



S&H

Buyer Information Report

# 46 Daventry Road

Dunchurch, Rugby, CV22 6NS

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Report compiled

11th 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

## 46 Daventry Road

Dunchurch, Rugby, CV22 6NS

### Property Details

Type of Home	Terraced
Tenure	-
Number of Bedrooms	2 <i>Estimated</i>
Title Number	
Local Authority	Rugby
Constituency	-
Ward	Dunsmore
Council Tax	Band E Current Annual Charge – £2,647*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Good

### Estimated Broadband Speeds

11Mb Basic	44Mb Superfast
1000Mb Ultrafast	1000Mb Overall

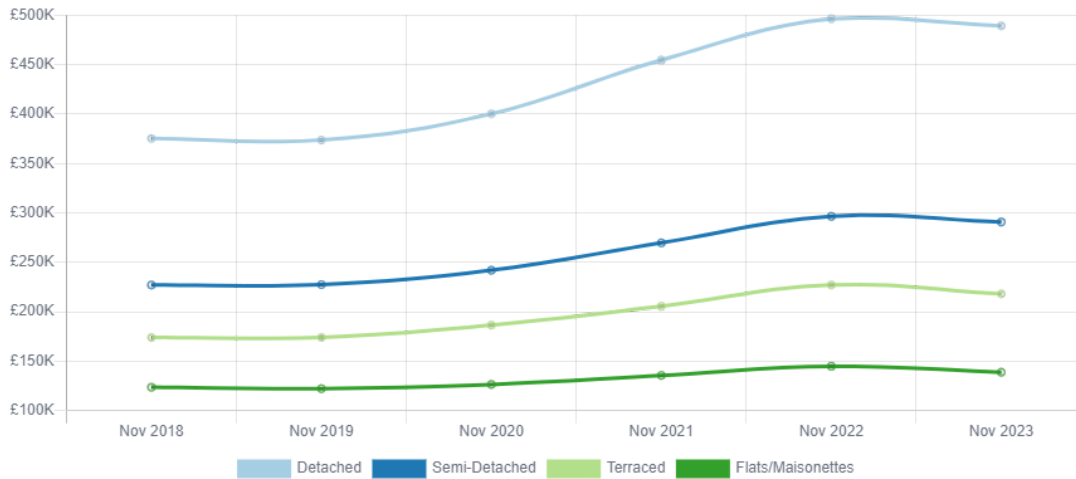
### Flood Risk

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

# Your Area

## Average House Prices in the Rugby Local Authority

Since 2018



**£230,754**

Average price for a Terraced property in CV22

**2,878**

Number of Terraced properties in CV22

**£290,086**

Average price for a Terraced property in England

**£61,714** ↑ 27%

Average Price Change since 2018

**£44,096** ↑ 25%

Terraced Price Change

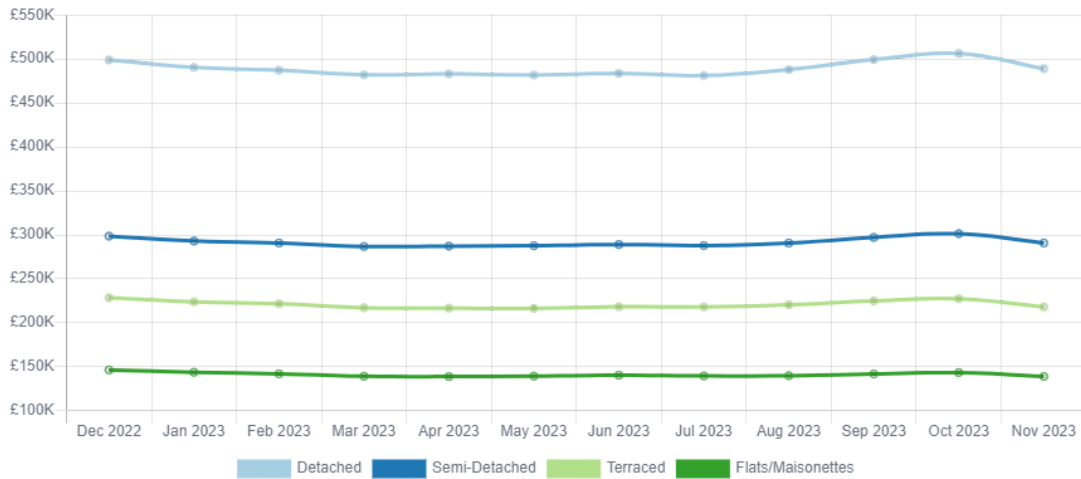
**3244**

Number of Terraced Transactions

# Your Area

## Average House Prices in the Rugby Local Authority

Last 12 Months



**£316,694**

Average price for property in CV22

**17,507**

Number of properties in CV22

