

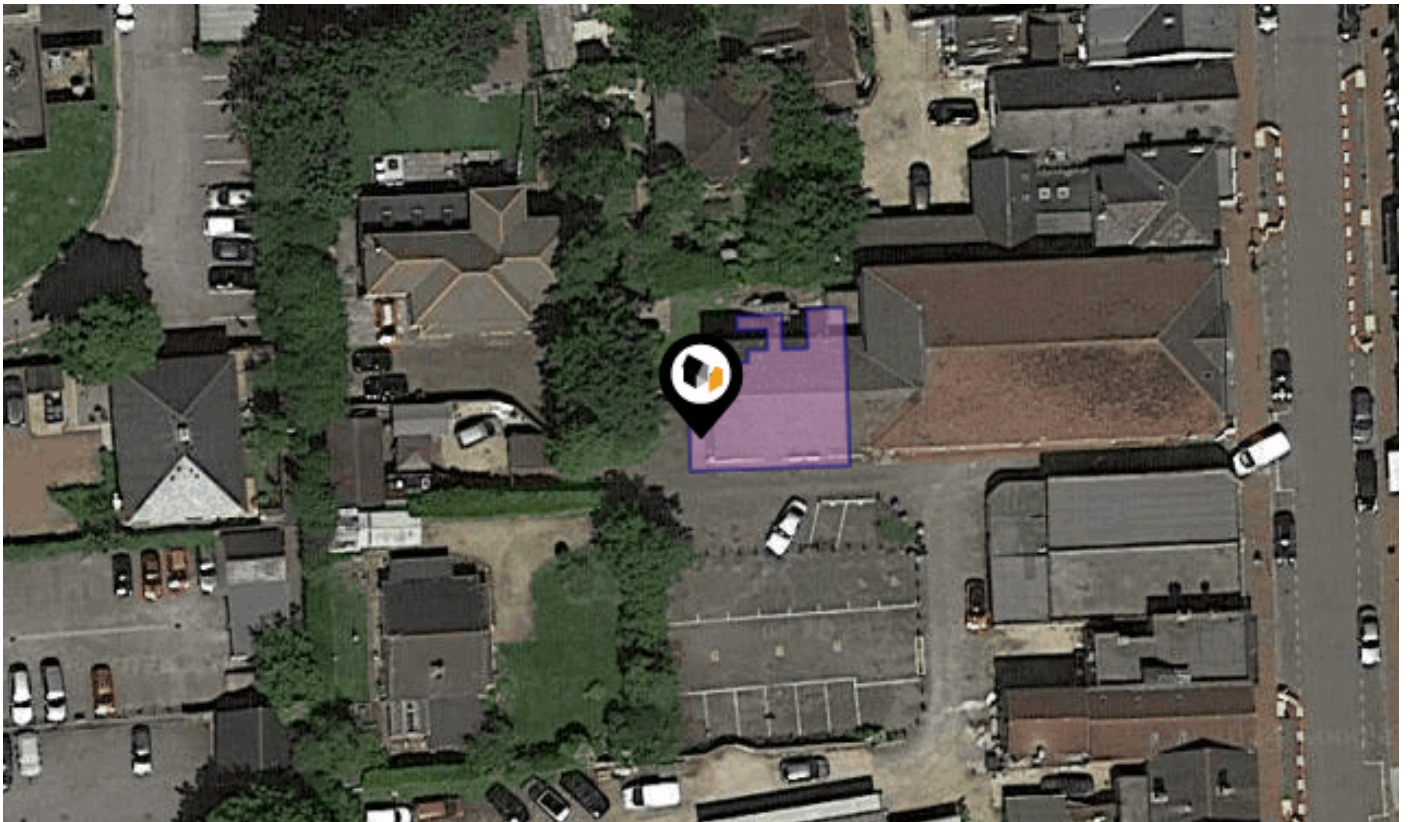


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd May 2024



37A, CAMP ROAD, FARNBOROUGH, GU14 6EN

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	28/07/2017
Bedrooms:	2	Last Sold Price:	£185,000
Floor Area:	527 ft ² / 49 m ²	Last Sold £/ft²:	£343
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	1996-2002	Start Date:	27/06/2017
Council Tax :	Band B	End Date:	28/06/3016
Annual Estimate:	£1,641	Lease Term:	999 years beginning on and including 28 June 2017
Title Number:	HP807961	Term Remaining:	992 years
UPRN:	100060538356		

Local Area

Local Authority:	Rushmoor
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Satellite/Fibre TV Availability:



