

Daventry

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Offices also located in Northampton

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22 Oriel Road, Daventry Northamptonshire NN11 4SP

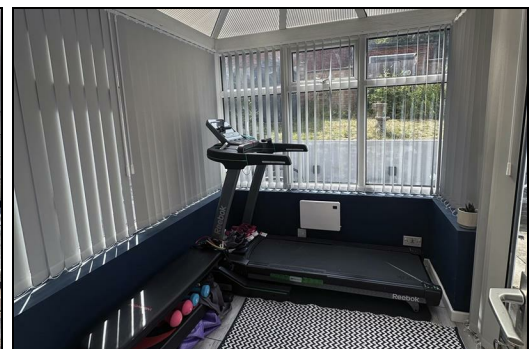
£225,000

Stonhills are delighted to offer for sale this superbly presented two-bedroom semi-detached home, ideally situated on the highly sought-after Stefan Hill development. Having been significantly improved by the current owners, this attractive property is ready to move straight into and would make an excellent first-time purchase.

The property has benefited from a range of recent upgrades, including a new combi boiler, new windows and front door, refitted kitchen/dining room, refitted bathroom and the addition of a UPVC double-glazed conservatory.

The accommodation briefly comprises a welcoming entrance hall leading into the lounge, with a door through to the impressive kitchen/dining room. The kitchen has been refitted with a range of modern units while the dining area provides access to the lovely double-glazed conservatory, creating an additional versatile reception space overlooking the garden.

To the first floor are two excellent-sized double bedrooms, along with a stylish refitted family bathroom.



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Total Area: 67.1 m² ... 722 ft²



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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.