



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

17 Stoneleigh Drive,
£305,000

3 2 1



***** JUST 5 YEARS YOUNG ***** Is this delightful semi-detached home in the Monksmoor development in Daventry. With it's open plan living space, three well-proportioned bedrooms, ensuite and bathroom, parking, and garden, this home is ideal for a first-time purchase or upsize. Monksmoor offers a modern place of living, situated to the North of Daventry's Town Centre and affording great road links, primary school and walks to Daventry Country Park. With the remainder of the NHBC guarantee plus the home's modern fittings throughout, you can just walk in, not worry and live. EPC B. C/Tax Band C.

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:** Daventry/West Northamptonshire. **COUNCIL TAX BAND:** C. **ENERGY PERFORMACE RATING:** B.

FLOOD RISK - Very Low. **FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents





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 TOTAL FLOOR AREA: 1002 sq ft (93.2 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and other parts have not been made and are approximate. It is recommended that you verify all measurements. The services, systems and appliances shown here are not tested and no guarantee is made with regard to their operation.

- Semi Detached
- Three Bedrooms
- Five years old, NHBC guarantee in place
- Driveway for Two
- Open Plan Living Space
- Fitted Kitchen
- Ensuite & Bathroom
- Garden with Patio
- Modern Development. EPC B • C/Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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