Property
EPC - Certificate



37a Camp Road, GU14 6EN

Energy rating

C

Valid until 30.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

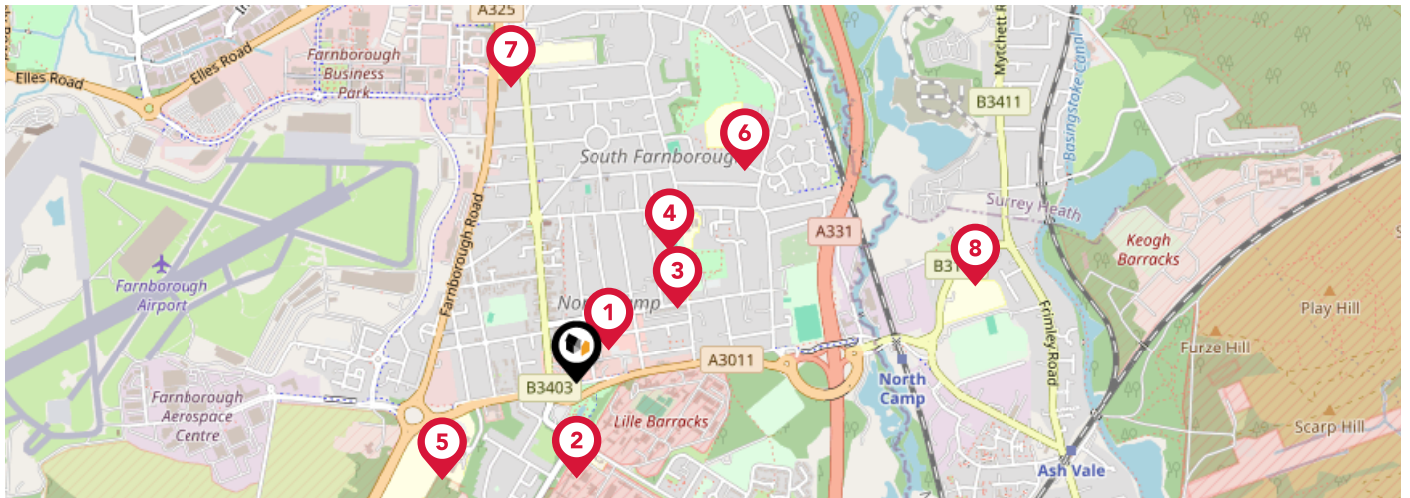
EPC - Additional Data



Additional EPC Data

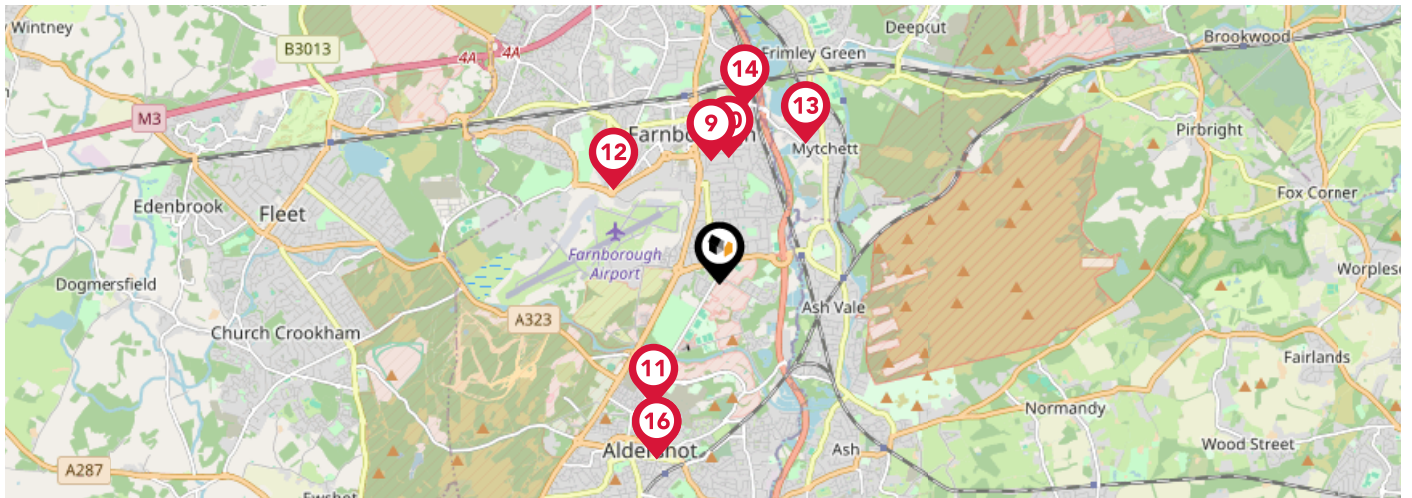
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	49 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mark's Church of England Aided Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Marlborough Infant School Ofsted Rating: Good Pupils: 101 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 324 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Salesian College Ofsted Rating: Not Rated Pupils: 635 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Wavell School Ofsted Rating: Good Pupils: 1008 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 390 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

