



S&H

Buyer Information Report

9 Pascoe Crescent

Daventry, NN11 9YU

Report compiled

13th June 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.

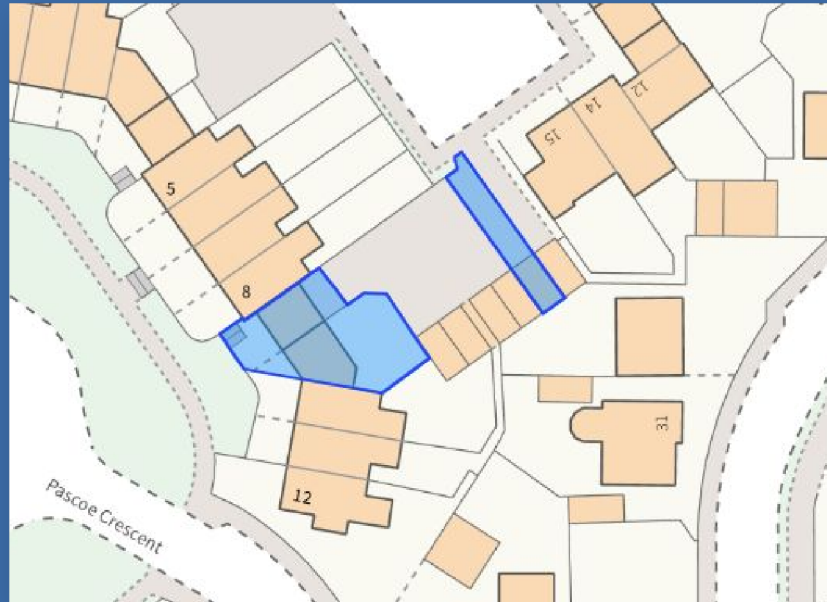
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone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

9 Pascoe Crescent

Daventry, NN11 9YU



Property Details

| | |
|--------------------|-----------------------|
| Type of Home | Terraced |
| Tenure | Freehold |
| Number of Bedrooms | 2 <i>Actual</i> |
| Title Number | NN211899 |
| Local Authority | West Northamptonshire |
| Constituency | - |
| Ward | Daventry West |
| Energy Performance | C |
| Council Tax | Band B |

Current Annual Charge – £1,669*

* May vary slightly for local parish council differences

Mobile Coverage

| | | | |
|-------|------|----------|------|
| EE | Good | O2 | Good |
| Three | Good | Vodafone | Okay |

Estimated Broadband Speeds

| | |
|------------------|----------------|
| 14Mb Basic | 80Mb 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%)

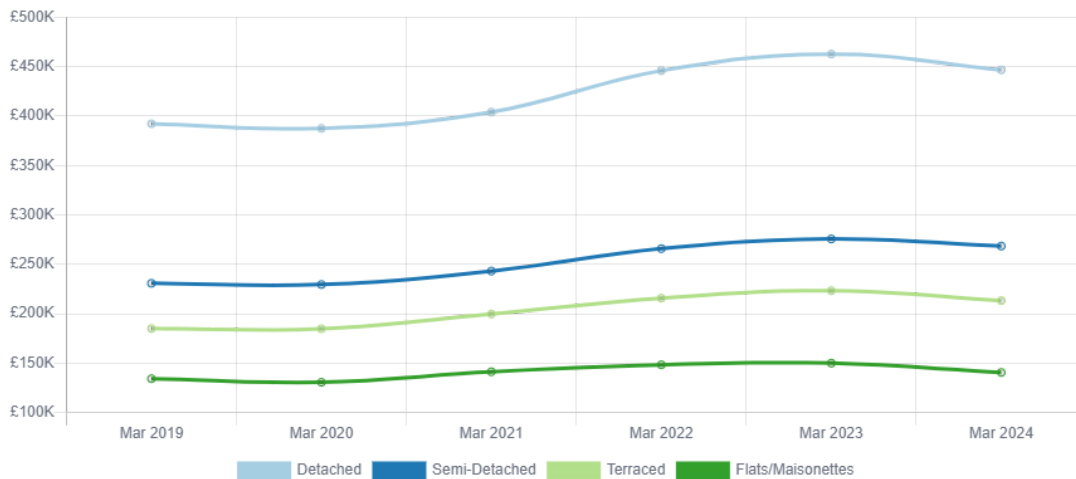
David Bruckert
01327 624275
dbruckert@skiltonandhogghomes.co.uk

