



S&H

Buyer Information Report

3a Station Road

Watford, Northampton, NN6 7UX

Report compiled

12th July 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.

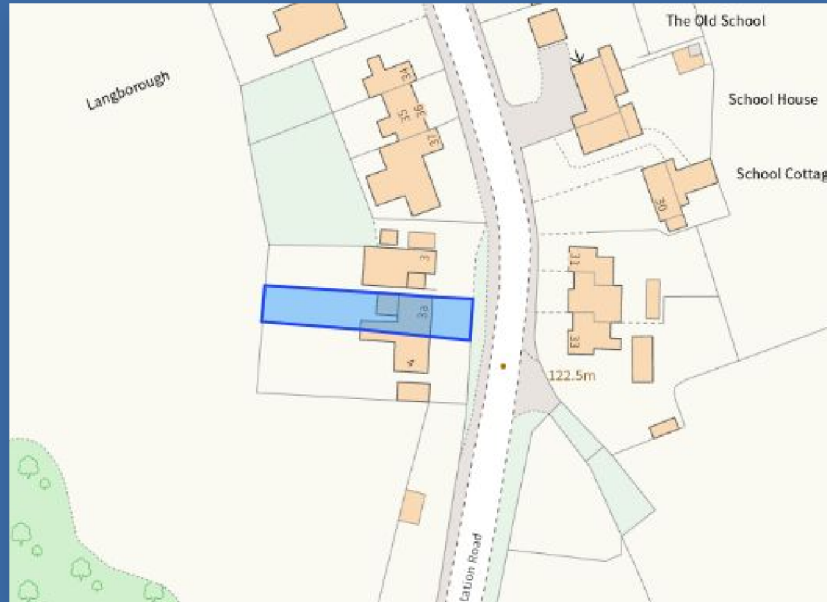
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone 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

3a Station Road

Watford, Northampton, NN6 7UX



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Estimated</i>
Title Number	NN260909
Local Authority	West Northamptonshire
Constituency	-
Ward	Long Buckby

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

5Mb Basic	32Mb 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%)

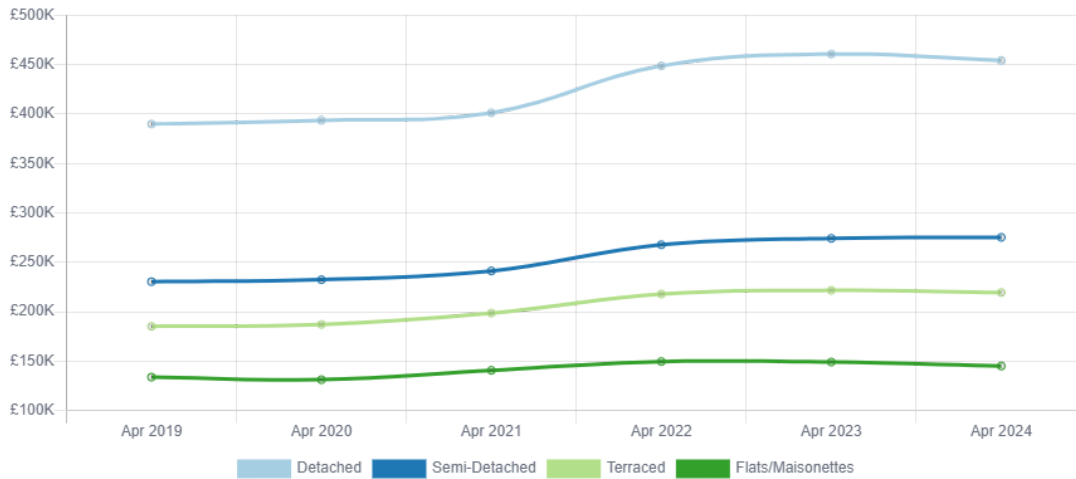
David Bruckert
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Your Area

