



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Burton Close, Daventry, NN11 0TX

Guide Price £299,950

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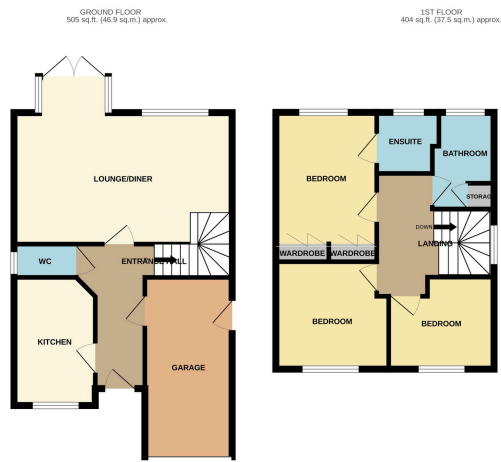
*** FEW AND FAR BETWEEN *** This detached home comes to the market for sale and with no onward chain. Not many of these three bedroom types come available in such an established residential location like Burton Close or the surrounding area in Ashby Fields, Daventry. So this is one you should view quickly if you are looking for a great location close to schooling, amenities and road links. Providing a brand new combi gas boiler with 5 yr warranty, three bedrooms, ensuite, family bathroom, open plan lounge/dining room, modern kitchen, ground floor cloakroom and integral garage with internal access, making for potential to convert, subject to the relevant consents being obtained. Outside we have a driveway for two vehicles, deep fore garden, and low maintenance rear space. Offered For Sale with No Chain. EPC D. C/Tac band C.

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **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.

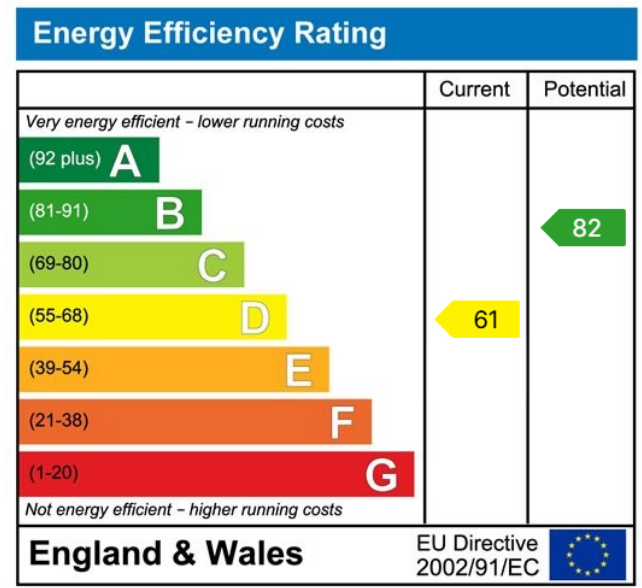
PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. **BROADBAND:** Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. **LOCAL AUTHORITY:** Daventry. **COUNCIL TAX BAND:** C. **ENERGY PERFORMACE RATING:** TBC. **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 a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents





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 TOTAL FLOOR AREA: 909 sq ft (84.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of plots, buildings, contents and fixtures are approximate and not intended to be used for any legal purpose. The services, conditions and appliances shown hereon are not warranted and no guarantee is given regarding the accuracy of the same.
 Made and corrected 12/2021

- Detached Home
- Three bedrooms
- New Gas Combi Boiler & 5 yr Warranty
- Ensuite & Bathroom
- Lounge/Diner
- Modern Kitchen
- Ground Floor Cloakroom & Gas C/h
- Garage, Driveway & Southerly facing Garden
- EPC D. C/Tax Band C
- NO CHAIN



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