SH

Your Area

Average House Prices in the West Northamptonshire Local Authority

Since 2019



£206,180

Average price for a Terraced property in NN11

4,881

Number of Terraced properties in NN11

£292,016

Average price for a Terraced property in England

£33,974 ↑ 14%

Average Price Change since 2019

£28,229 ↑ 15%

Terraced Price Change

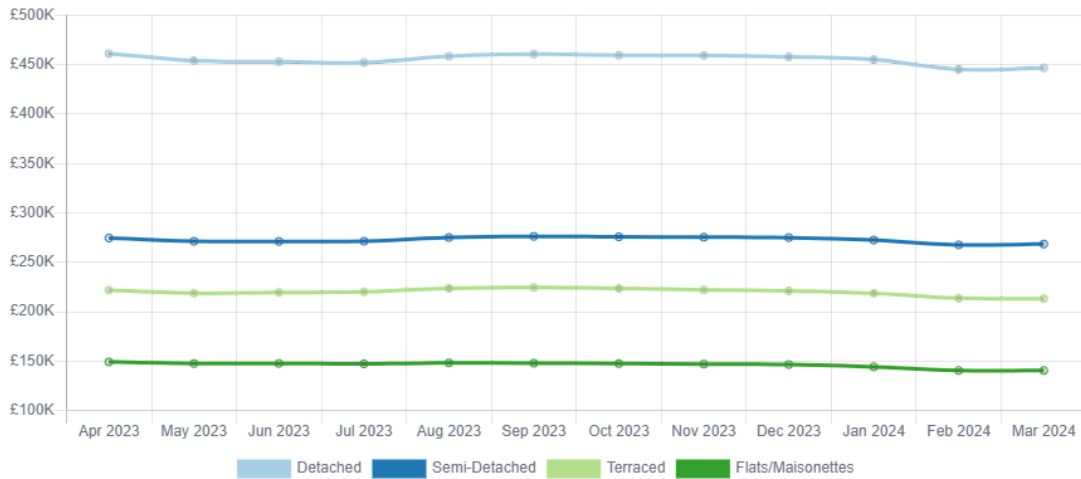
6626

Number of Terraced Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£325,350

Average price for property in NN11

19,691

Number of properties in NN11

£389,329

Average price for a property in England

£11,016 ↓ 4%

Average Price Change
Last 12 Months

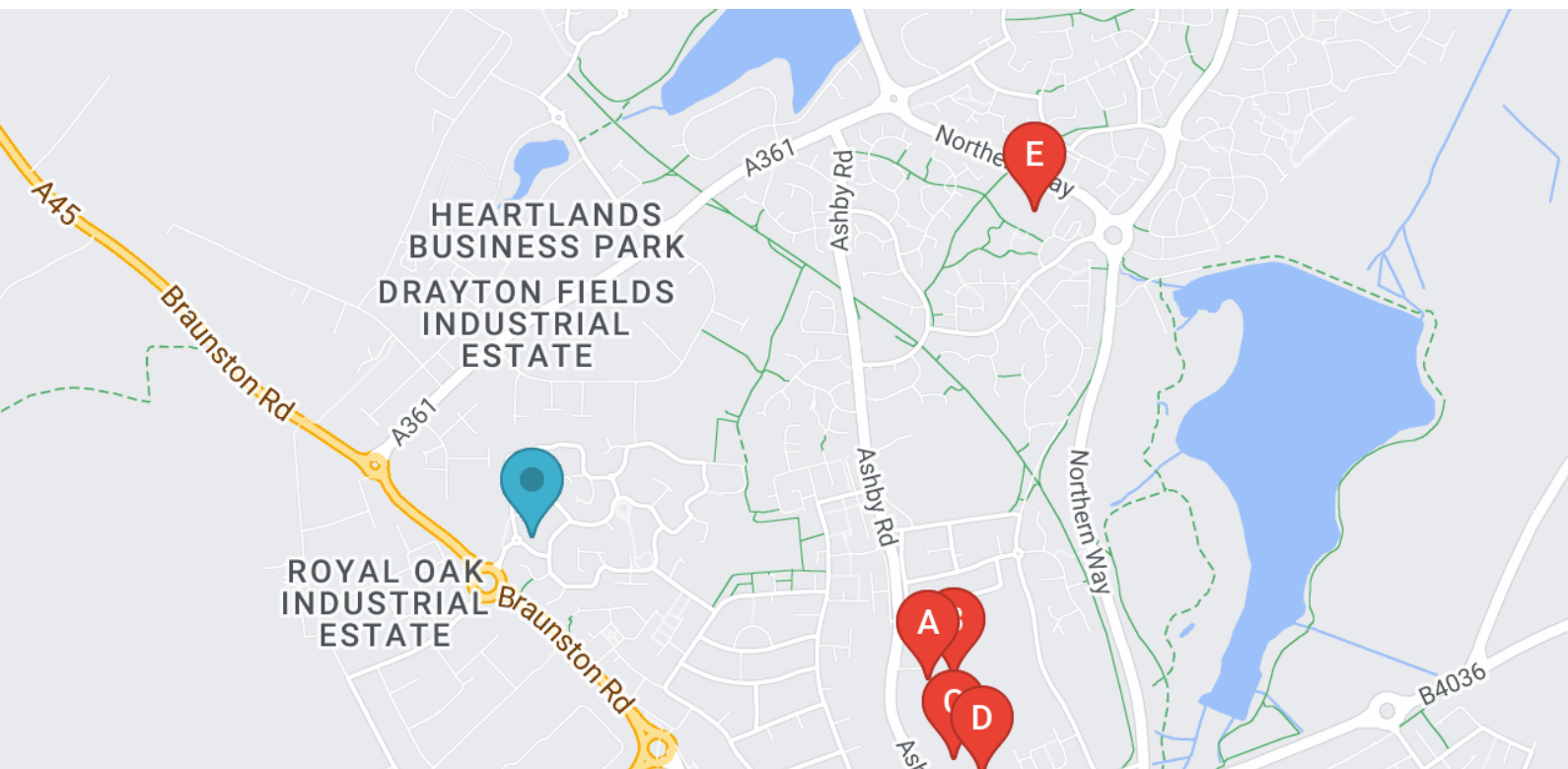
£10,062 ↓ 5%

Terraced Price Change
Last 12 Months

75

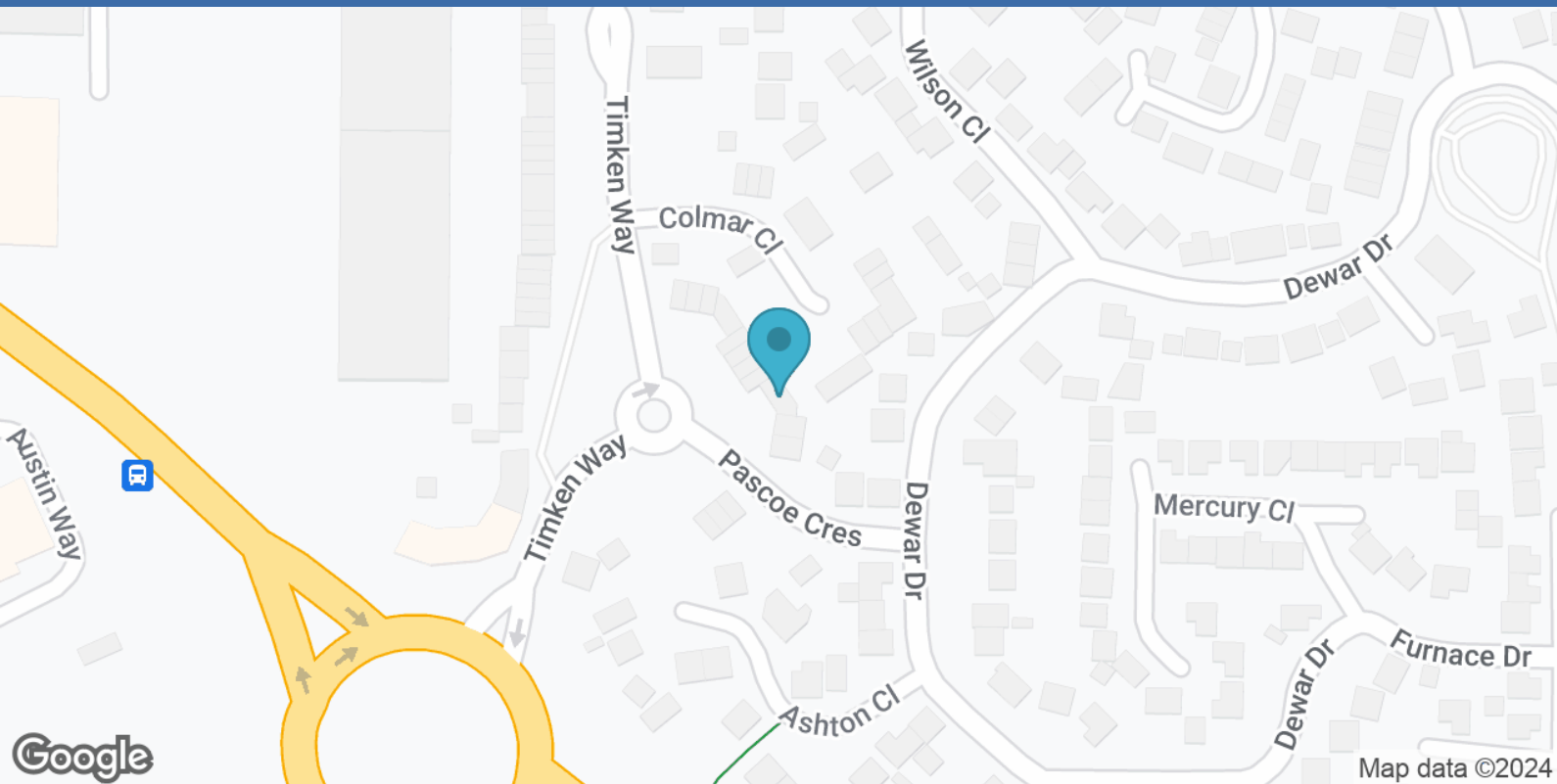
Number of Terraced Transactions
Last 12 Months

Nearby Schools



