

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 yellow rectangular background.

Buyer Information Report

# 3 Moors Lane

Houlton, Rugby, CV23 1BT

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Report compiled

21st February 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

## 3 Moors Lane

Houlton, Rugby, CV23 1BT



### Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Estimated</i>
Title Number	WK526909
Local Authority	Rugby
Constituency	-
Ward	Hillmorton
Energy Performance	B

### Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Good

### Estimated Broadband Speeds

1Mb Basic	1000Mb Ultrafast
1000Mb Overall	

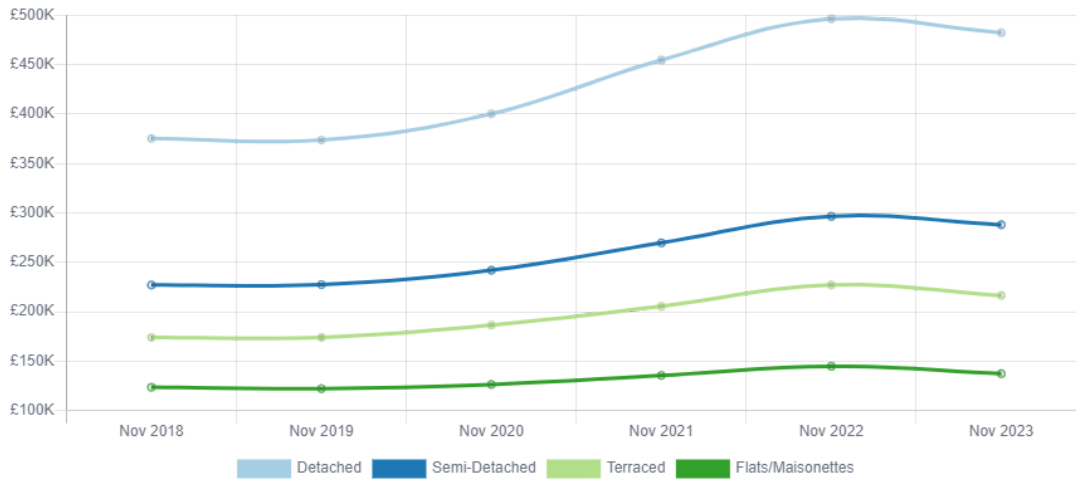
### Flood Risk

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

