



# SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

# North Street, Doventy NN11 4GJ

£325,000

4 1 1



\*\*\* A PLOT TO PLAY WITH \*\*\* This delightful semi detached home comes to the market for sale with no onward chain. Situated upon a large corner plot, this extended home offers substantial potential, not only in its currently layout, but with the scope for further enlargement, subject to the relevant consents. As it stands, we have four bedrooms with the loft room, open plan living/dining room, first floor bathroom, two garages, off road parking and extended kitchen space. Outside is where this home sets itself apart from the rest - a large, almost double lot offers a lovingly maintained garden space with patios, stocked borders and flower beds, stone brick retaining walls, garaging and plenty of space to add to what will be a perfect family home. No chain. EPC D. C/Tax band C.

## General Information

### GENERAL INFORMATION -

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

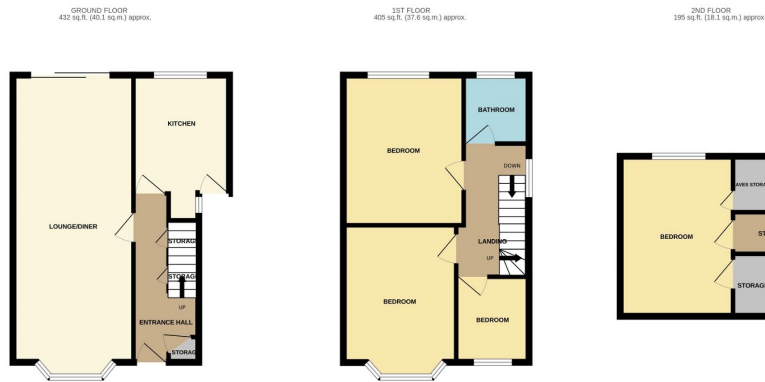
**SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit 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 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:** West Northamptonshire  
**COUNCIL TAX BAND:** C

**ENERGY PERFORMACE RATING:** TBC





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 TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
 Made with MetreX 2024

- Semi Detached Home
- Large Plot
- Extended Kitchen
- Off Road Parking
- NO CHAIN
- Four bedrooms
- Open plan Living/Dining room
- Two Garages
- Potential to Extend (stp)
- EPC tbc. C/Tax C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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