

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small ampersand (&) positioned between them. The logo is set against a light yellow rectangular background.

Buyer Information Report

128 Buchanan Road

Rugby, CV22 6AZ

Report compiled

22nd May 2024

Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

David Bruckert ANAEA
Skilton & Hogg Estate Agents

Your Property

128 Buchanan Road

Rugby, CV22 6AZ



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	WK446824
Local Authority	Rugby
Constituency	-
Ward	Rokeby and Overslade
Energy Performance	C
Council Tax	Band D

Current Annual Charge – £2,166*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Good

Estimated Broadband Speeds

6Mb Basic	35Mb Superfast
1000Mb Ultrafast	1000Mb Overall

Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

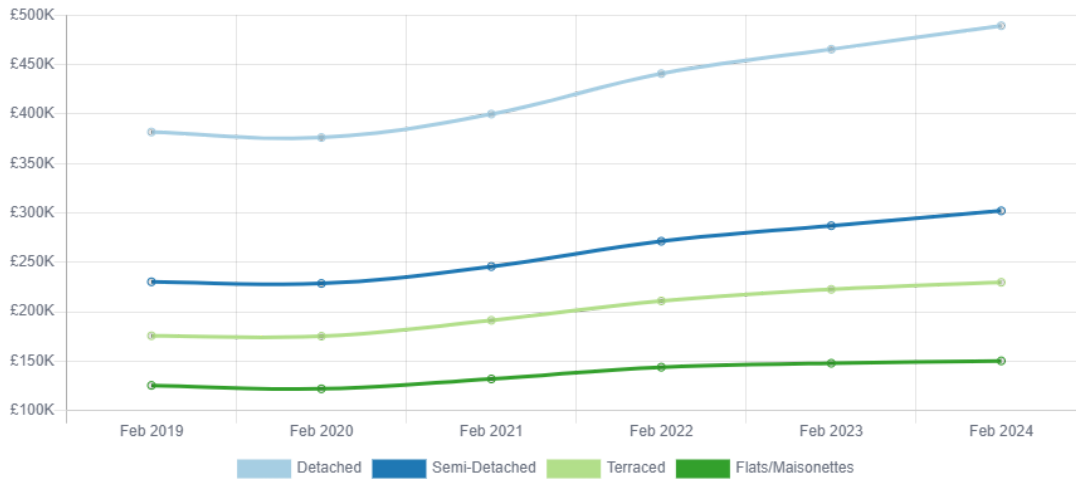
David Bruckert
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Your Area