| NAME | POSTCODE | EDUCATION LEVEL | DISTANCE | RATING |
|--|----------|--------------------|----------|-----------|
| A Falconer's Hill Infant School | NN11 0QF | Primary | 1.00 km | Not rated |
| B Falconer's Hill Academy | NN11 0QF | Primary | 1.06 km | Good |
| C The Parker E-ACT Academy | NN11 0QE | Secondary, Post 16 | 1.13 km | Good |
| D Daventry Hill School | NN11 0QE | Special | 1.21 km | Not rated |
| E Ashby Fields Primary School | NN11 0YP | Primary | 1.43 km | Not rated |

Transport Links



Nearest Motorway Junction *

| NAME | DISTANCE |
|-----------|----------|
| J17 of M1 | 6.93 km |

Nearest Train Station *

| NAME | DISTANCE |
|--------------------------|----------|
| Long Buckby Rail Station | 6.96 km |

Nearby Airports *

| NAME | DISTANCE |
|------------------|----------|
| Coventry Airport | 23.06 km |

*Details provided by Department for Transport

Your Agent

David Bruckert

Owner



Email Address

dbruckert@skiltonandhogghomes.co.uk

Mobile Number

07738 803948

Office

5 Prince William Walk, Sheaf Street
Daventry
Daventry & Rugby
CV11 4AB

01327 624275

<https://www.skiltonandhogghomes.co.uk>

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.

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font. The 'S' is positioned to the left of the 'H', and they are both contained within a light blue square background.

Disclaimer

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 01327 624275 or visit <https://www.skiltonandhogghomes.co.uk>. To opt out of future communication, contact David Bruckert.

Information produced by HM Land Registry. © Crown copyright and database rights 2022

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.