

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.

Property Information Report

3 Pound Lane

Badby, Daventry, NN11 3AL

Report compiled

28th September 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

3 Pound Lane

Badby, Daventry, NN11 3AL



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	2 <i>Actual</i>
Title Number	NN223511
Local Authority	West Northamptonshire
Constituency	-
Ward	Woodford and Weedon
Energy Performance	D
Council Tax	Band B Current Annual Charge – £1,669*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Poor	O2	Good
Three	Poor	Vodafone	Okay

Estimated Broadband Speeds

7Mb 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%)

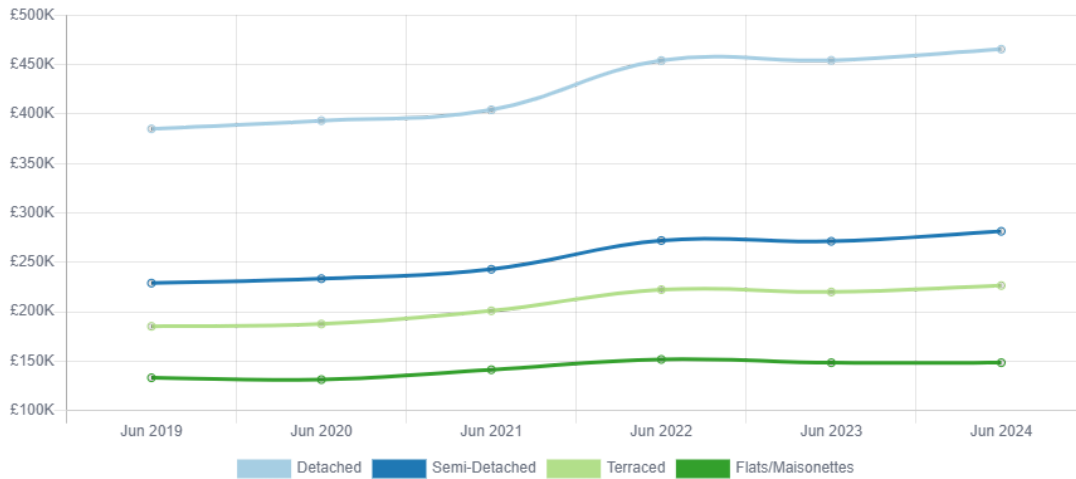
David Bruckert
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dbruckert@skiltonandhogghomes.co.uk

SH

Your Area

Average House Prices in the West Northamptonshire Local Authority

Since 2019



£263,638

Average price for a Semi-Detached property in NN11

5,001

Number of Semi-Detached properties in NN11

£316,312

Average price for a Semi-Detached property in England

£50,481 ↑ 21%

Average Price Change since 2019

£52,380 ↑ 23%

Semi-Detached Price Change

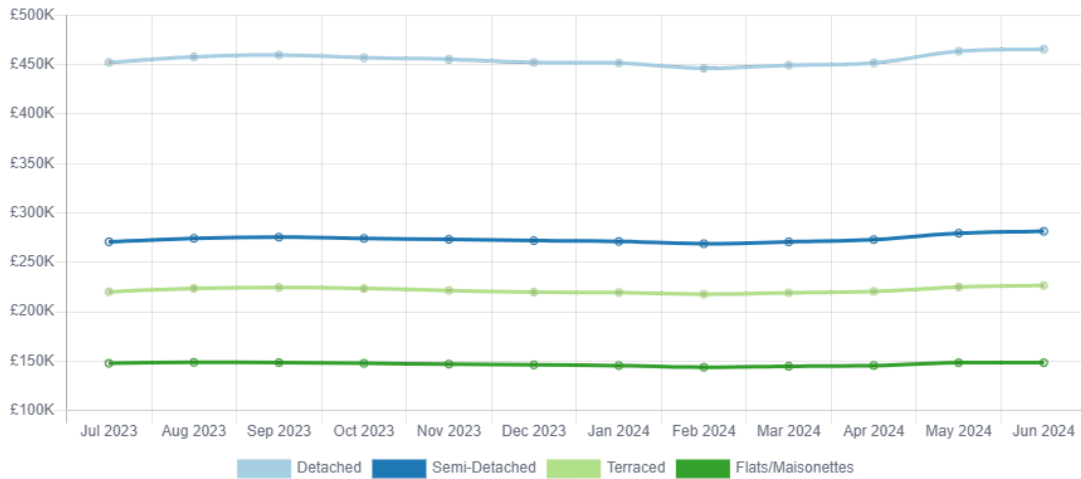
6770

Number of Semi-Detached Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£338,671