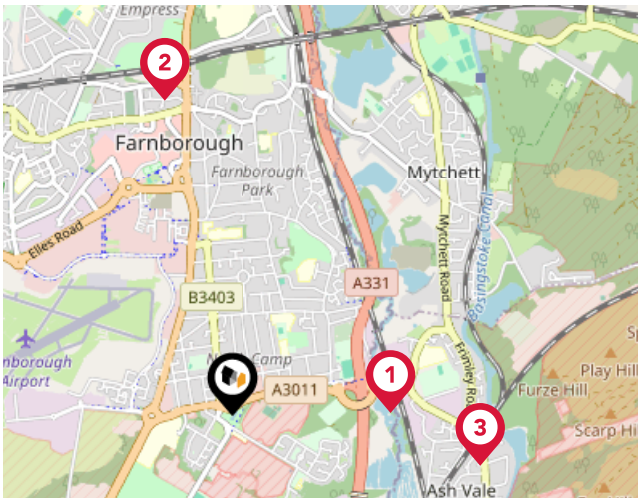
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Peter's Church of England Aided Junior School Ofsted Rating: Requires Improvement Pupils: 191 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 262 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cambridge Primary School Ofsted Rating: Not Rated Pupils: 90 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 387 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 255 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Farnborough Infant School Ofsted Rating: Good Pupils: 166 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Talavera Junior School Ofsted Rating: Outstanding Pupils: 365 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Talavera Infant School Ofsted Rating: Good Pupils: 268 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

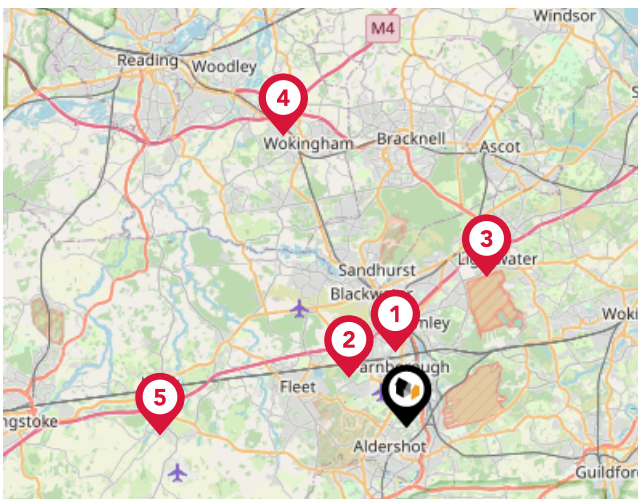
Area

Transport (National)



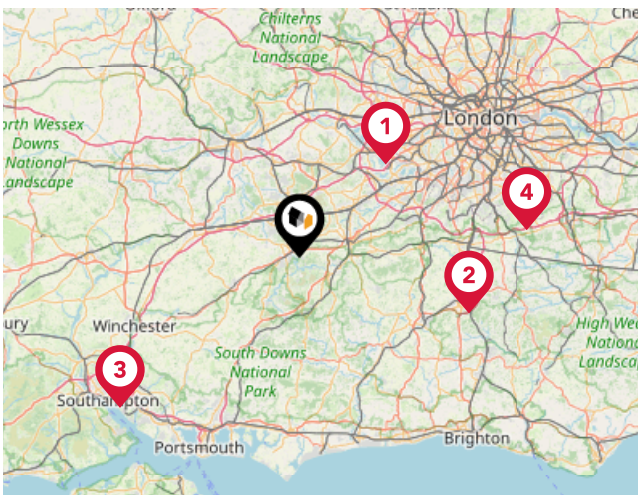
National Rail Stations

Pin	Name	Distance
1	North Camp Rail Station	0.74 miles
2	Farnborough (Main) Rail Station	1.49 miles
3	Ash Vale Rail Station	1.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.82 miles
2	M3 J4A	2.83 miles
3	M3 J3	6.32 miles
4	M4 J10	11.72 miles
5	M3 J5	9.19 miles