# Your Area

## Average House Prices in the Rugby Local Authority

Since Last Sale in 2022



**£326,928**

Average price for a Semi-Detached property in CV23

**3,184**

Number of Semi-Detached properties in CV23

**£322,745**

Average price for a Semi-Detached property in England

**£58,597** ↑ 25%

Average Price Change since 2022

**£60,935** ↑ 27%

Semi-Detached Price Change

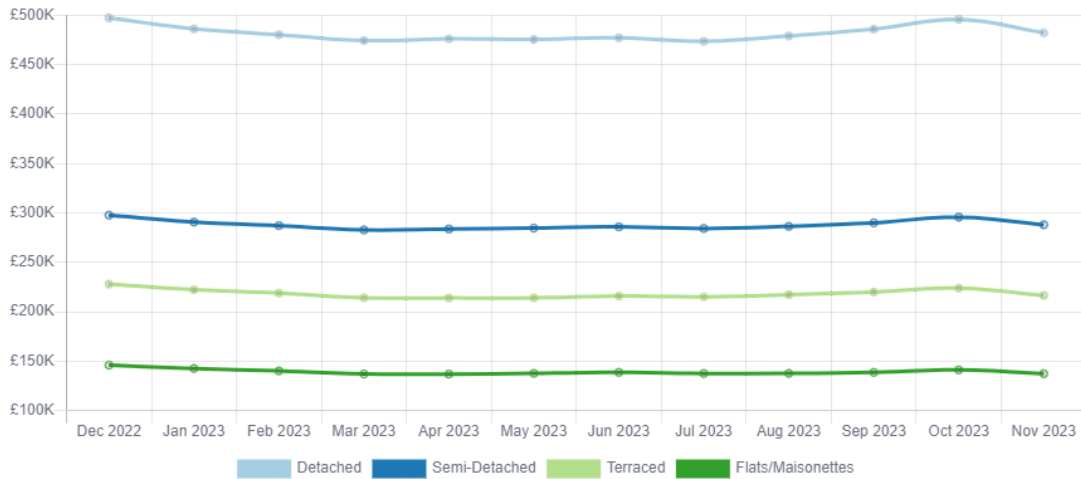
**218**

Number of Semi-Detached Transactions

# Your Area

## Average House Prices in the Rugby Local Authority

Last 12 Months



**£370,875**

Average price for property in CV23

**12,748**

Number of properties in CV23

**£367,482**

Average price for a property in England

**£10,851** ↑ 4%

Average Price Change  
Last 12 Months

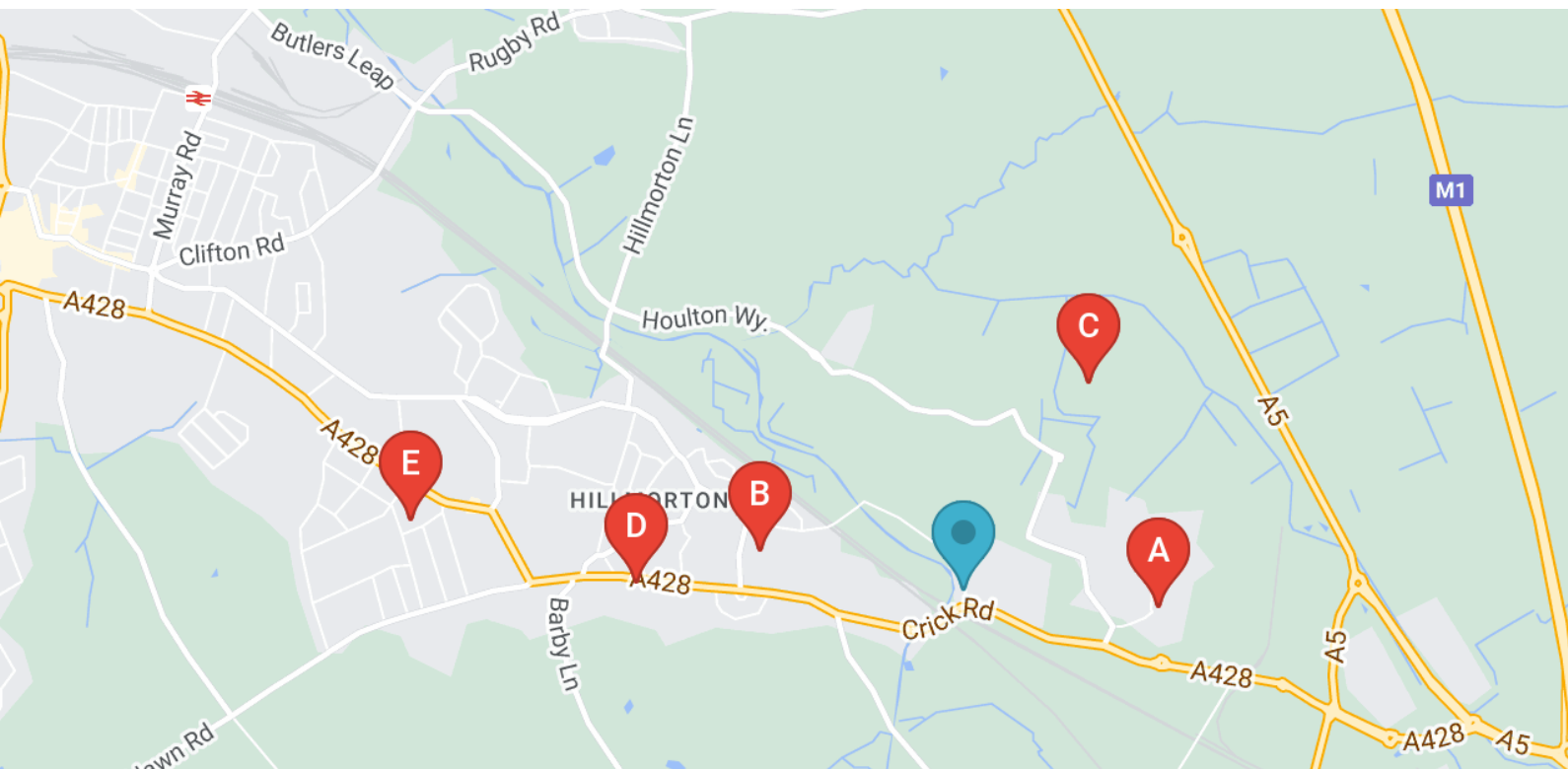
**£8,452** ↑ 3%

Semi-Detached Price Change  
