

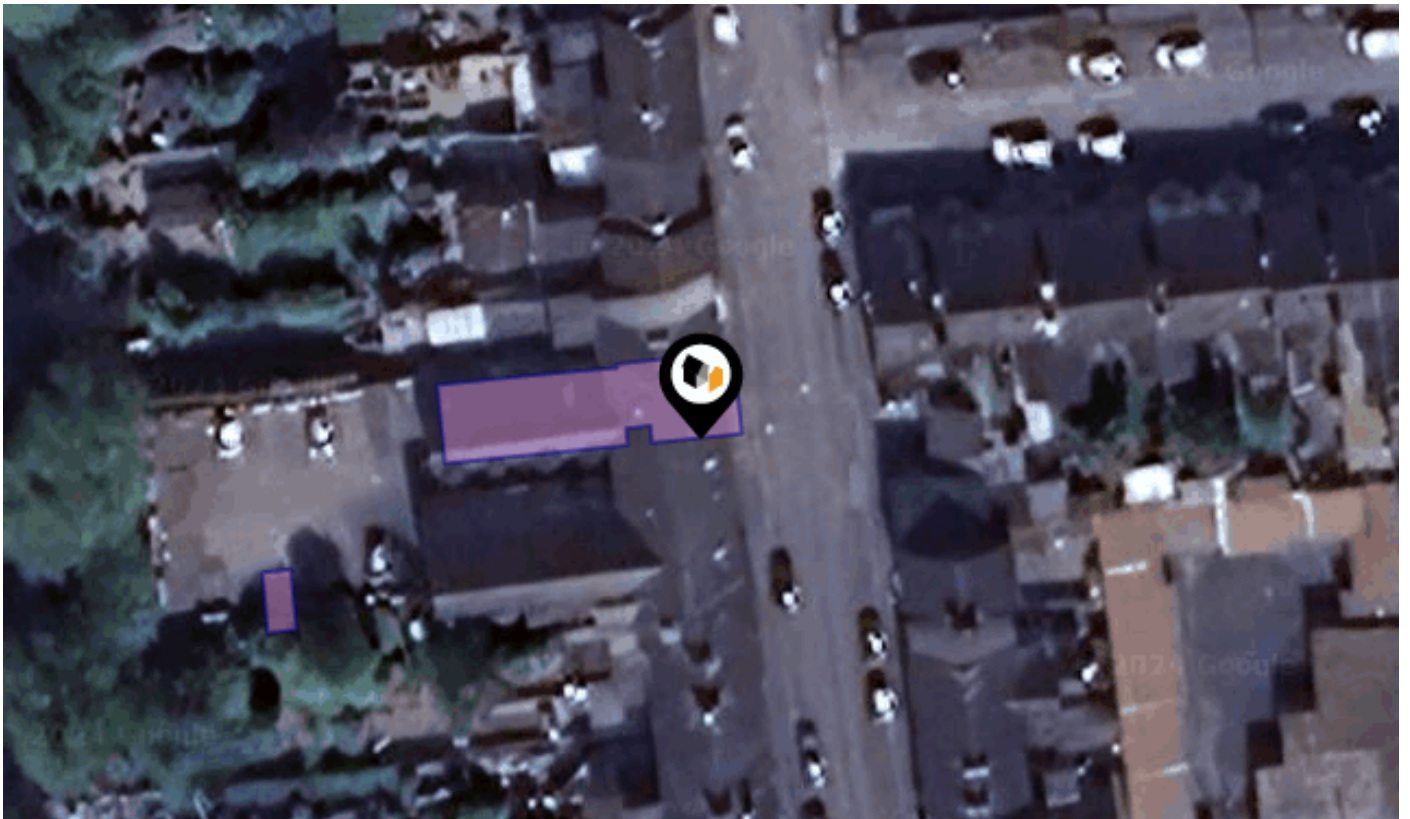


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th September 2024



PALMER COLBY HOUSE 154-158, DUDLEY ROAD, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk



Introduction

Our Comments

Dear Potential Buyer,

Please find attached a useful, Key Facts for Buyers, which contains material information in respect of the property.

We recommend confirming any points within this report prior to considering making an offer.

If you have any queries or questions, please contact us on 01476 576688.

