



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Timken Way, Daventry, Northamptonshire NN11
£237,500

3 2 1



TAILORMADE ON TIMKEN is this three storey, three bedroom town house located on Timken Way, Daventry. An ideal location for Daventry's excellent road networks and commuter routes and a perfect starter home for the first time buyer out there. With room to grow into and a large main bedroom on the top floor with dressing area and full ensuite bathroom. It's well presented and maintained by the current owners. Also with allocated parking space to the rear, this home must be viewed. EPC C. C/Tax band C.

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We are also aware that there is an estate service charge of approx.. £266 per annum, currently paid bi-yearly. This payment covers the maintenance and care of the parking areas etc.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies 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.

LOCAL AUTHORITY: Daventry District Council

COUNCIL TAX BAND: C

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents

Disclaimer – These property particulars are draft and have not yet been approved by the sellers. Therefore anything listed within the details may be subject to change.





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 TOTAL FLOOR AREA: 975 sq.ft. (90.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of floors, windows, doors 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metreplan 12/2022

- Town House
- Three bedrooms
- Ensuite & Family Bathroom
- Living room
- Kitchen/Breakfast room
- Gas c/h & uPVC d/g
- Allocated parking space
- Modern Build
- EPC tbc
- C/Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	

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