Last 12 Months

**40**

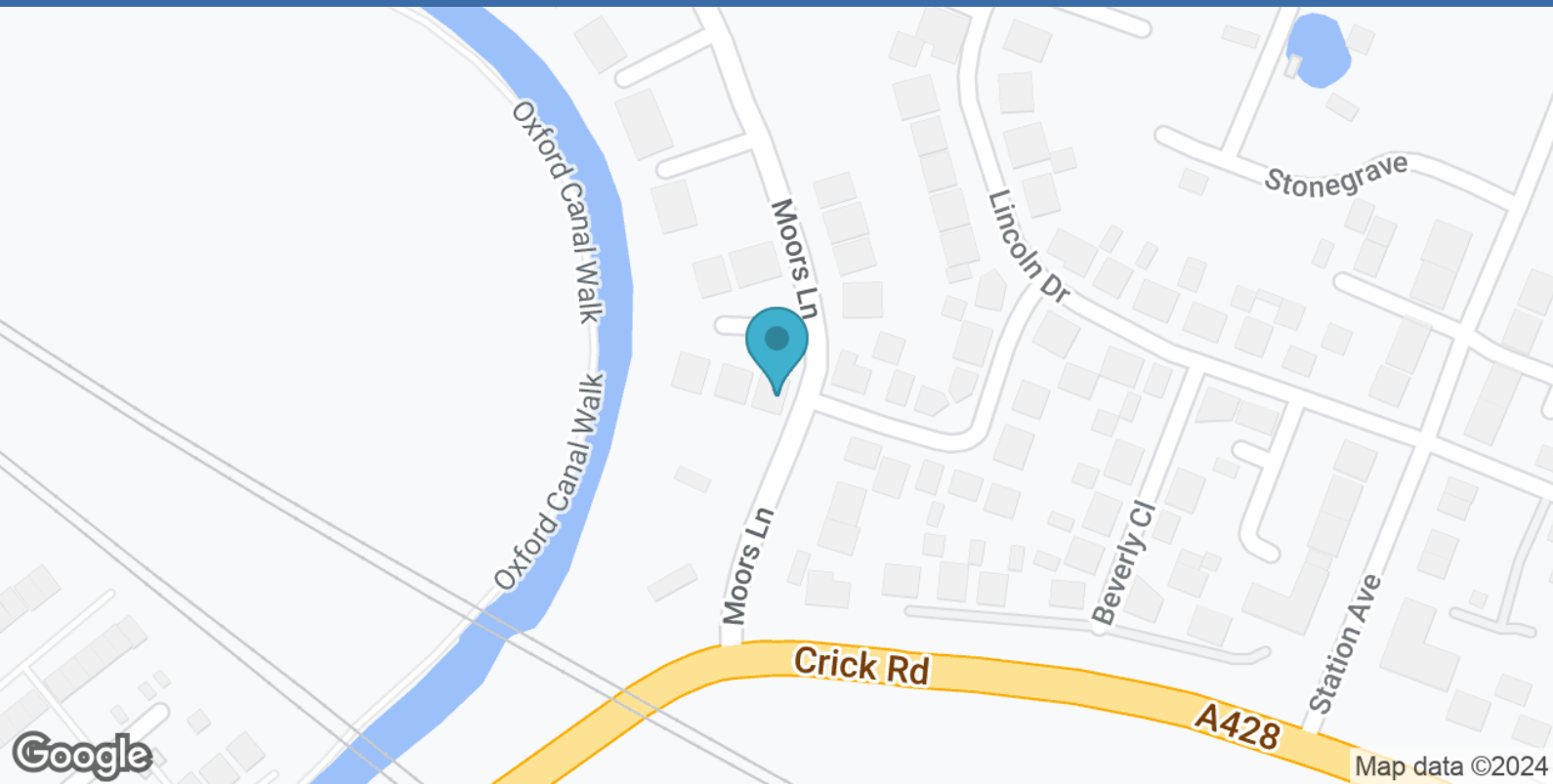
Number of Semi-Detached Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> St Gabriel's CofE Academy	CV23 1AN	Primary	0.93 km	Not rated
<b>B</b> Hillmorton Primary School	CV21 4PE	Nursery, Primary	0.99 km	Outstanding
<b>C</b> Houlton School	CV23 1ED	Secondary, Post 16	1.15 km	Not rated
<b>D</b> English Martyrs Catholic Primary School	CV21 4EE	Primary	1.56 km	Good
<b>E</b> Avon Park School	CV22 5HR	Special, Independent	2.65 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J18 of M1	3.03 km

## Nearest Train Station \*

NAME	DISTANCE
Rugby Rail Station	4.31 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	18.87 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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