



**35 St. Augustin Way, Daventry  
NN11 4EG**

**£270,000**



An established four-bedroom semi-detached home, ideally positioned on a sought-after development within close proximity to the town centre.

Offering excellent potential, the property would benefit from a programme of modernisation, making it an ideal opportunity for buyers looking to create a home to their own taste. The accommodation briefly comprises an entrance hall, lounge, dining room, conservatory, kitchen, and ground floor bathroom. To the first floor are four bedrooms and a shower room.

Externally, the property enjoys gardens to both the front and rear, driveway parking to the side, and a single garage (with doors to the front and rear).

The property from rear gated access. Further benefits include no upper chain, allowing for a smoother and quicker purchase.

| 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 | EU Directive 2002/91/EC | 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) A   |                         |                         |                         |
| (81-91) B   |                         |                         |                         |
| (69-80) C   |                         |                         |                         |
| (55-68) D   |                         |                         |                         |
| (39-54) E   |                         |                         |                         |
| (21-38) F   |                         |                         |                         |
| (1-20) G  |                         |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



Total Area: 113.6 m<sup>2</sup> ... 1222 ft<sup>2</sup>

