

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.

S&H

Buyer Information Report

41 Hidcote Way

Daventry, NN11 8AE

Report compiled

27th June 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.

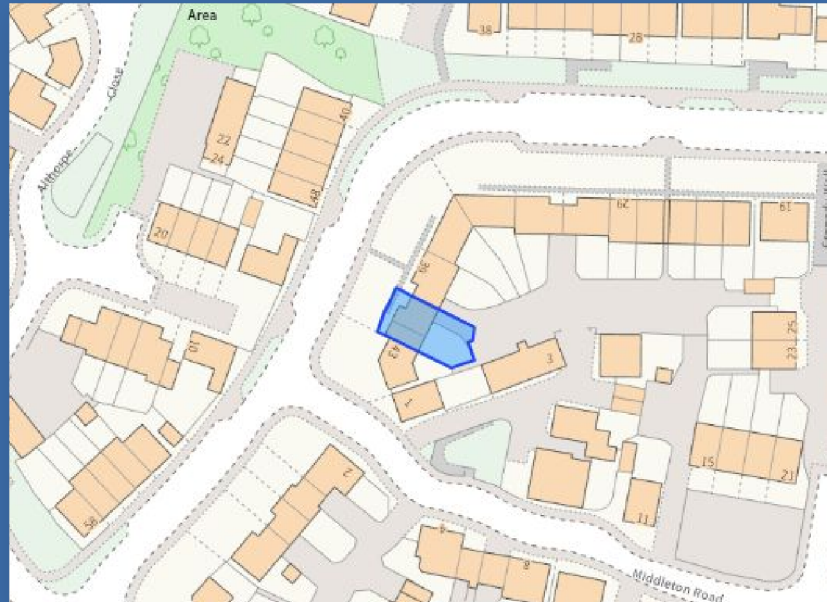
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone 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

41 Hidcote Way

Daventry, NN11 8AE



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	NN307207
Local Authority	West Northamptonshire
Constituency	-
Ward	Braunston and Crick
Energy Performance	B
Council Tax	Band C Current Annual Charge – £1,907*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Okay
Three	Good	Vodafone	Okay

Estimated Broadband Speeds

2Mb Basic	53Mb 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%)

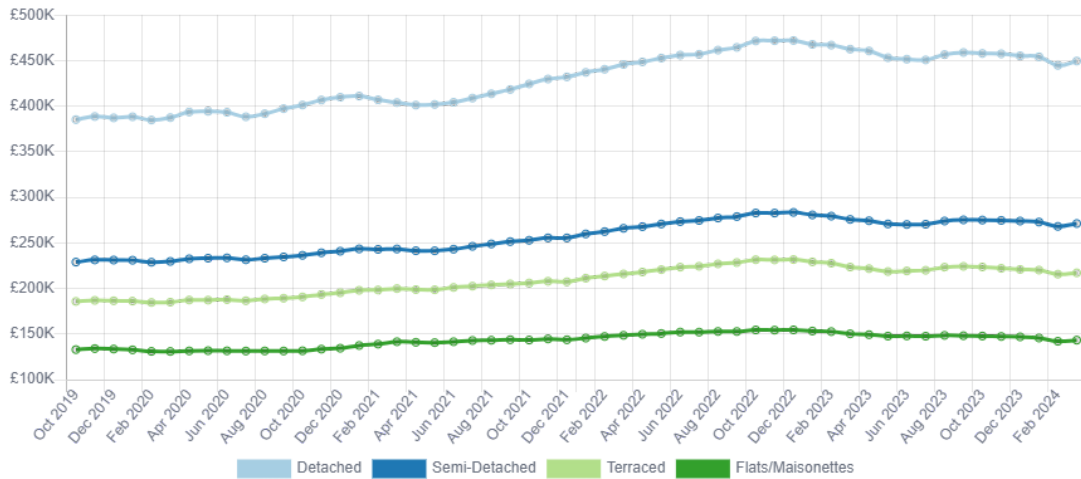
David Bruckert
01327 624275
dbruckert@skiltonandhogghomes.co.uk

SH

Your Area

Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2019



£267,782

Average price for a Semi-Detached property in NN11

5,385

Number of Semi-Detached properties in NN11

£39,414 ↑ 16%

Average Price Change since 2019

£321,414

Average price for a Semi-Detached property in England

£42,319 ↑ 18%

Semi-Detached Price Change

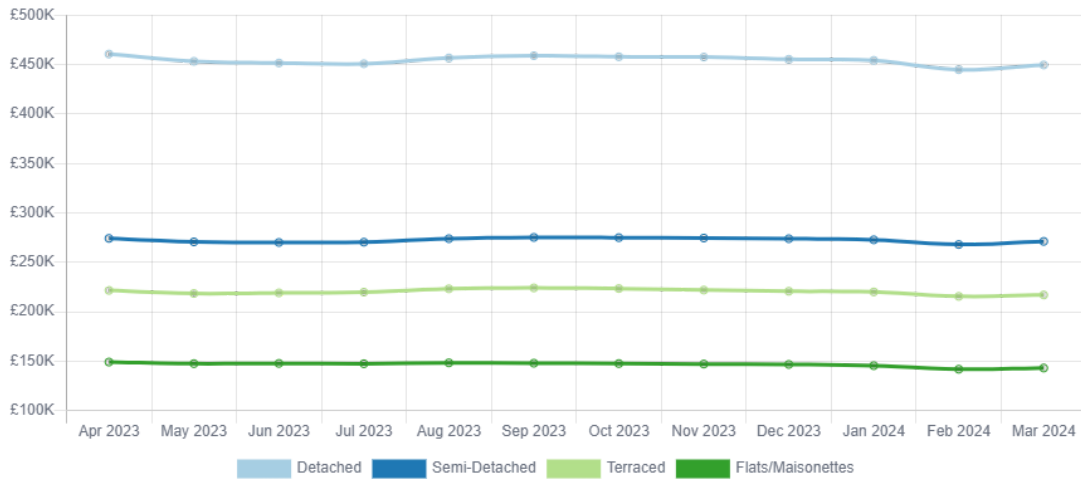
1135

Number of Semi-Detached Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£327,485