Average House Prices in the Rugby Local Authority

Since 2019



£267,422

Average price for a Semi-Detached property in CV22

6,935

Number of Semi-Detached properties in CV22

£327,093

Average price for a Semi-Detached property in England

£67,647 ↑ 29%

Average Price Change since 2019

£71,710 ↑ 31%

Semi-Detached Price Change

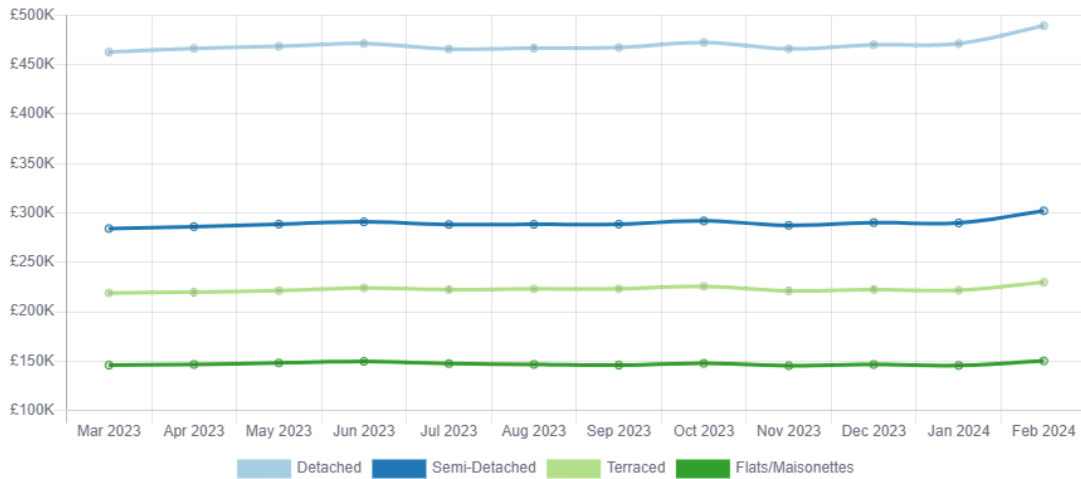
7441

Number of Semi-Detached Transactions

Your Area

Average House Prices in the Rugby Local Authority

Last 12 Months



£329,961

Average price for property in CV22

17,643

Number of properties in CV22

£371,622

Average price for a property in England

£12,404 ↑ 4%

Average Price Change
Last 12 Months

£15,006 ↑ 5%

Semi-Detached Price Change
Last 12 Months

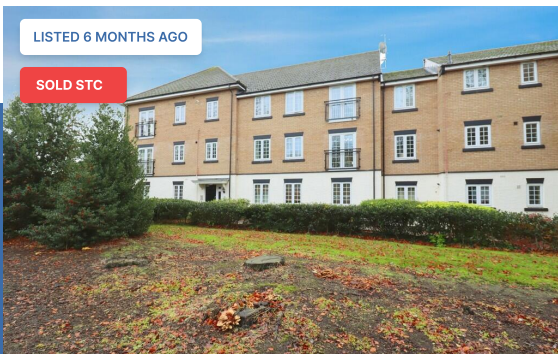
57

Number of Semi-Detached Transactions
Last 12 Months

Local Sales Activity

LISTED 6 MONTHS AGO

SOLD STC




Buchanan Road

£145,000
