN  
9'1 x 8'11

LANDING

BEDROOM ONE  
13'6 x 11'1

BEDROOM TWO  
10'5 x 8'5

BEDROOM THREE  
9'10 x 9'1

BEDROOM FOUR  
14'7 max x 8'1

PLEASE NOTE : CURRENT COUNCIL TAX BAND IS C.



Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

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>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
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**THE NATIONAL ASSOCIATION OF ESTATE AGENTS**  
**NAEA**

**O-E-A**  
**Ombudsman**  
www.oea.co.uk

**rightmove.co.uk**  
The UK's number one property website

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.