

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

34 Nene Walk

Daventry, NN11 4QH

Report compiled

7th 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

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SH

Your Property

34 Nene Walk

Daventry, NN11 4QH



Property Details

Type of Home	Terraced
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	NN190700
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry West
Energy Performance	C
Council Tax	Band B Current Annual Charge – £1,669*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Good

Estimated Broadband Speeds

7Mb Basic	35Mb 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%)

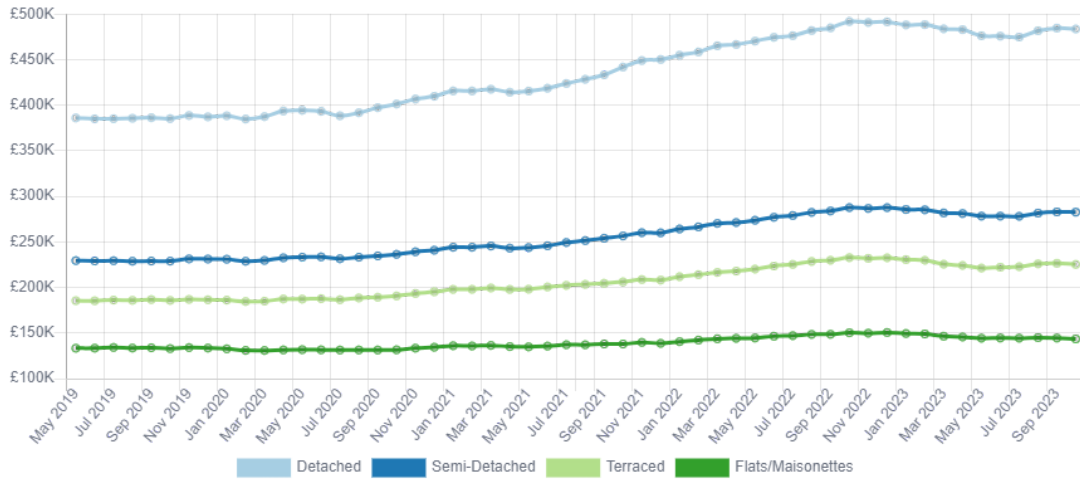
David Bruckert
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SH