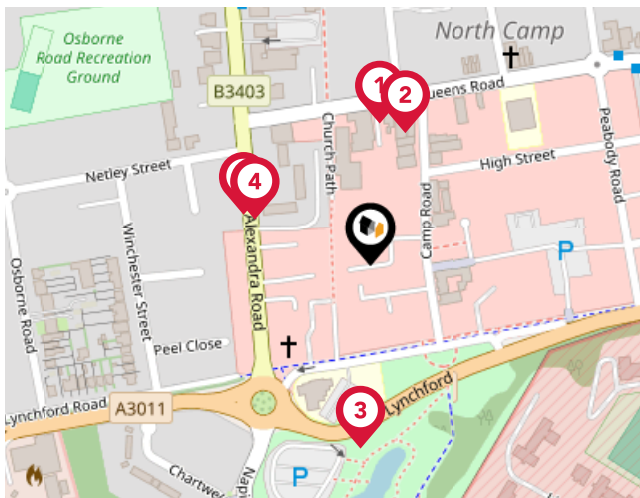


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.75 miles
2	London Gatwick Airport	26.66 miles
3	Southampton Airport	34.82 miles
4	Biggin Hill Airport	34.03 miles

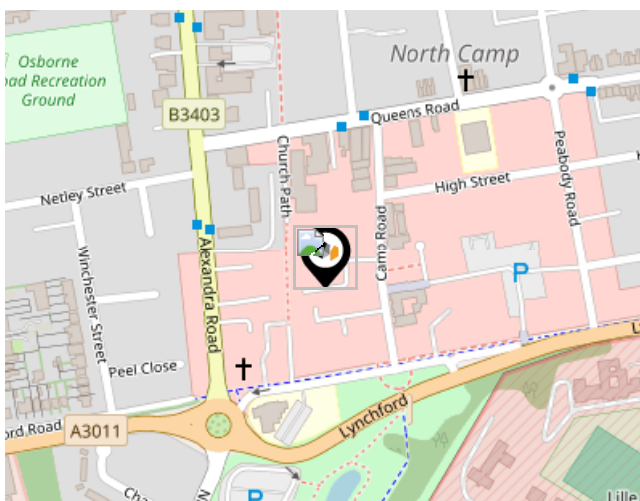
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Camp Road	0.08 miles
2	Camp Road	0.08 miles
3	St Albans Roundabout	0.11 miles
4	Netley Street	0.07 miles
5	Netley Street	0.08 miles



Ferry Terminals

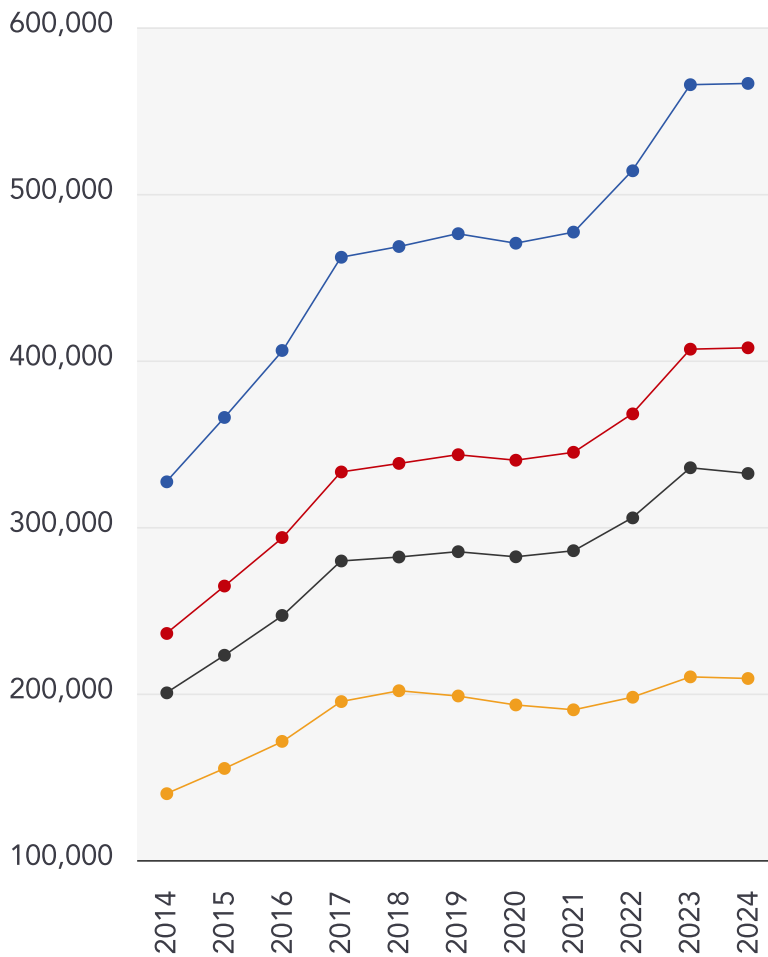
Pin	Name	Distance
1	Shepperton Ferry Landing	14.6 miles
2	Weybridge Ferry Landing	14.58 miles
3	Moulsey - Hurst Park Ferry Landing	19.1 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

Flat

+49.46%

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

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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