



S&H

Buyer Information Report

31 Merevale Close

Daventry, NN11 2PU

Report compiled

8th 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

31 Merevale Close

Daventry, NN11 2PU



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	2 <i>Actual</i>
Title Number	NN373374
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry East
Energy Performance	B
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

2Mb Basic	47Mb Superfast
1000Mb Ultrafast	1000Mb Overall

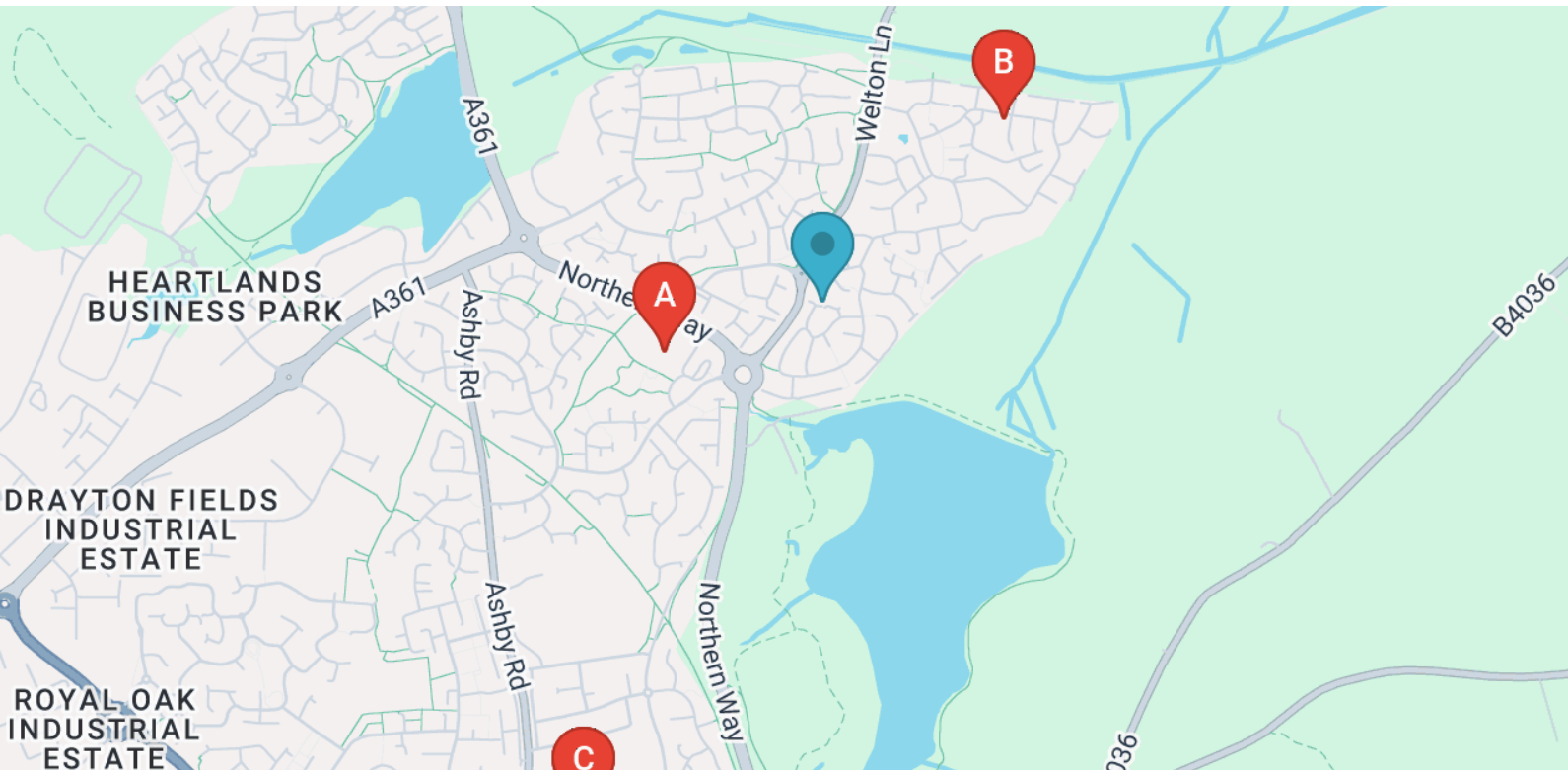
Flood Risk

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

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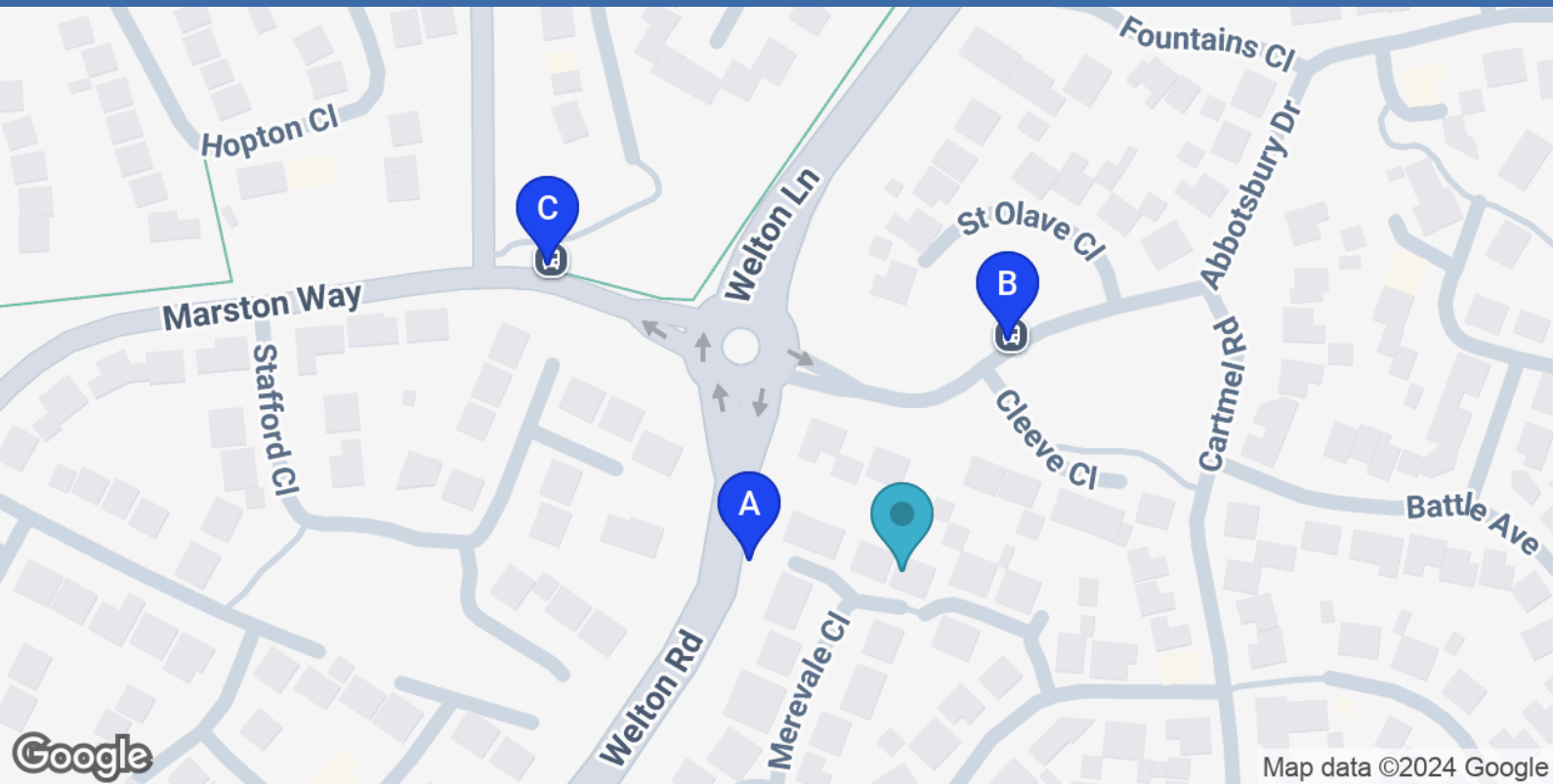


Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Ashby Fields Primary School	NN11 0YP	Primary	0.39 km	Not rated
B Monksmoor Park Church of England Primary School	NN11 2PD	Nursery, Primary	0.61 km	Good
C Falconer's Hill Academy	NN11 0QF	Primary	1.35 km	Good
D Falconer's Hill Infant School	NN11 0QF	Primary	1.35 km	Good
E The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.48 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	5.64 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	5.14 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	24.05 km

Nearby Bus Stops & Stations *

NAME	DISTANCE
A Marston Way	46 metres
B Cleeve Close	76 metres
C Nantwich Drive	0.14 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.

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

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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.

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