Charles Dyson Estate Agents



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	30/01/2006
Floor Area:	559 ft ² / 52 m ²	End Date:	01/08/3004
Plot Area:	0.04 acres	Lease Term:	999 years from 1 August 2005
Year Built :	2006	Term Remaining:	980 years
Council Tax :	Band A		
Annual Estimate:	£1,410		
Title Number:	LL268089		

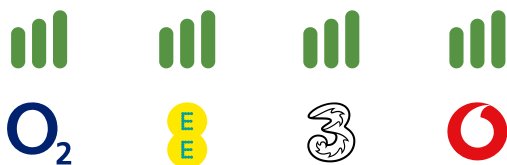
Local Area

Local Authority:	South kesteven
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	65 mb/s	1000 mb/s

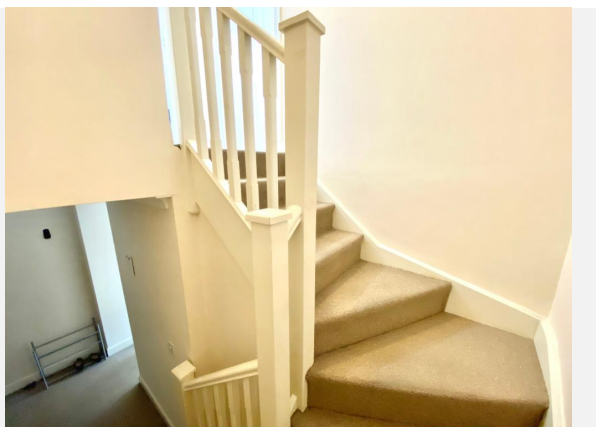
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



