



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Battle Avenue, Daventry, NN11 2NX

£485,000

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*** A DREAM HOME *** We have plenty of love for this beautiful detached home on the very peaceful Battle Avenue, on the Monksmoor Development in Daventry. Barely 10 years old and in excellent condition throughout, this large family home offers four double Bedrooms, two ensuites, a dressing room to the main bedroom, family Bathroom, 24ft Lounge, Sitting Room/Study, and an open plan Kitchen/Dining/Family Room. Further benefits include single garage, newly laid drive way, solar panels (owned by the property), patio and garden space. Located in a wonderful setting with good local schooling and excellent road links. Offered for sale with no onward chain. EPC B. C/Tax Band F.

Solar Panels

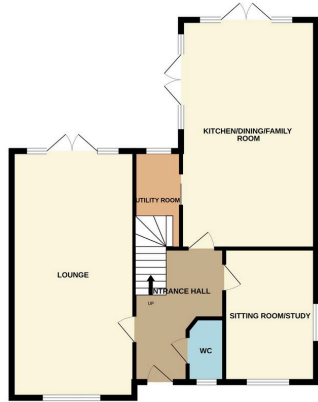
The property has panels to the roof. We are advised that they are owned by the property and aid in the supply of electricity to the home. Further information can be obtained upon request.

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:** F. **ENERGY PERFORMANCE RATING:** B. **FLOOD RISK -** Very Low. **FIXTURES AND FITTINGS:** only those mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



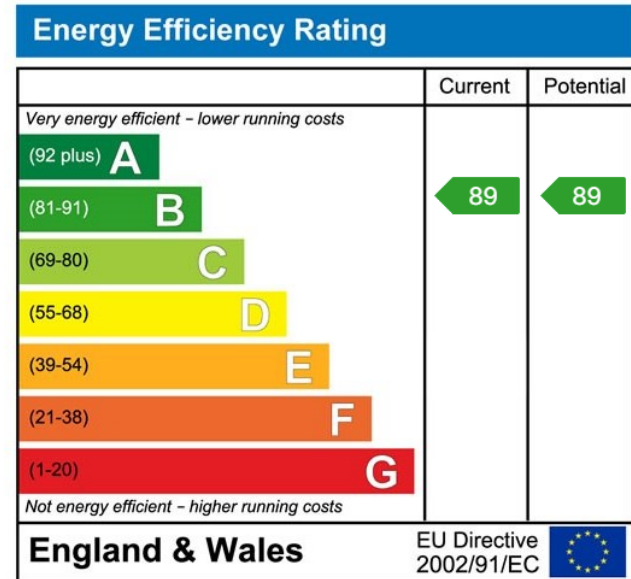
1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1708 sq.ft. (158.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of sites, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/24

- Large Detached Home
- Four double bedrooms
- Lounge & Sitting Room
- Excellent Condition throughout
- No Onward Chain
- Desirable Location
- Two Ensuited, Dressing Room & Family Bathroom
- Open Plan Kitchen/Dining/ Family area
- Garage & New Driveway
- EPC B. C/Tax Band F



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