

Daventry

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Offices also located in Northampton

stonhills.co.uk



23 Emmanuel Close, Daventry
NN11 4TU

Offers in excess of £220,000

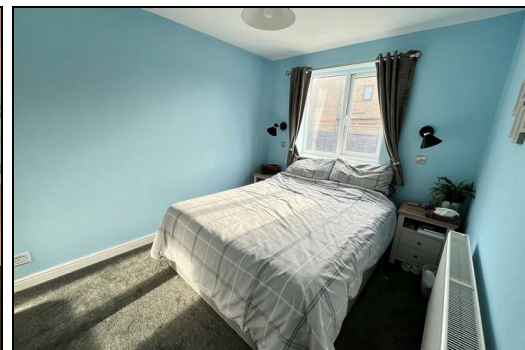


A THREE BEDROOM semi-detached property tucked away in this cul-de-sac location on the popular Stefen Hill development. The property benefits from 15' LOUNGE, SEPARATE DINING ROOM, kitchen, conservatory, three first floor bedrooms (two of which are double), REFITTED family bathroom, Upvc double glazing, gas central heating, 19' GARAGE WITH FURTHER OFF ROAD PARKING FOR TWO CARS and a LARGER THAN AVERAGE REAR GARDEN.

- Entrance Porch - 5' x 3'2" (1.52m x 0.97m)
- Lounge - 15' x 9'4" (4.57m x 2.84m)
- Dining Room - 13'10" x 7'6" (4.22m x 2.29m)
- Conservatory - 7'10" x 7' (2.39m x 2.13m)
- Kitchen - 13'8" x 7'2" (4.17m x 2.18m)
- Landing - 8'4" x 6'2" (2.54m x 1.88m)
- Bedroom One - 10'4" x 8'6" (3.15m x 2.59m)
- Bedroom Two - 10'6" x 8'9" (3.20m x 2.67m)
- Bedroom Three - 7' x 6' (2.13m x 1.83m)
- Bathroom - 6'2" x 5'2" plus door recess (1.88m x 1.57m plus door recess)
- Single Garage - 19'5" x 9'6" (5.92m x 2.90m) - Up and over door, power and light connected.

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.