

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 beige rectangular background.

S&H

Buyer Information Report

# 2 Selwyn Close

Daventry, NN11 4TP

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Report compiled

4th November 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

## 2 Selwyn Close

Daventry, NN11 4TP



### Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	NN92714
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry West
Energy Performance	D
Council Tax	Band C Current Annual Charge – £2,000*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

17Mb Basic	80Mb Superfast
8000Mb Ultrafast	8000Mb Overall

### Flood Risk

**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

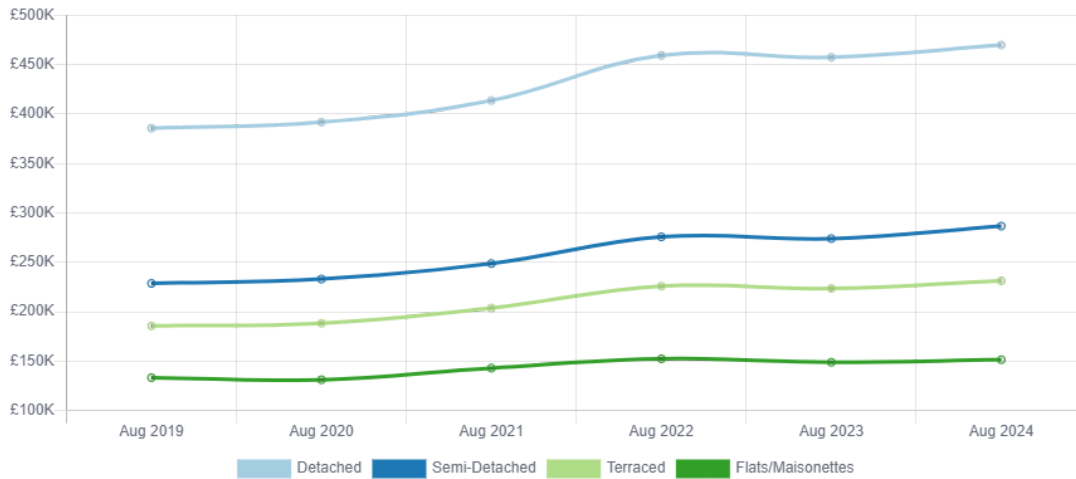
David Bruckert  
01327 624275  
dbruckert@skiltonandhogghomes.co.uk



# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since 2019



**£267,459**

Average price for a Semi-Detached property in NN11

**5,031**

Number of Semi-Detached properties in NN11

**£316,003**

Average price for a Semi-Detached property in England

**£55,022** ↑ 23%

Average Price Change since 2019

**£57,897** ↑ 25%

Semi-Detached Price Change

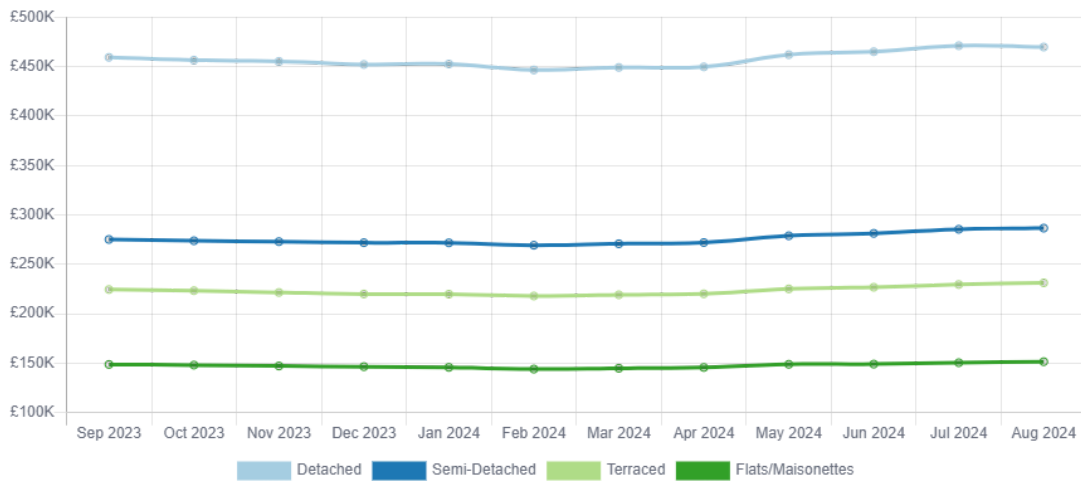
**6748**

Number of Semi-Detached Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£330,235**