Your Area

Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2019



£217,734

Average price for a Terraced property in NN11

4,889

Number of Terraced properties in NN11

£52,221 ↑ 22%

Average Price Change since 2019

£290,086

Average price for a Terraced property in England

£38,180 ↑ 21%

Terraced Price Change

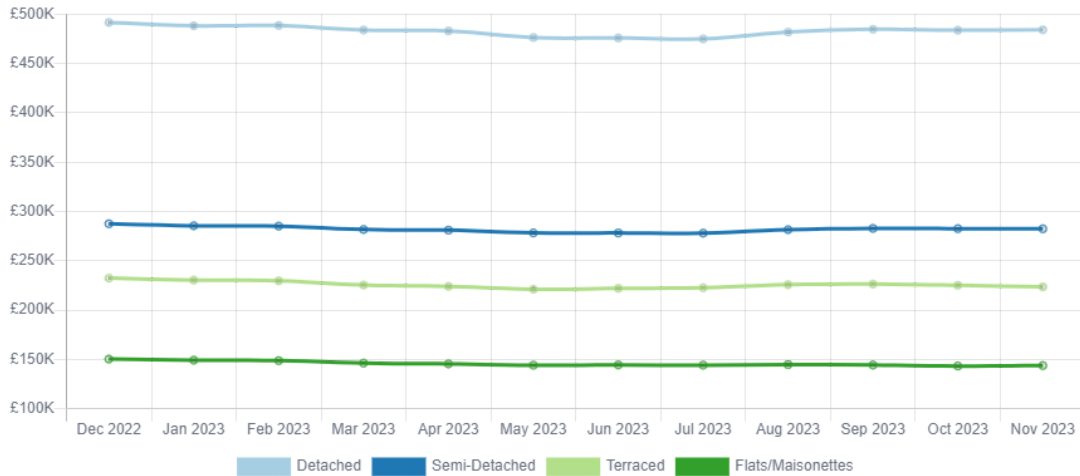
777

Number of Terraced Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£325,151

Average price for property in NN11

19,629

Number of properties in NN11

£366,522

Average price for a property in England

£6,915 ↑ 2%

Average Price Change
Last 12 Months

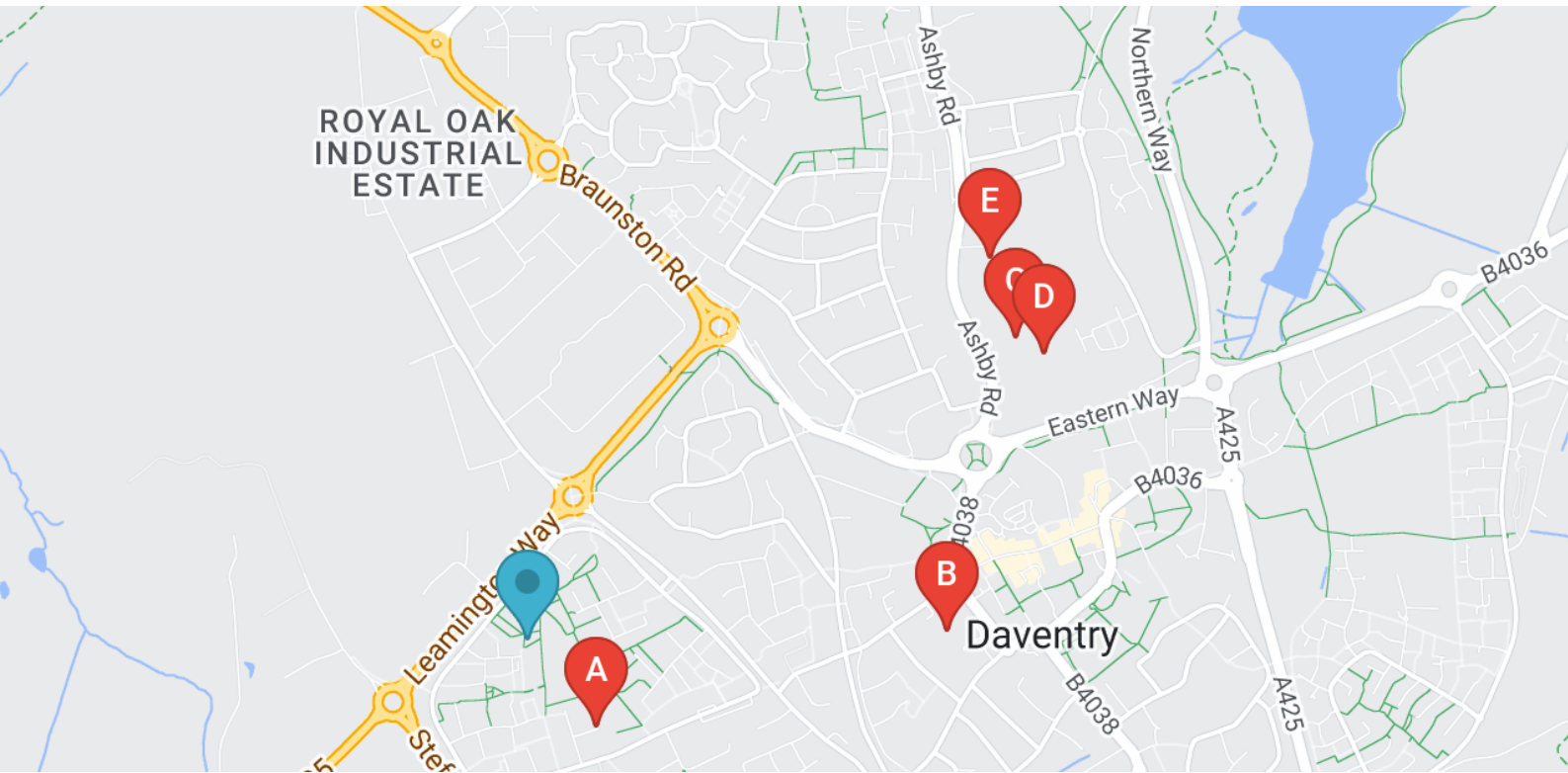
£8,253 ↑ 4%

Terraced Price Change
Last 12 Months

81

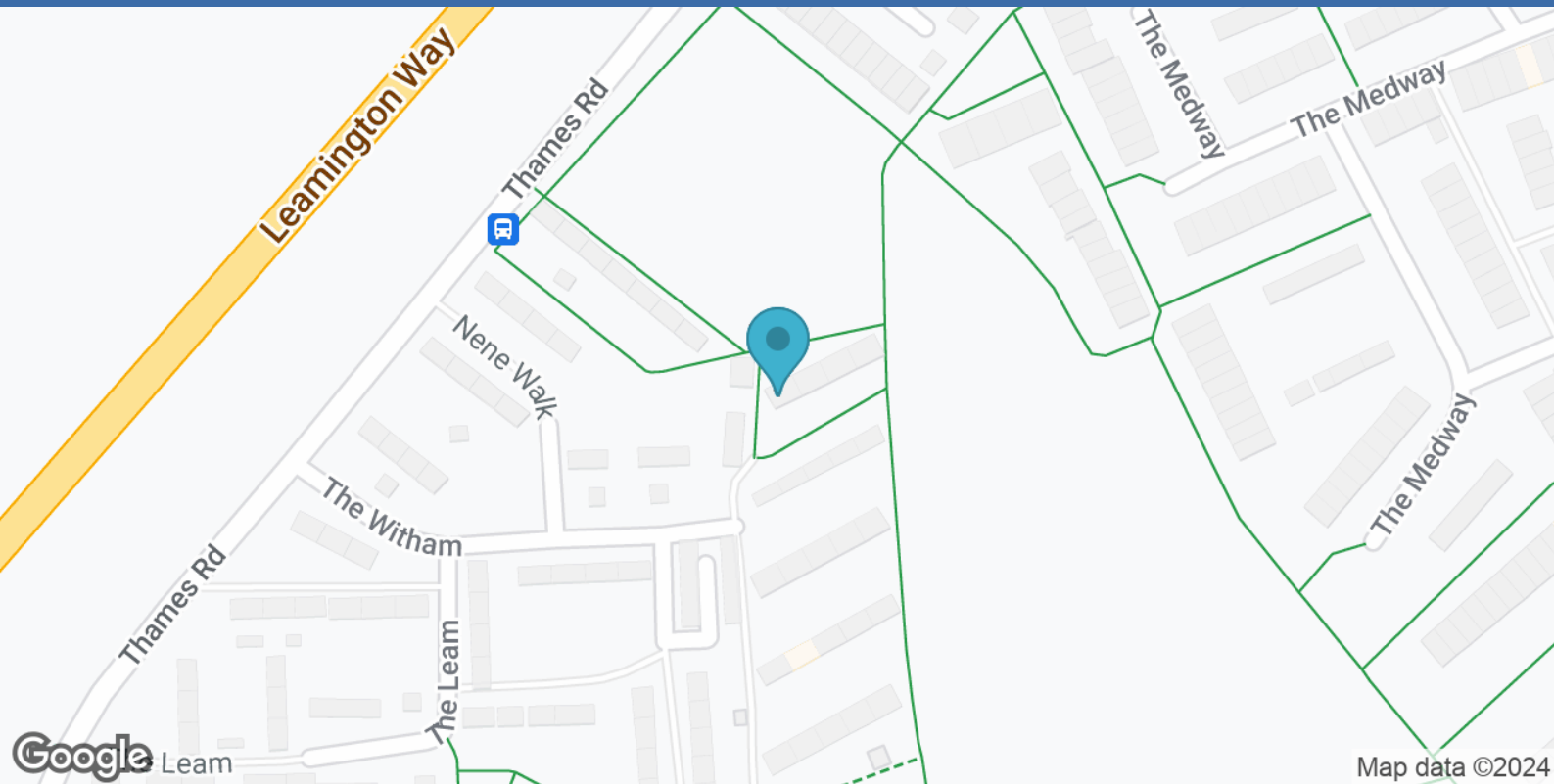
Number of Terraced Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A The Grange School, Daventry	NN11 4HW	Nursery, Primary	0.27 km	Not rated
B St James Infant School	NN11 4AG	Nursery, Primary	1.00 km	Not rated
C The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.37 km	Good
D Daventry Hill School	NN11 0QE	Special	1.41 km	Not rated
E Falconer's Hill Infant School	NN11 0QF	Primary	1.43 km	Not rated

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	8.15 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	7.72 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	23.56 km

*Details provided by Department for Transport

Your Agent

David Bruckert

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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, with a small registered trademark symbol (®) to the right of the 'H'. The logo is positioned on the left side of the page, below the 'About David Bruckert' section.

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