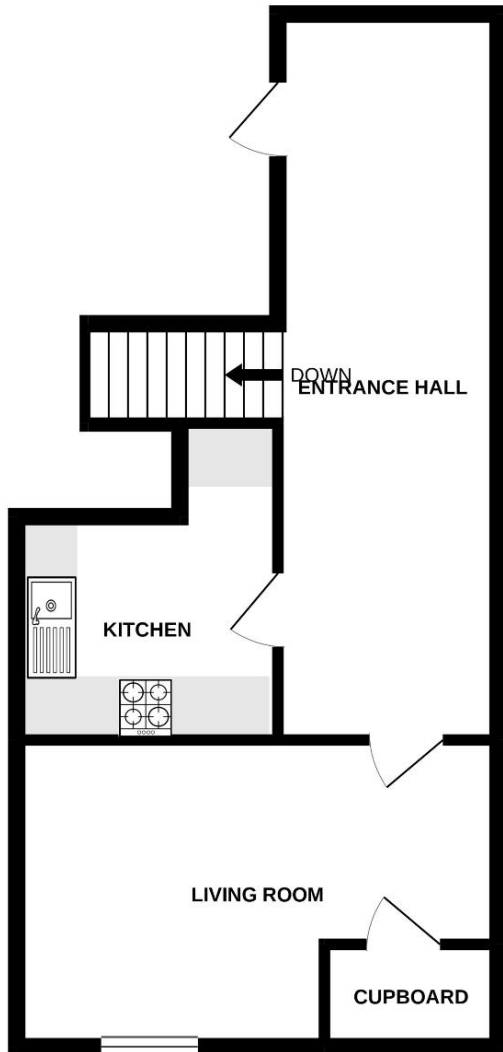
Gallery Photos





PALMER COLBY HOUSE 154-158, DUDLEY ROAD, GRANTHAM, NG31

GROUND FLOOR



FIRST FLOOR



Whilst 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 Metropix ©2021

Property EPC - Certificate

154-158, Dudley Road, NG31

Energy rating

C

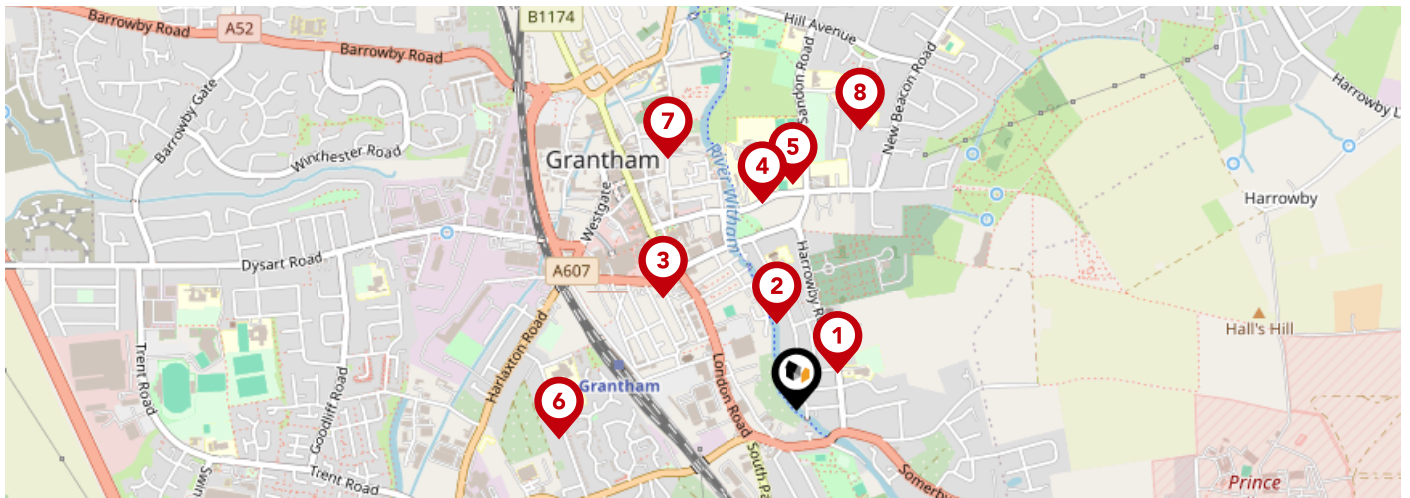
Valid until 24.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

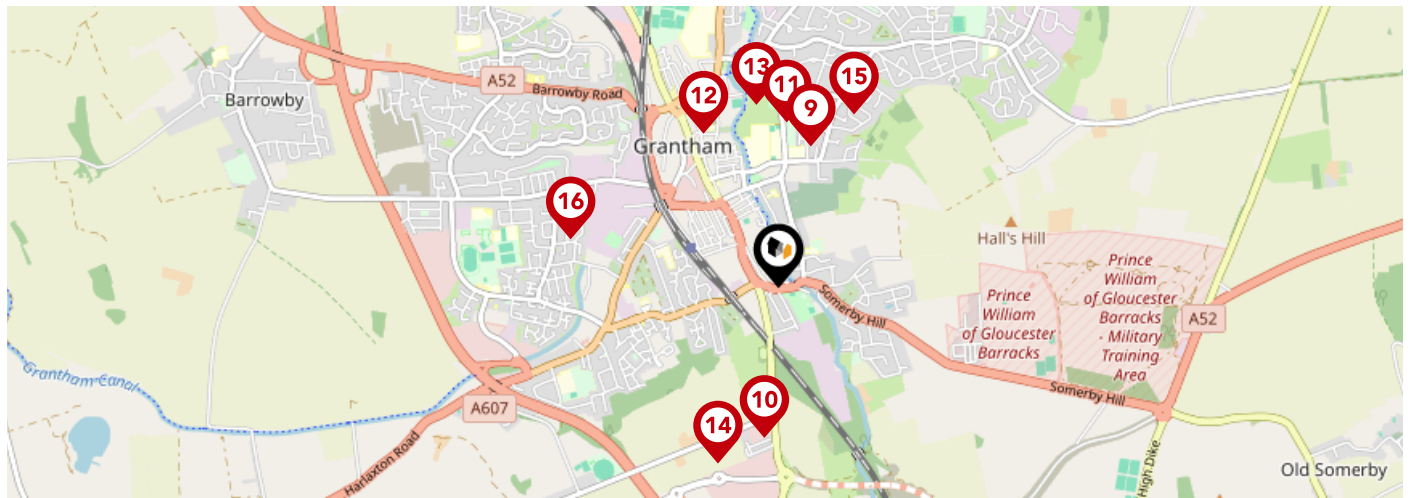
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	52 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Anne's Church of England Primary School, Grantham Ofsted Rating: Good Pupils: 210 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dudley House School Ofsted Rating: Good Pupils: 18 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grantham College Ofsted Rating: Good Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

