



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Chamomile Way, Daventry, NN11 4WA

£295,000

3 2 1



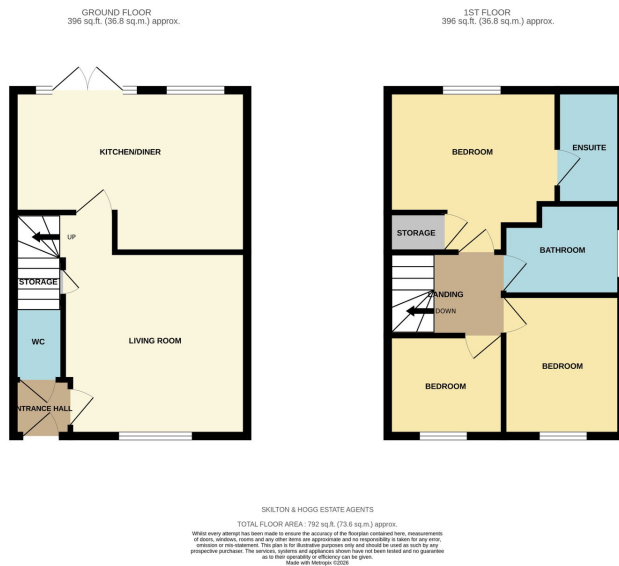
***** STAVERTON LODGE STUNNER ***** A beautiful modern home built by Bellway Homes only a few years ago and located on the periphery of the Staverton Lodge development just to the South West of Daventry Town centre. This well designed home offers a lounge, kitchen/ diner with patio doors to the garden, three bedrooms, ensuite and family bathroom. To the rear is a much improved garden space with extended patio area and a surprisingly good sized lawn, expanding the full width of the plot. Further benefits include a tandem driveway to the side and a great position benefiting from being on a traffic free, no through, access road, off the main site entrance. Furthermore, this home is very energy efficient and is being offered for sale with NO ONWARD CHAIN ! EPC B, C/Tax Band C.

GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. The seller does not currently pay an estate service charge but has been notified of future fees, yet to be disclosed by the management company. **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.

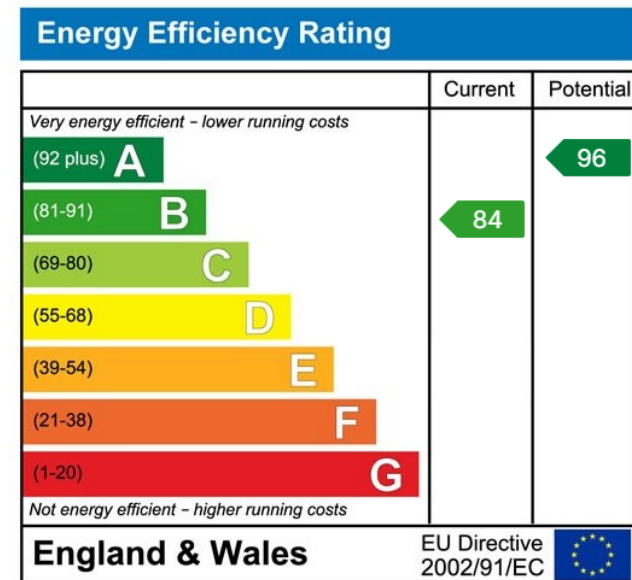
PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Daventry. **COUNCIL TAX BAND:** C. **ENERGY PERFORMANCE 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 an only guide, only on the day of the sale and are approximate.





- Semi Detached Home
- Three bedrooms
- NHBC Guarantee
- Living Room
- Kitchen Diner
- Wider Garden
- Tandem Drive
- Ensuite & Bathroom
- EPC B. C/Tax Band C
- No Chain



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