



57 Balliol Road, Stefan Hill, Daventry, NN11 4RE
£210,000 Freehold

A very smart three bedroom semi detached property with a 20ft x 14ft kitchen / dining room opening onto the garden, situated on Stefan Hill a very popular area in Daventry. Accommodation comprises entrance hall, lounge, kitchen / dining room, three bedrooms and a bathroom. Outside there are front and rear gardens and off road parking. EPC Rating: C.

Three Bedroom Semi Detached | 20ft x 14ft Kitchen / Dining Room | Popular Location | Off Road Parking | Front & Rear Gardens | Double Glazing & Gas Radiator Heating

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed door. Radiator with designer radiator cover. Stairs rising to first floor landing. Door to lounge.

LOUNGE 4.42m x 3.33m (14'6 x 10'11)

Double glazed window to front elevation. Radiator. Luxury laminate flooring. Door to kitchen.

KITCHEN / DINING ROOM 6.10m x 4.29m (20'0 x 14'1)

Two double glazed windows to rear elevation. Double glazed French doors leading to rear garden. Fitted with a range of base and wall mounted units with hardwood work surfaces and upstands. Polycarbonate sink and drainer unit. Built in oven, induction hob with glass splash backs and extractor hood over. Built in dishwasher and washing machine. Space for white goods. Door to storage cupboard. Luxury laminate flooring.

FIRST FLOOR LANDING

Double glazed window to side elevation. Cupboard housing boiler. Loft hatch. Doors to:

BEDROOM ONE 4.37m x 2.74m (14'4 x 9'0)

Double glazed window to rear elevation. Radiator. Double storage cupboard.

BEDROOM TWO 3.40m x 2.44m (11'2 x 8'0)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.01m x 1.80m (6'7 x 5'11)

Double glazed window to front elevation. Radiator.

BATHROOM

Three piece suite comprising bath with shower over, low level WC and wash hand basin with cupboard below. Ceramic tiled floor. Tiled splash backs.

OUTSIDE

FRONT GARDEN

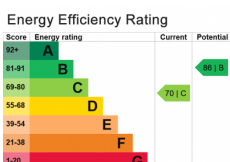
Block paved driveway with parking for several vehicles. Slate border. Gated access to rear garden.

REAR GARDEN

Enclosed by timber panelled fencing. Mainly laid to lawn with patio and decked areas.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

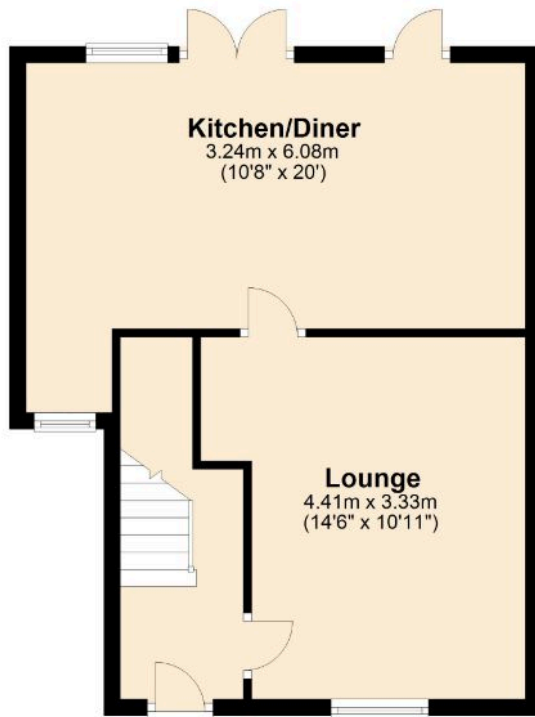


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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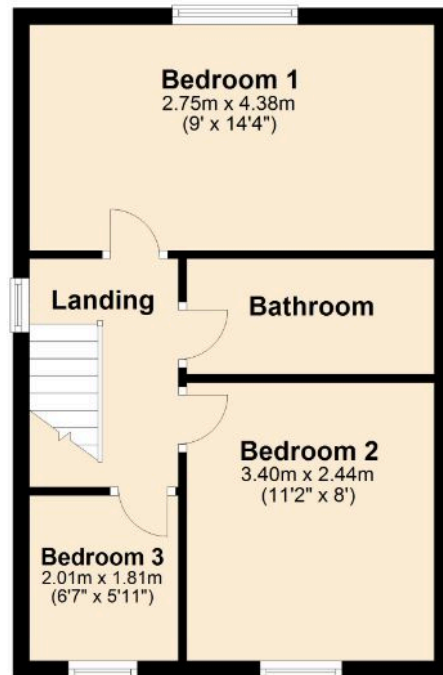
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)



LOCAL AREA INFORMATION

Constructed in the 1980s, Stefan Hill is an established residential area to the south of Daventry town centre. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the market town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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