Offers over

0.12 km 2 Flats/Maisonettes

ON MARKET 3 MONTHS




Harris Drive

£325,000
Offers over

0.15 km 2 Detached

ON MARKET 1 MONTH




Buchanan Road

£300,000
Offers over

0.20 km 4 Detached

LISTED 2 MONTHS AGO

SOLD STC



Mellish Road

£345,000
Offers over

0.23 km 4 Detached

LISTED 4 MONTHS AGO

SOLD STC



Mellish Road

£190,000
Offers over

0.34 km 2 Terraced

LISTED 7 MONTHS AGO

SOLD STC



Marlborough Road

£160,000
Offers over

0.35 km 3 Semi-Detached

Local Lettings Activity



Buchanan Road

£695
PCM

📏 0.12 km

🏠 2 🏠 Flats/Maisonettes



Belmont Road

£1,250
PCM

📏 0.72 km

🏠 3 🏠 Other



THE PAVILLIONS

£795
PCM

📏 0.74 km

🏠 1 🏠 Other



Ash Court

£795
PCM

📏 0.76 km

🏠 2 🏠 Flats/Maisonettes



Alfred Green Close

£1,325
PCM

📏 0.84 km

🏠 3 🏠 Semi-Detached



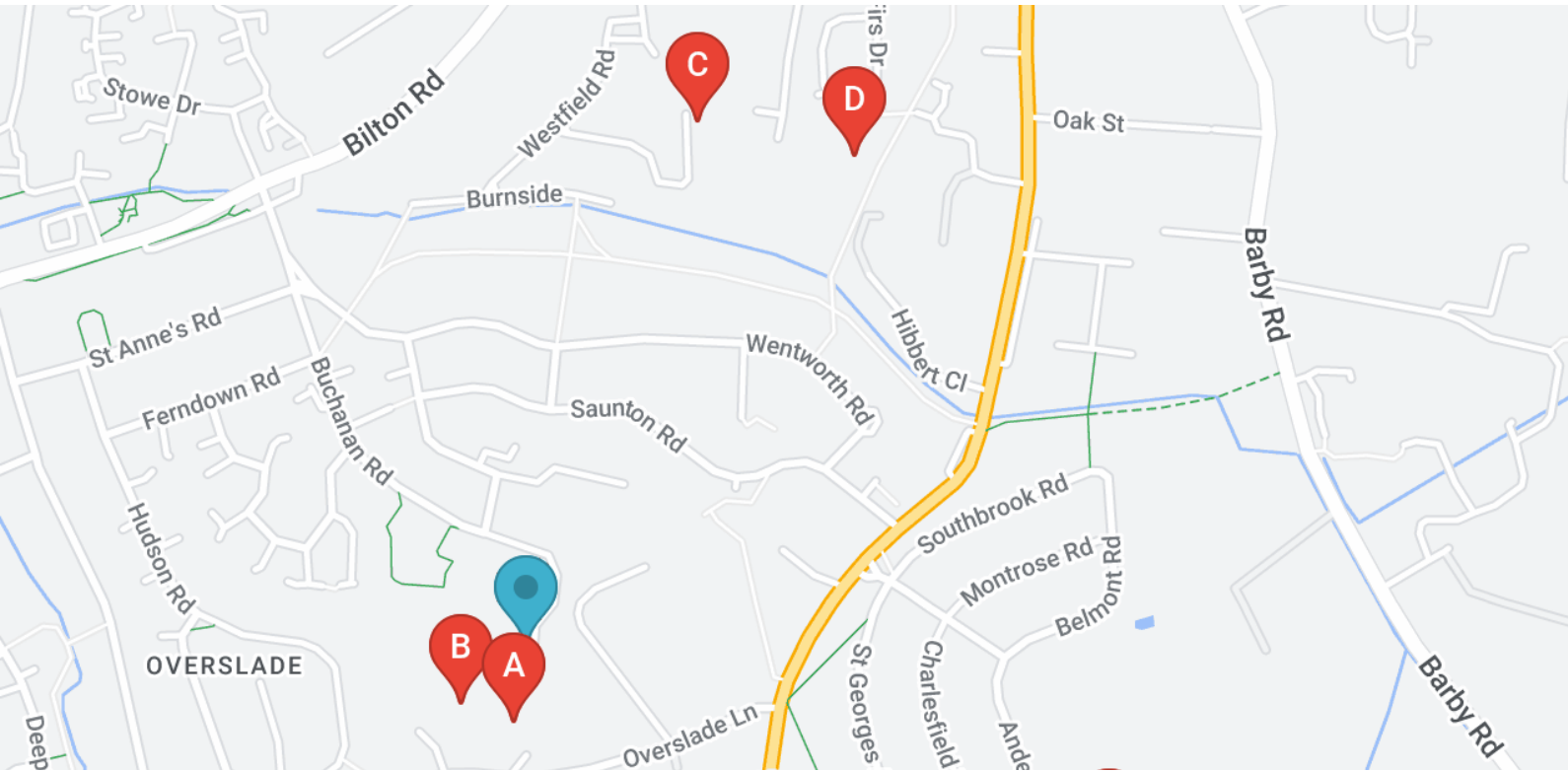
Stowe Drive

£750
PCM

📏 0.85 km

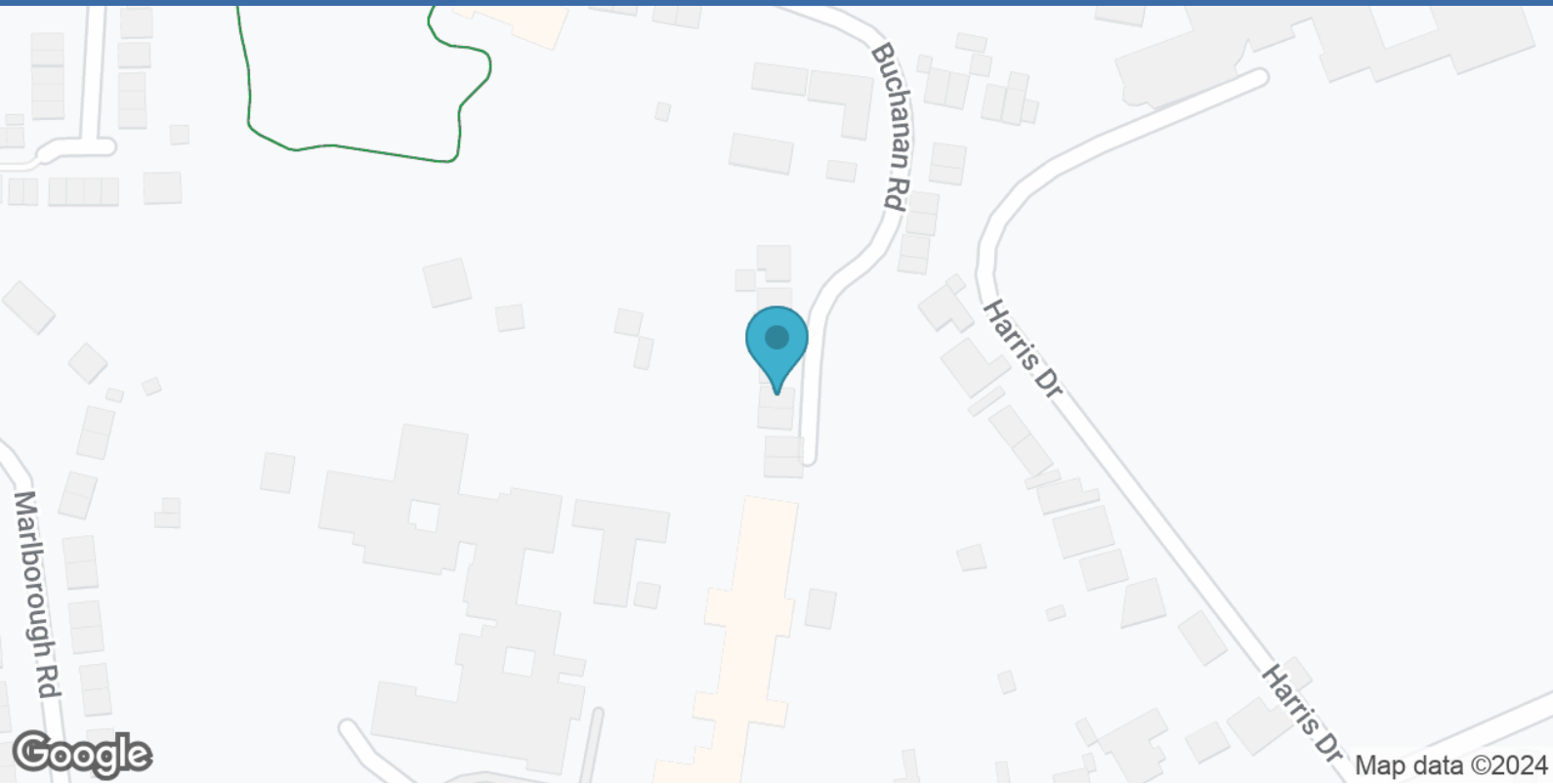
🏠 1 🏠 Flats/Maisonettes

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Harris Church of England Academy	CV22 6EA	Secondary	93 metres	Not rated
B Brooke School	CV22 6DY	Special, Nursery	0.10 km	Not rated
C Oakfield Primary Academy	CV22 6AU	Nursery, Primary	0.66 km	Good
D St Marie's Catholic Primary School and Nursery	CV22 7AF	Nursery, Primary	0.70 km	Good
E Rokeby Primary School	CV22 5PE	Nursery, Primary	0.74 km	Not rated

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J1 of M6	5.48 km

Nearest Train Station *

NAME	DISTANCE
Rugby Rail Station	2.49 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	13.69 km

*Details provided by Department for Transport

Your Agent

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Owner



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About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.



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