



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Tennyson Road, Daventry, NN11 9DQ

£239,950

4 2 1



*** FAMILY SIZED INSIDE & OUT *** Mother always told us - "never judge a book by its cover"! You certainly should not with this rather nice and deceptively spacious terraced home. With four good sized bedrooms, modern bathroom, ground floor shower room, in a great location in Daventry, quite central to Daventry Town centre and it's Schooling. Plus, a great big garden at the back with loads of space and potential. All in all, a fantastic opportunity for first time buyers or upsizers. With a nice open plan effect to the ground floor with hallway leading to living room, large opening into a modern Breakfast kitchen and utility space come shower room. All livingly looked after with upgrades in lighting and more. Plus, this home is offered for sale with no onward chain! EPC C. C/Tax Band B.

General Information

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is a 'Wimpey No-Fines' Construction type.

BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.
LOCAL AUTHORITY: West Northamptonshire Council
COUNCIL TAX BAND: B

ENERGY PERFORMACE RATING: C





TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merge 02/24

- Four Bedrooms
- Large Garden
- Utility space & Grd floor shower room
- Great condition throughout
- EPC C
- Terraced Home
- Living room, Breakfast Kitchen
- Modern first floor bathroom
- No Chain
- C/Tax Band B.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 74 | |
| (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 | |

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