



Buyer Information Report

# 3 North Street

Daventry, NN11 4GJ

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Report compiled

28th April 2025

# 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 North Street

Daventry, NN11 4GJ



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	5 <i>Actual</i>
Title Number	NN105309
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry East
Energy Performance	B
Council Tax	Band E Current Annual Charge – £2,750*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

16Mb	Basic	80Mb	Superfast
1800Mb	Ultrafast	1800Mb	Overall

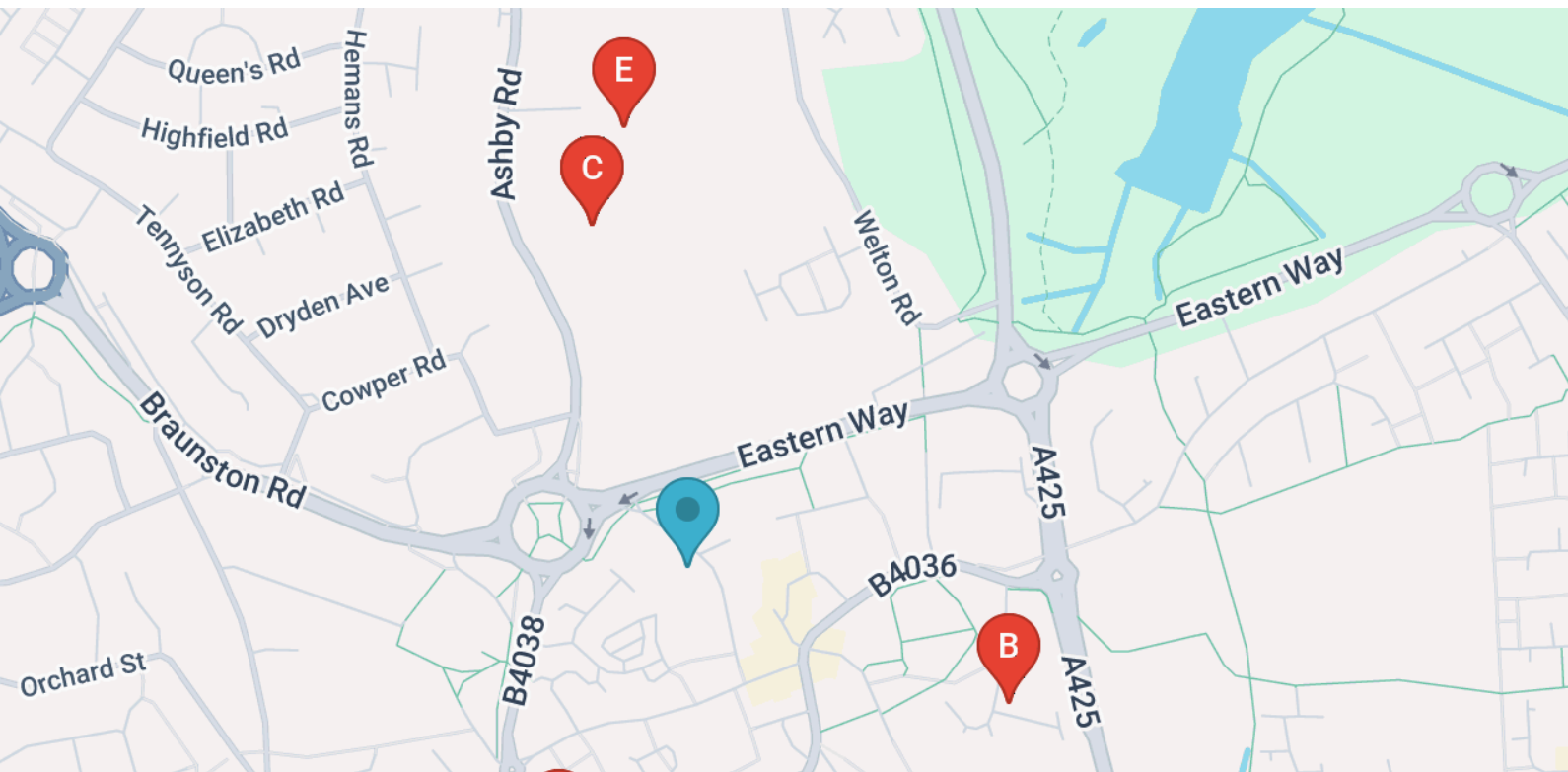
### Flood Risk

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

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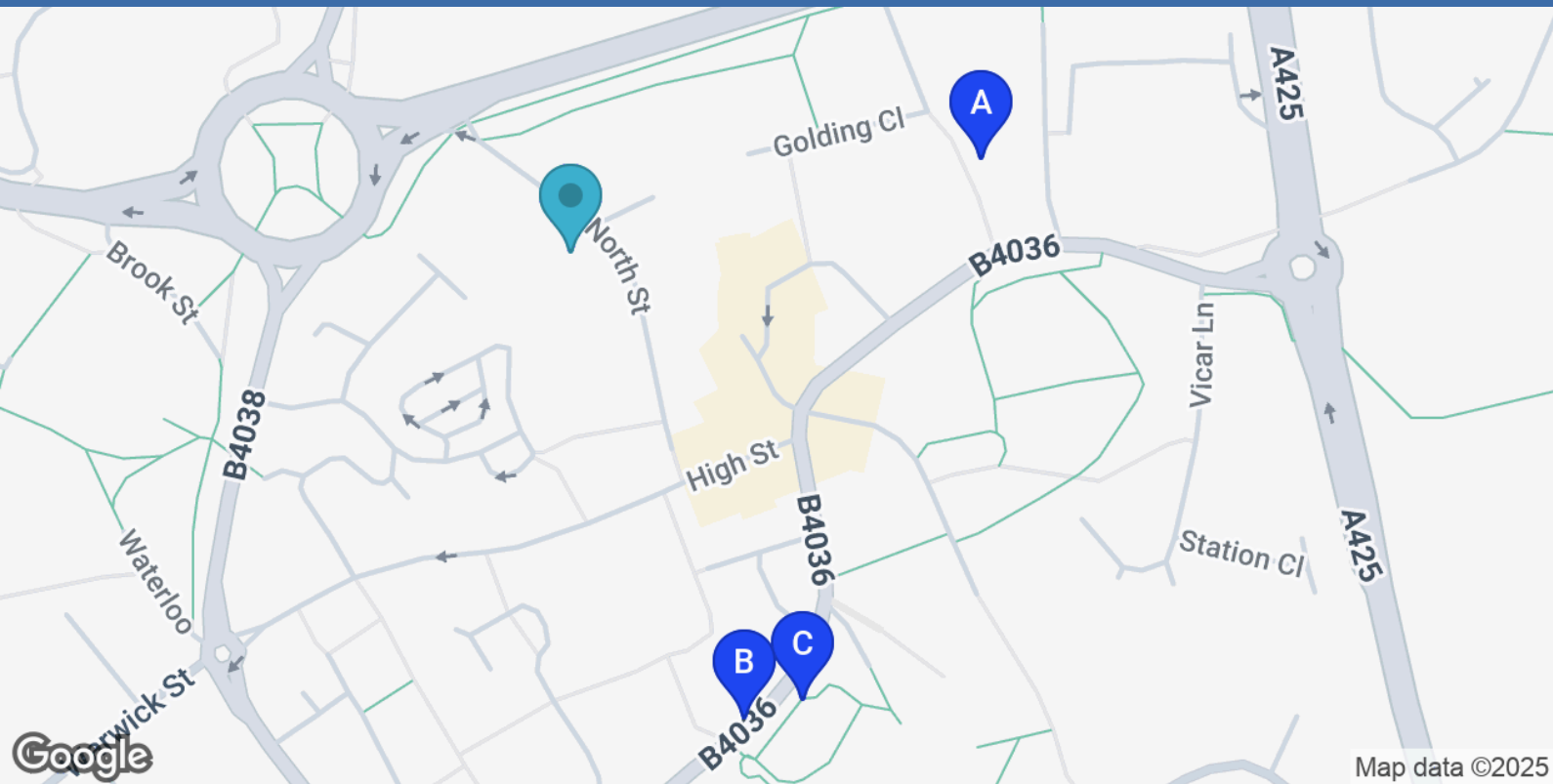
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# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> St James Infant School	NN11 4AG	Nursery, Primary	0.38 km	Good
<b>B</b> Abbey CofE Academy	NN11 4GD	Primary	0.42 km	Good
<b>C</b> The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	0.42 km	Good
<b>D</b> Daventry Hill School	NN11 0QE	Special	0.42 km	Good
<b>E</b> Falconer's Hill Academy	NN11 0QF	Primary	0.53 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	7.45 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	6.48 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	24.43 km

## Nearby Bus Stops & Stations \*

NAME	DISTANCE
<b>A</b> Council Offices, Lodge Road	0.25 km
<b>B</b> Bus Station, New Street	0.30 km
<b>C</b> Daventry Bus Station	0.30 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner

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dbruckert@skiltonandhogghomes.co.uk

### Mobile Number

07738 803948

### Office

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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 for Street Group, consisting of the letters 'S' and 'H' in a stylized, bold font, with a small registered trademark symbol (®) to the right of the 'H'. The logo is set against a light orange square 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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