



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

46 Daventry Road, Dunchurch

Offers Over £350,000

3 1 2



*** 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.

LOCAL AUTHORITY: Rugby Borough Council



BASEMENT
200 sq ft (18.6 m²) approx.

GROUND FLOOR
700 sq ft (64.6 m²) approx.

1ST FLOOR
624 sq ft (57.6 m²) approx.



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TOTAL FLOOR AREA: 1599 sq ft (148.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with LettingPro 02/21

- Extended Mid Terraced Home
- Very Large Grounds/Garden
- Sitting Room
- Usable cellar & Loft Room
- Garage & Parking Space. No Chain
- Village of Dunchurch
- Open plan Living/Dining room
- Modern Kitchen & Breakfast room
- Updated Boiler & Consumer Unit
- EPC tbc. C/Tax Band E



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01327 624275

INFO@SKILTONANDHOGGHOMES.CO.UK

WWW.SKILTONANDHOGGHOMES.CO.UK