**£366,522**

Average price for a property in England

**£7,734** ↑ 3%

Average Price Change  
Last 12 Months

**£8,982** ↑ 4%

Terraced Price Change  
Last 12 Months

**47**

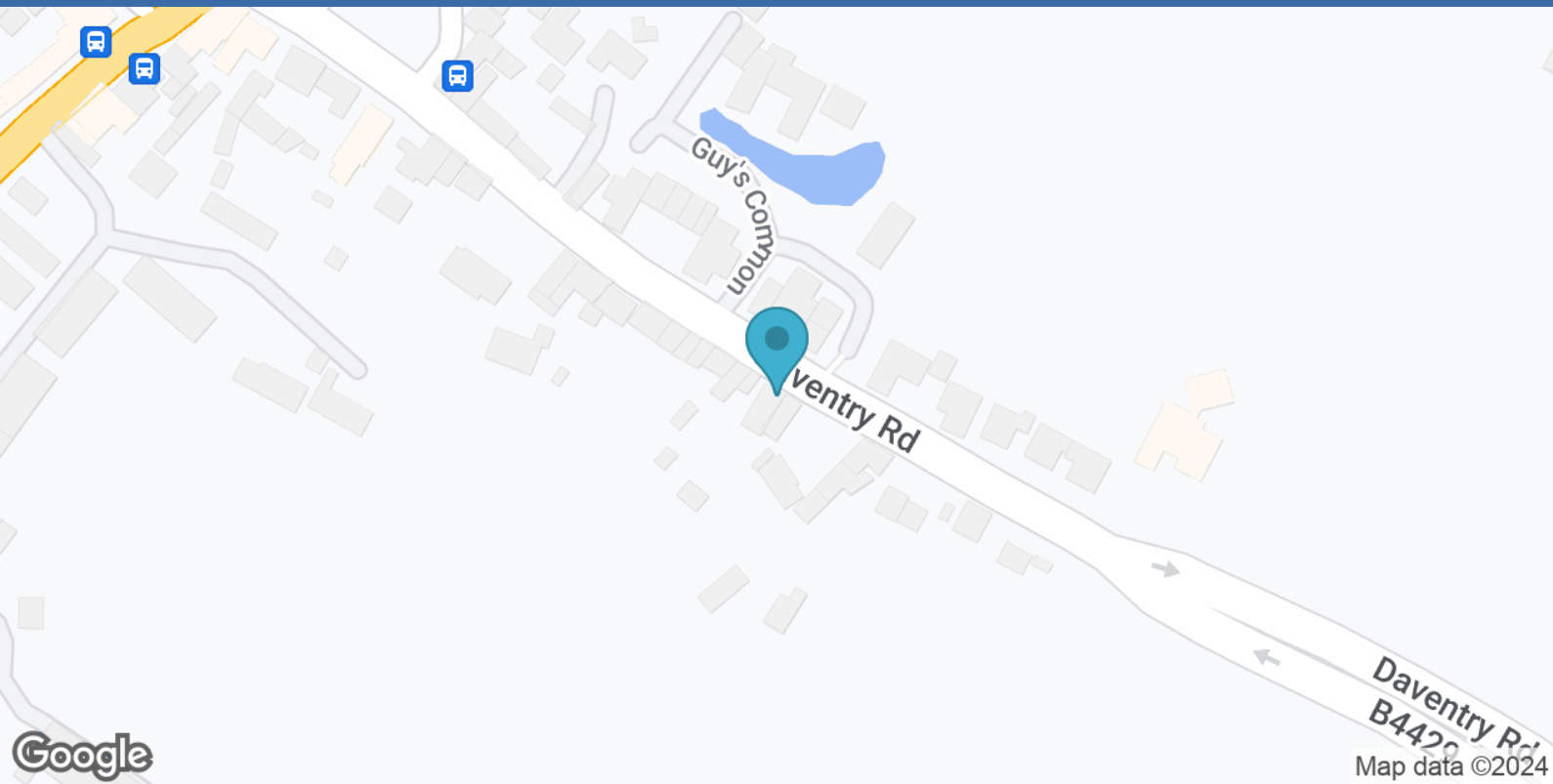
Number of Terraced Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Dunchurch Infant School	CV22 6PA	Nursery, Primary	0.38 km	Outstanding
<b>B</b> Dunchurch Boughton CofE (Voluntary Aided) Junior School	CV22 6NE	Primary	0.57 km	Outstanding
<b>C</b> Bilton Grange School	CV22 6QU	Independent, Nursery, Primary	0.89 km	Not rated
<b>D</b> Bilton CofE Junior School	CV22 6LB	Primary	1.82 km	Good
<b>E</b> Rugby High School	CV22 7RE	Secondary, Post 16	1.84 km	Not rated

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J1 of M6	8.50 km

## Nearest Train Station \*

NAME	DISTANCE
Rugby Rail Station	5.41 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	13.23 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner



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### Mobile Number

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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, positioned on a light yellow rectangular background.

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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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