Average price for property in NN11

19,698

Number of properties in NN11

£387,529

Average price for a property in England

£7,664 ↓ 3%

Average Price Change
Last 12 Months

£4,485 ↓ 2%

Semi-Detached Price Change
Last 12 Months

78

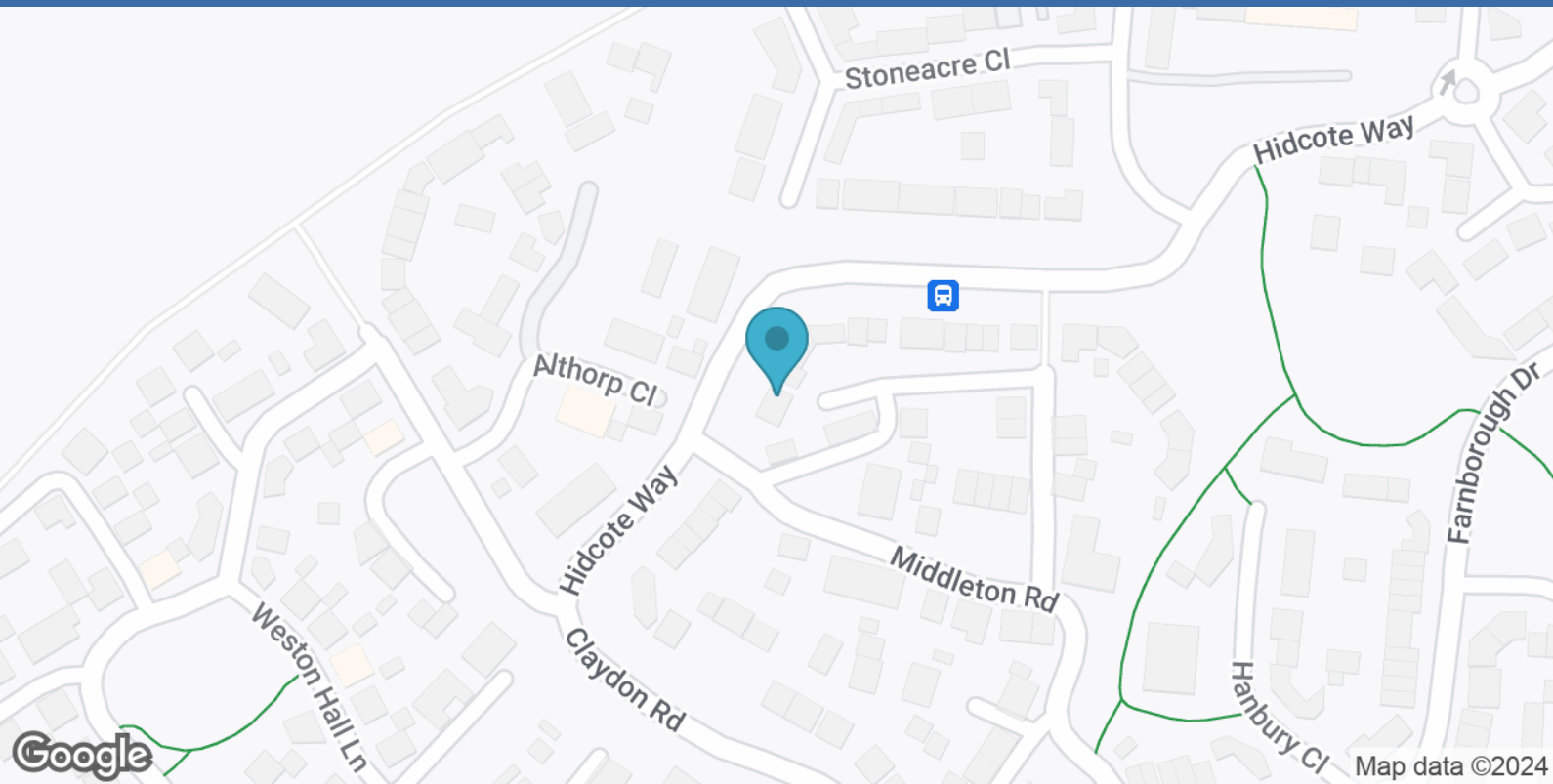
Number of Semi-Detached Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Ashby Fields Primary School	NN11 0YP	Primary	1.21 km	Not rated
B Monksmoor Park Church of England Primary School	NN11 2PD	Nursery, Primary	1.84 km	Not rated
C Falconer's Hill Infant School	NN11 0QF	Primary	1.96 km	Not rated
D Falconer's Hill Academy	NN11 0QF	Primary	1.98 km	Good
E Welton Church of England Academy	NN11 2JZ	Primary	2.07 km	Not rated

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	5.48 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	6.24 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	22.57 km

*Details provided by Department for Transport

Your Agent

David Bruckert

Owner



Email Address

dbruckert@skiltonandhogghomes.co.uk

Mobile Number

07738 803948

Office

5 Prince William Walk, Sheaf Street
Daventry
Daventry & Rugby
CV11 4AB

01327 624275

<https://www.skiltonandhogghomes.co.uk>

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. The 'S' is positioned to the left of the 'H', and they are both contained within a light blue square background.

Disclaimer

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

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.

Information produced by HM Land Registry. © Crown copyright and database rights 2022

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.