Average price for property in NN11

**19,810**

Number of properties in NN11

**£376,651**

Average price for a property in England

**£9,667** ↑ 3%

Average Price Change  
Last 12 Months

**£12,623** ↑ 5%

Semi-Detached Price Change  
Last 12 Months

**74**

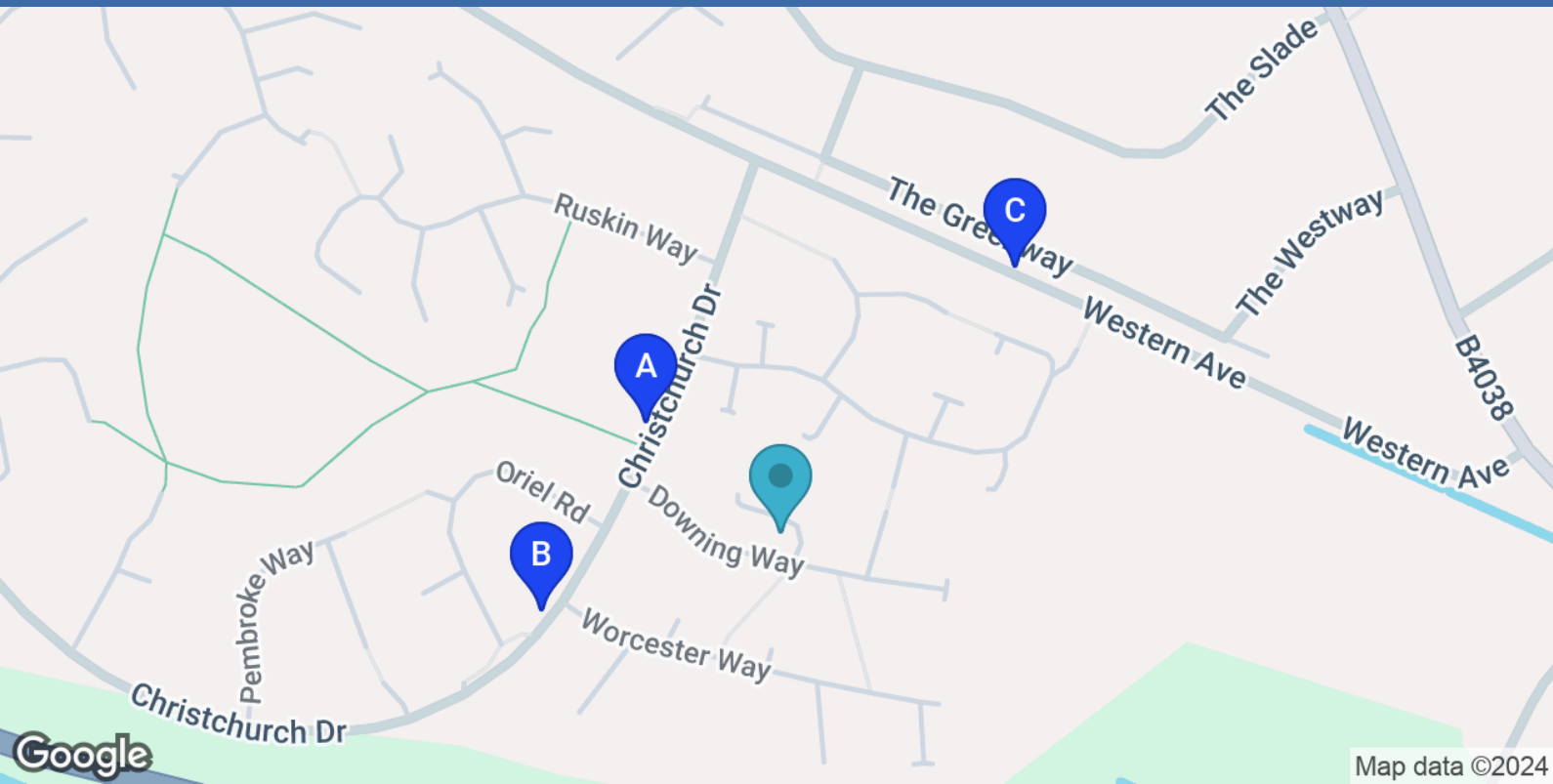
Number of Semi-Detached Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> St James Infant School	NN11 4AG	Nursery, Primary	0.91 km	Good
<b>B</b> Abbey CofE Academy	NN11 4GD	Primary	1.15 km	Good
<b>C</b> The Grange School, Daventry	NN11 4HW	Nursery, Primary	1.23 km	Not rated
<b>D</b> E-ACT The Grange School	NN11 4HW	Nursery, Primary	1.23 km	Not rated
<b>E</b> DSLV E-ACT Academy	NN11 4LJ	All through	1.39 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	8.68 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	7.32 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	25.05 km

## Nearby Bus Stops & Stations \*

NAME	DISTANCE
<b>A</b> Downing Way	0.11 km
<b>B</b> Worchester Way	0.15 km
<b>C</b> Christchurch Drive	0.21 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner



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## 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.



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