Average price for property in NN11

19,773

Number of properties in NN11

£378,874

Average price for a property in England

£7,731 ↑ 3%

Average Price Change

Last 12 Months

£10,111 ↑ 4%

Semi-Detached Price Change

Last 12 Months

76

Number of Semi-Detached Transactions

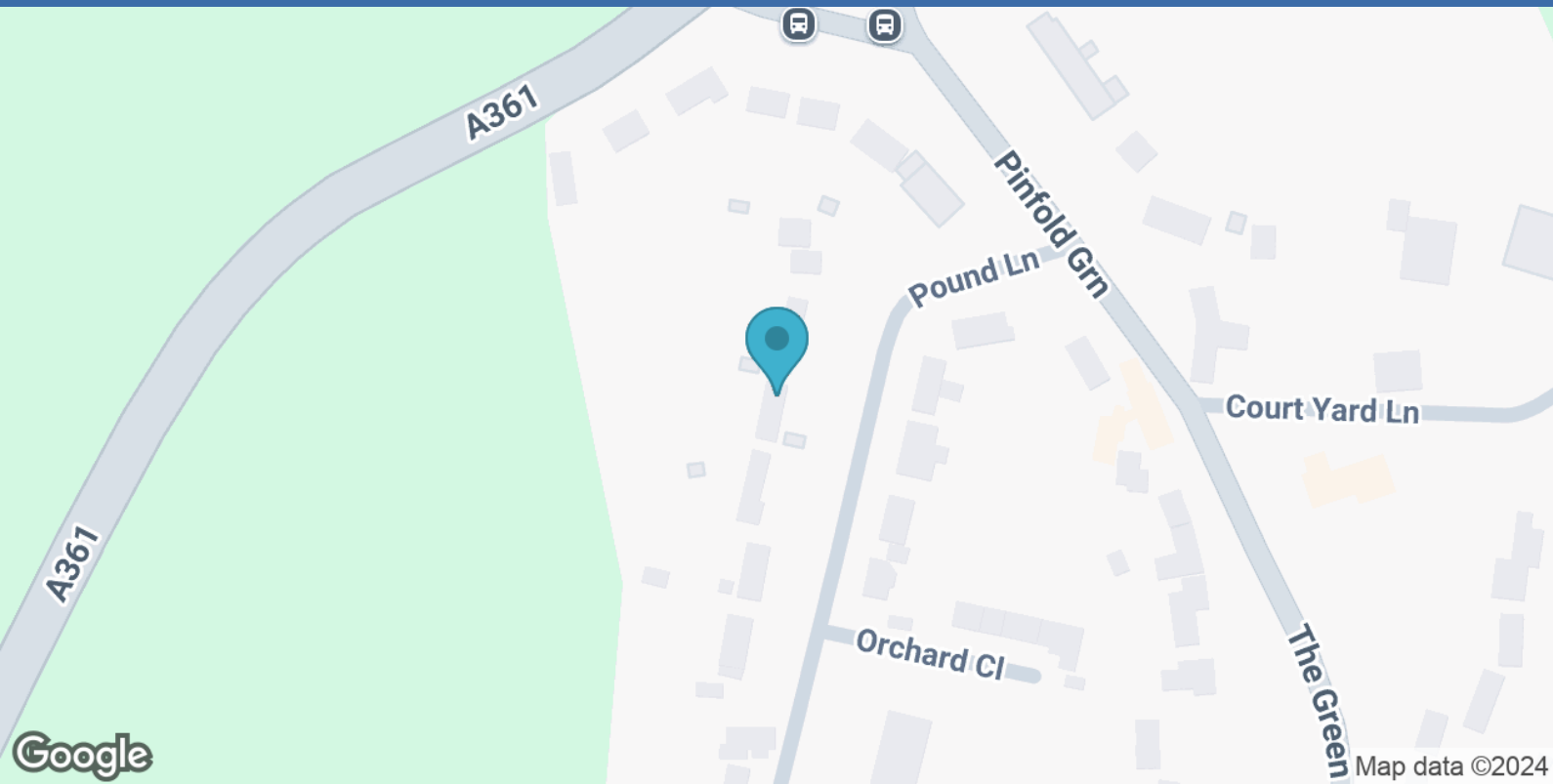
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Badby School	NN11 3AJ	Primary	0.23 km	Good
B Newnham Primary School	NN11 3HG	Primary	2.08 km	Good
C Staverton Church of England Voluntary Primary School	NN11 6JF	Primary	2.84 km	Good
D The Grange School, Daventry	NN11 4HW	Nursery, Primary	2.89 km	Not rated
E St James Infant School	NN11 4AG	Nursery, Primary	3.32 km	Not rated

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	11.16 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	9.91 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	25.18 km

*Details provided by Department for Transport

Your Agent

David Bruckert

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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.

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small registered trademark symbol (®) to the right of the 'H'. The logo is positioned on a light yellow rectangular background.

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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.

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