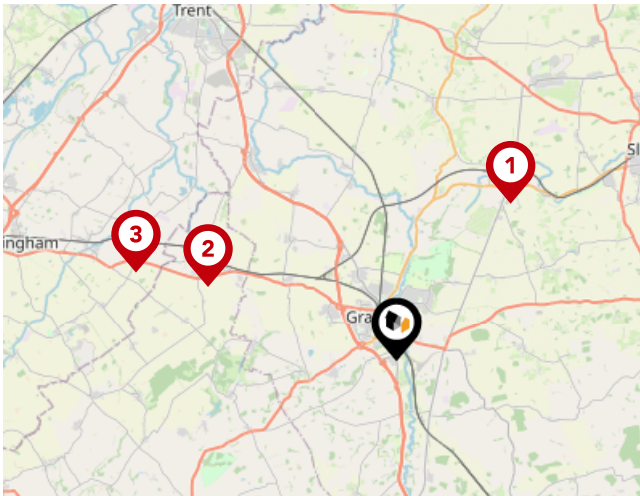
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Grantham Additional Needs Fellowship Ofsted Rating: Outstanding Pupils: 251 Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Greenfields Academy Ofsted Rating: Good Pupils: 82 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Little Gonerby Church of England Primary Academy, Grantham Ofsted Rating: Good Pupils: 116 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Wyndham Park Nursery School Ofsted Rating: Outstanding Pupils: 116 Distance:0.82</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Grantham Preparatory International School Ofsted Rating: Not Rated Pupils: 116 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Springwell Alternative Academy Grantham Ofsted Rating: Good Pupils: 49 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

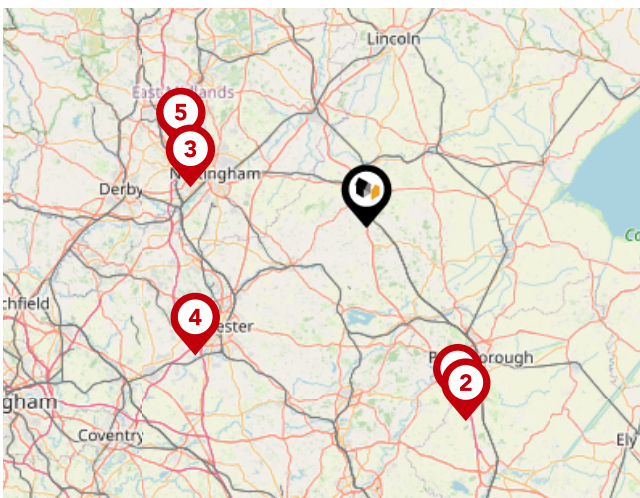
Area

Transport (National)



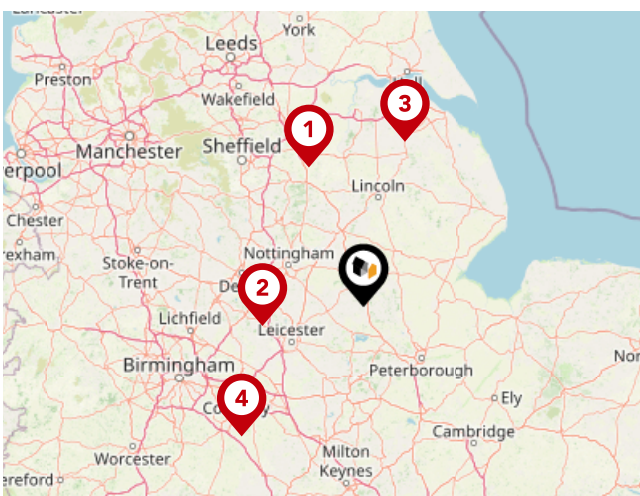
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	6.97 miles
2	Bottesford Rail Station	7.24 miles
3	Elton & Orston Rail Station	9.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	29.13 miles
2	A1(M) J16	31.3 miles
3	M1 J26	25.74 miles
4	M1 J21A	30.72 miles
5	M1 J27	28.61 miles

