



**SKILTON & HOGG**

ESTATE AGENTS

DAVENTRY & VILLAGES

7 Mount Grace Road  
£282,500

3 2 1



**\*\*\* UPGRADED AND WIDE PLOT \*\*\*** This superb end terrace home sits on a wider plot, benefitting from tandem driveway to the side, wider garden and porcelain paved patio to compliment its modern, contemporary interior. Built in 2022, the property offers two double bedrooms, ensuite shower room, bathroom, living room with media wall and kitchen/diner. It's a perfect first time home with it's high energy efficiency, landscaped frontage, no through road and local schooling on the very popular Monksmoor development. A must view for any aspiring new home owner or even investor looking for a long term rental prospect. Viewings strictly by appointment. EPC B. C/Tax Band C

#### GENERAL INFORMATION -

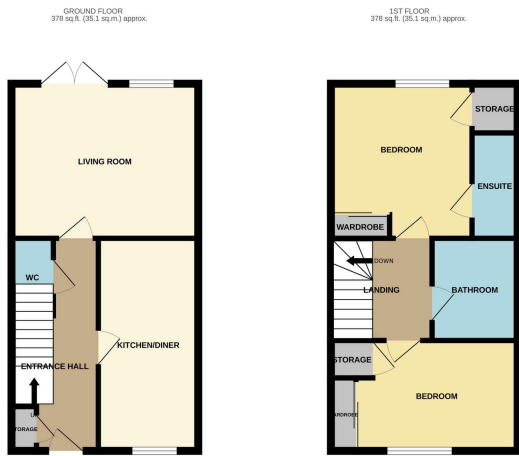
**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, 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. **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

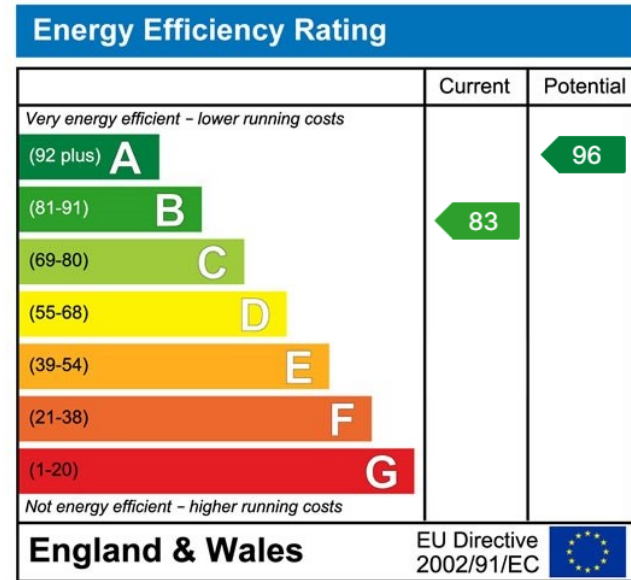
Disclaimer - These property particulars are draft and have not yet been approved by the sellers. Therefore





SKILTON & HOGG ESTIMATE AGENTS  
 TOTAL FLOOR AREA: 756 SQ FT (70.2 SQ M) APPROX.  
 Measurements are for information only and are not intended to be used for any legal purpose. The actual area may vary slightly from the estimated area. The actual area may vary slightly from the estimated area. The actual area may vary slightly from the estimated area.

- Modern End Terrace
- Two double bedrooms
- Ensuite, Bathroom & Cloakroom
- Fitted Kitchen with Dining area
- Porcelain Paved Patio
- Built 2022 and with NHBC guarantee
- Wider Plot & Tandem Drive
- Living Room with Media Wall
- Landscaped front and rear gardens
- EPC B. C/Tax Band C



# SKILTON & HOGG