

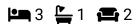
SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

46 Daventry Road, Dunchurch

Offers Over £350,000















*** THE SPECIAL ONE *** Don't let the unassuming frontage deceive you. This is a surprisingly large home with an even larger surprise outside at the rear. Located in the wonderful Village of Dunchurch, just a couple of miles from Rugby, a few more from Daventry and affording superb road links to Coventry, Southam and beyond. On offer is three double bedrooms and potential for more. Majority lagged cellar, open plan living/dining area and further sitting room, wood burners, modern first floor bathroom and modern Kitchen/Breakfast Room. To the rear is a central shared drive, cottage style garden, large garage and a hidden garden which is quite some size! The whole property has to be seen to be appreciated. All in good order and offered for sale with no onward chain. EPC tbc. C/Tax band E.

General Information

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We are aware that the property is unregistered and sold as so. All deeds and historic documentation is available allowing new registration at the point of 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 of Standard construction - Brick with Slate/tile roof.

BROADBAND: Is available according to public records.
Buyers are advised to check before purchasing. A buyers property guide is available online with further information.







- Extended Mid Terraced Home
- · Village of Dunchurch
- Very Large Grounds/Garden
 Open plan Living/Dining room
- Sitting Room

- · Modern Kitchen & Breakfast room
- Usable cellar & Loft Room
- Updated Boiler & Consumer Unit
- Garage & Parking Space. No EPC tbc. C/Tax Band E Chain





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