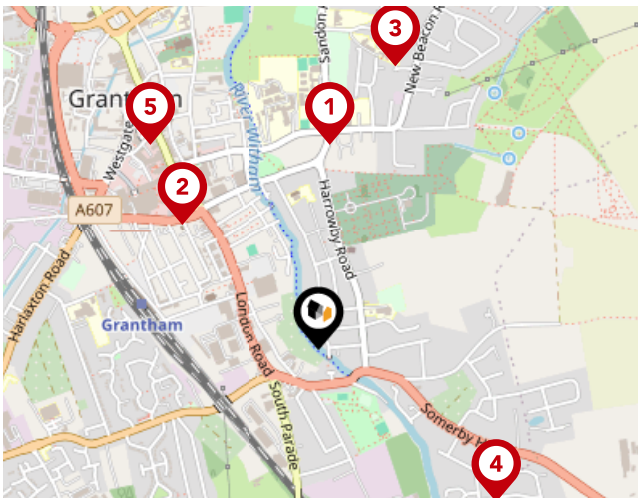


Airports/Helipads

Pin	Name	Distance
1	Finningley	42.72 miles
2	East Mids Airport	29.58 miles
3	Humberside Airport	48.31 miles
4	Baginton	51.32 miles

Area

Transport (Local)



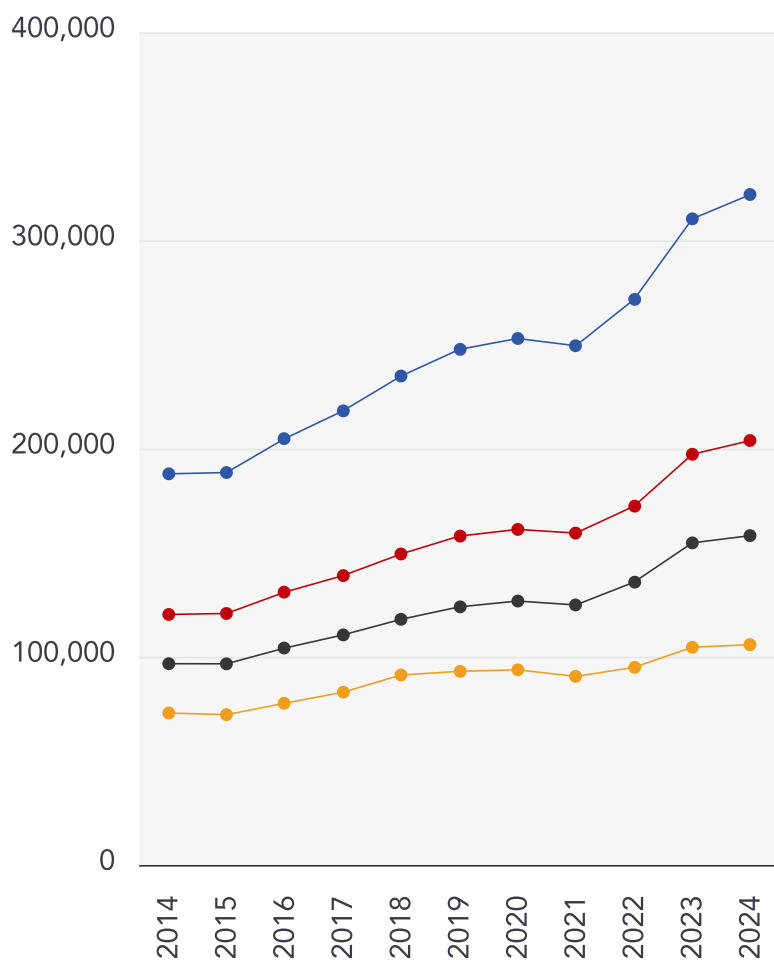
Bus Stops/Stations

Pin	Name	Distance
1	Kesteven & Grantham School	0.46 miles
2	Surgery	0.41 miles
3	End Of Sandon Close	0.65 miles
4	5 Somerby Grove	0.52 miles
5	Finkin Street	0.59 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NG31



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

Flat

+44.99%



Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/DysonEA



/charlesdysonestateagents/

Charles Dyson Estate Agents Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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