

Daventry

28 High Street, Daventry, NN11 4HU

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Offices also located in Northampton

stonhills.co.uk



20 Western Avenue, Daventry
NN11 9EY

Guide price £335,000



A well presented and extended three bedroom semi-detached property in this non-estate position close to Daventry Town Centre. In good decorative order the property benefits from a spacious LOUNGE/DING ROOM, KITCHEN, separate utility area, A LARGE WESTERLY FACING REAR GARDEN THAT BENEFITS FROM NOT BEING OVERLOOKED, MODERN WHITE BATHROOM SUITE, OFF ROAD PARKING FOR THREE CARS WITH POTENTIAL TO CREATE A LARGE GARAGE or more off road parking.

Room Dimensions

Entrance Hall - 14'4" x 5'9" reducing to 2'11"

Lounge/diner - 20'5 x 12'

Kitchen - 17' x 10'10"

Utility - 8'7 x 5'9"

Landing - 10'5" x 5'8"

Bedroom One - 12' x 9'6"

Bedroom Two - 11' x 8'2"

Bedroom Three - 7'4" x 7'3"

Bathroom - 5'9" x 5'11"



Ground Floor

First Floor

Total Area: 94.0 m² ... 1012 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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.