Average House Prices in the West Northamptonshire Local Authority

Since 2019



£309,853

Average price for a Semi-Detached property in NN6

4,985

Number of Semi-Detached properties in NN6

£320,255

Average price for a Semi-Detached property in England

£41,380 ↑ 17%

Average Price Change since 2019

£44,784 ↑ 19%

Semi-Detached Price Change

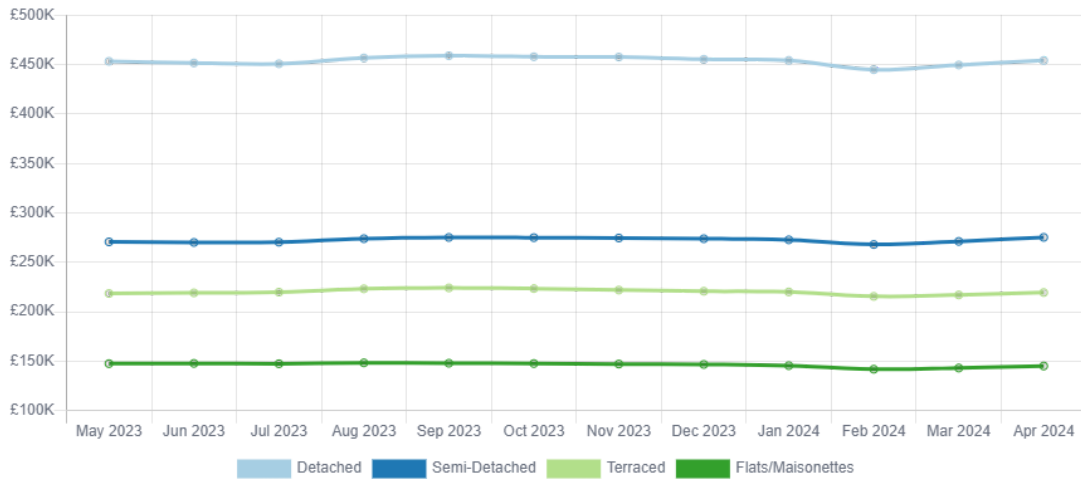
5308

Number of Semi-Detached Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£497,404

