



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES



Cartmel Road, Monksmoor, Daventry, NN11 2PP  
£320,000

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**\*\*\* THAT LITTLE BIT EXTRA \*\*\*** With this beautiful semi detached Town House located in the sought after Monksmoor development in Daventry. With its wonderful position set just off the main road, upon a private service road and with a green to the front, and a larger than average rear garden space which wraps around the garage and provides a decked hideaway for that outdoor relaxing. The home has been very well maintained, with three double bedrooms, plus a study/nursery. With a first floor bathroom and top floor ensuite, plus living room, modern kitchen/diner, ground floor cloaks, driveway and garage, this property is family sized and ready to move into. Monksmoor provides local schooling and easy access to Daventry country park along with easy road access into and out of Daventry. Offered for sale with no chain, EPC B and C/Tax band D.

**GENERAL INFORMATION - TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion. The seller also advises that there is an estate charge of approx. £342 per annum. **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.

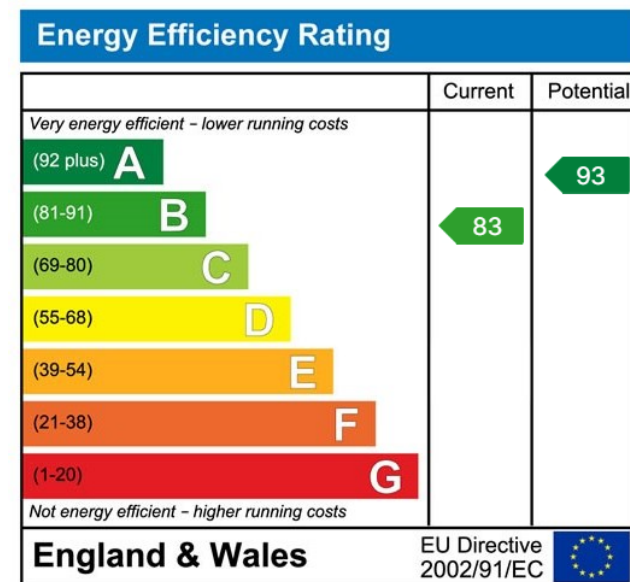
**PROPERTY BUILD TYPE:** We are advised that the property is of Standard construction - Brick with Slate/tile roof, any buyer is recommended to confirm this via a surveyor. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Daventry. **COUNCIL TAX BAND:** D. **ENERGY PERFORMANCE RATING:** B

**FLOOD RISK:** Very Low **FIXTURES AND FITTINGS:** only





- Semi Detached Town House • Monksmoor, Daventry
- Larger Plot with wide garden • Three/Four bedrooms space
- Study/Nursery • Living room & Kitchen/Diner
- Bathroom & Ensuite • Driveway & Garage
- Green to front • EPC B. C/Tax Band D



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