

Daventry

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**34 Sherwood Drive, Daventry
Northamptonshire NN11 9SA**

Guide price £225,000

*** Well presented two bedroom semi detached property *** UPVC Double glazed conservatory *** Gas to radiator heating *** Driveway parking to the side *** Pleasant rear garden *** Ideal first time buy/investment property ***



HALLWAY

KITCHEN
8'9 x 7'11

LOUNGE
15'7 x 11'10

CONSERVATORY
11'9 x 9'8

LANDING

BEDROOM ONE
12'7x 11'11 max

BEDROOM TWO
12'5 x 5'9

BATHROOM

OUTSIDE
The front garden - Driveway parking to the side, gated access to the rear.

The rear garden - Enclosed by timber panel fencing and mainly laid to lawn with a patio area.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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NATIONAL ASSOCIATION
OF
NAEA
ESTATE AGENTS

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.