Average price for property in NN6

17,951

Number of properties in NN6

£382,414

Average price for a property in England

£2,542 ↓1%

Average Price Change

Last 12 Months

£1,047 →0%

Semi-Detached Price Change

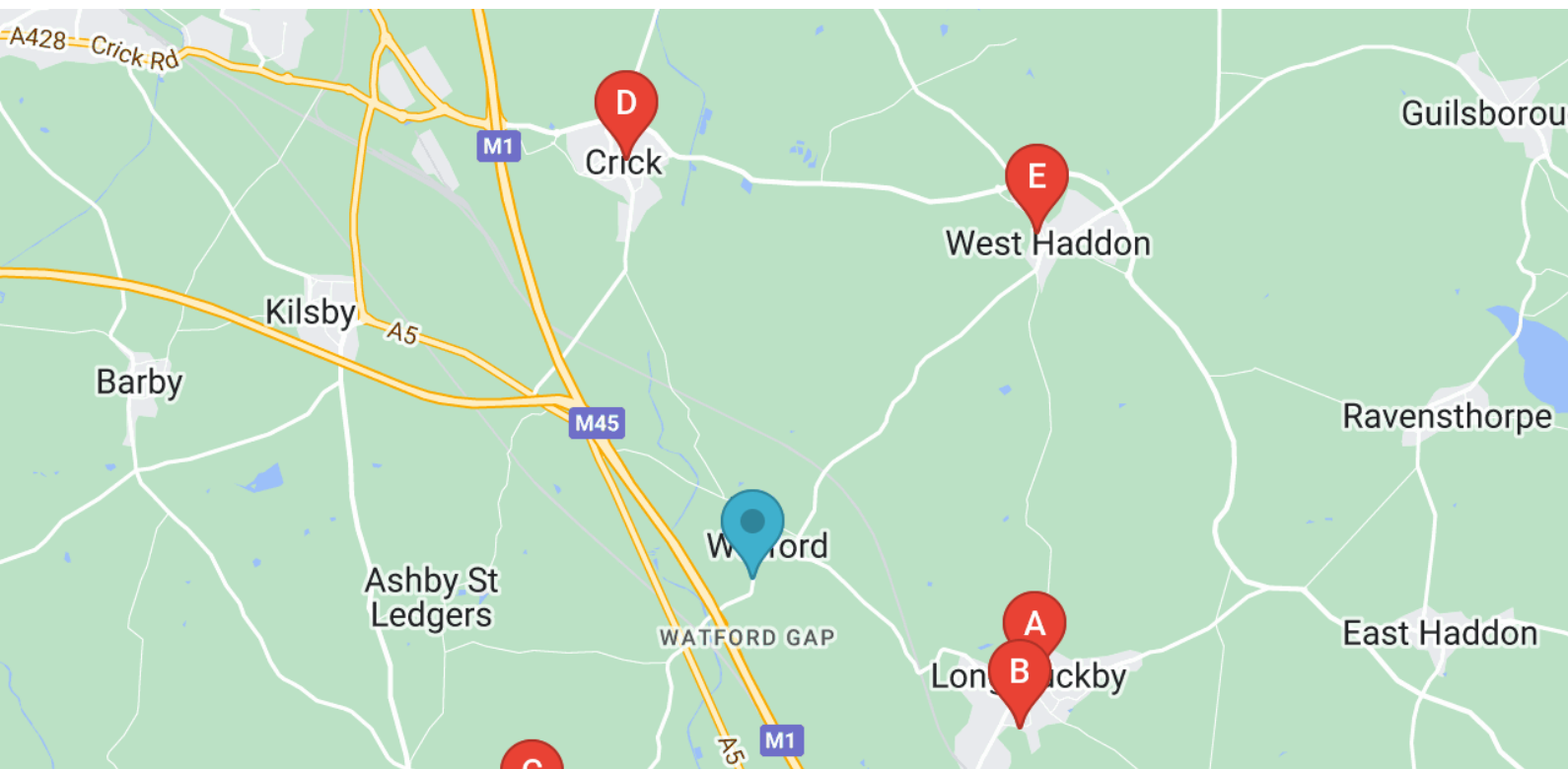
Last 12 Months

99

Number of Semi-Detached Transactions

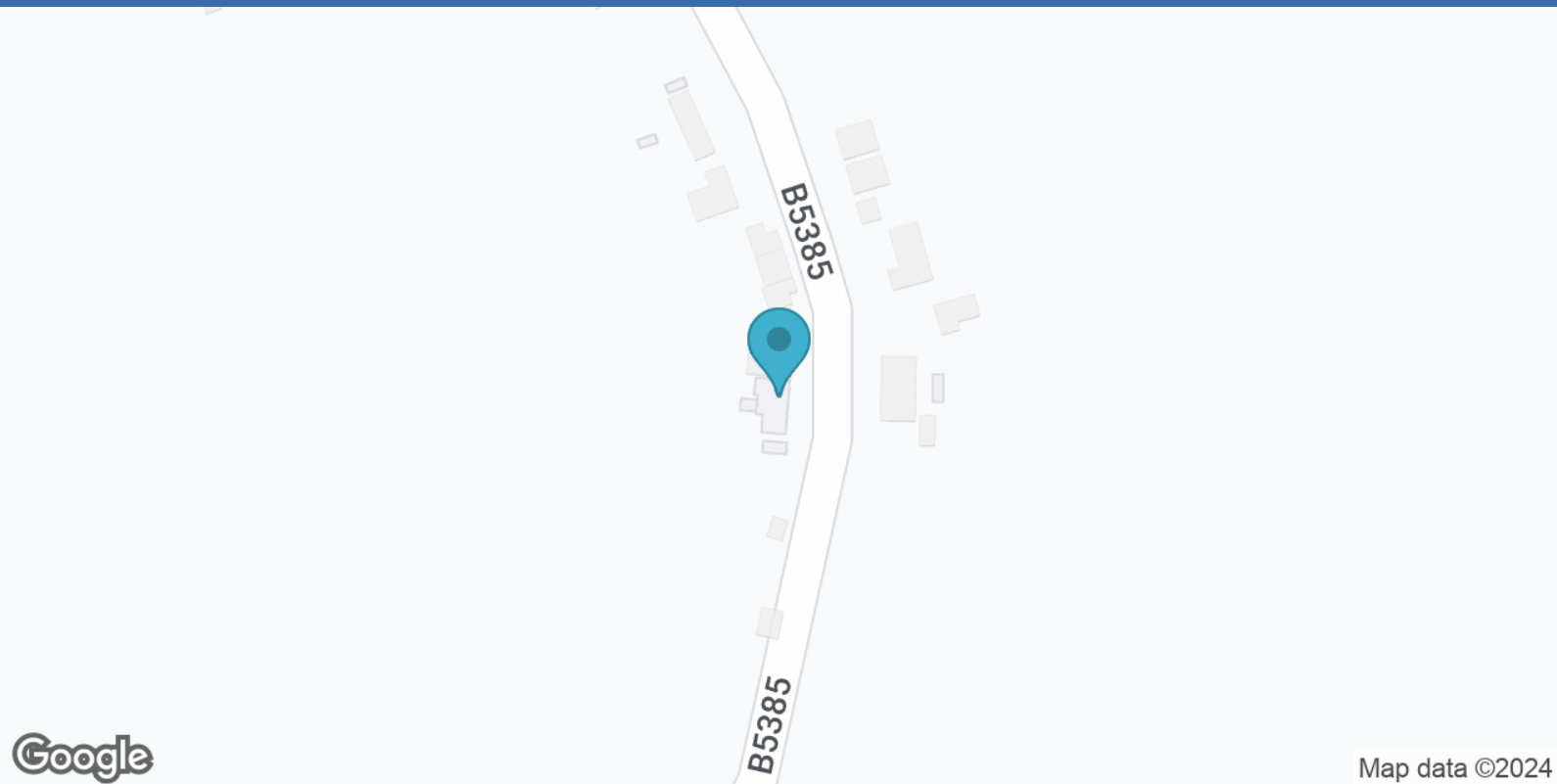
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Long Buckby Infant School	NN6 7RE	Primary	2.86 km	Good
B Long Buckby Junior School	NN6 7PX	Primary	2.92 km	Good
C Welton Church of England Academy	NN11 2JZ	Primary	3.17 km	Not rated
D Crick Primary School	NN6 7TU	Primary	4.16 km	Good
E West Haddon Endowed Church of England Primary School	NN6 7AN	Nursery, Primary	4.26 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	2.13 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	2.90 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	24.99 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, with a small registered trademark symbol (®) to the right of the 'H'. The logo is positioned on a light yellow rectangular 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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