



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

55 The Medway
£217,500

3 1 2



*** A LOT OF HOUSE *** for the money in our humble opinion. This three-storey home sits on the periphery of The Grange development and offers ample space for a family. The ground floor provides an entrance hall and access to part converted garage space, now with store room with the potential for office space or more. The first floor accesses a large living room leading to rear garden and modern Kitchen/Diner. The top floor provides three good-sized bedrooms plus refitted bathroom. Further improvements include all new double glazing in 2021 and a central heating system by way of gas combi boiler. With the addition of parking to the front, this home offers a great opportunity. EPC tbc. C/Tax Band B.

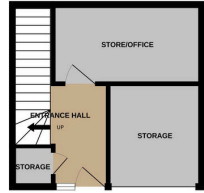
GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. **SERVICES:** all mains' services are connected but not tested. The warm air system is decommissioned, replaced by a combi gas boiler system. The telephone is available subject 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:** B. **ENERGY PERFORMANCE RATING:** TBC

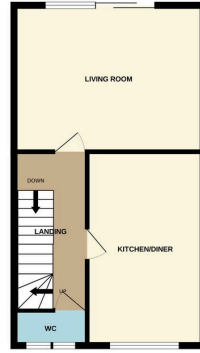
FLOOD RISK - Very Low. **FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale. **MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate. **VIEWING:** by prior appointment through the Sole Agents



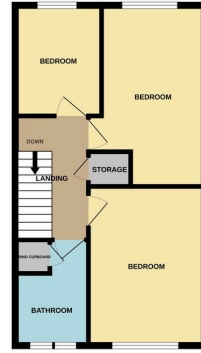
GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

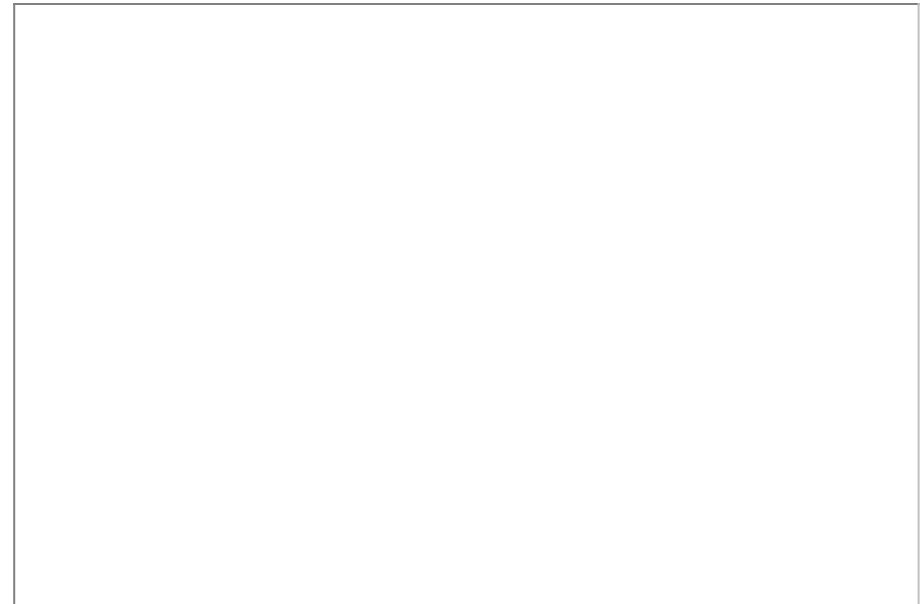


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TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrage (2024)

- Three Storey House
- Spacious Living Room
- Refitted Bathroom
- uPVC double glazed
- EPC tbc
- Three Bedrooms
- Kitchen/Dining Room
- Refitted Central Heating System
- Parking & Store
- C/Tax Band B



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