

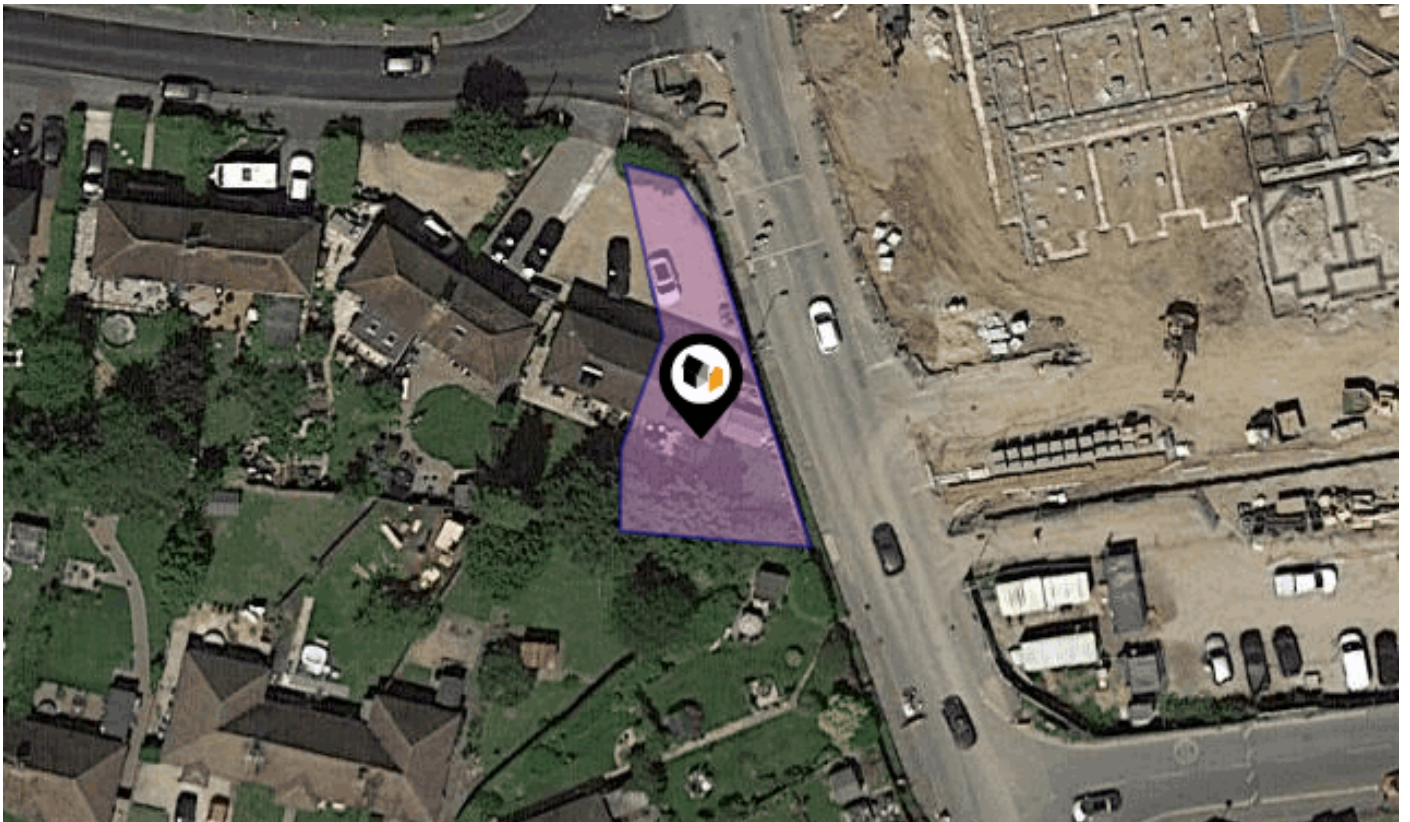


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20<sup>th</sup> June 2024



**112A, RECTORY ROAD, HOOK, RG27 9JH**

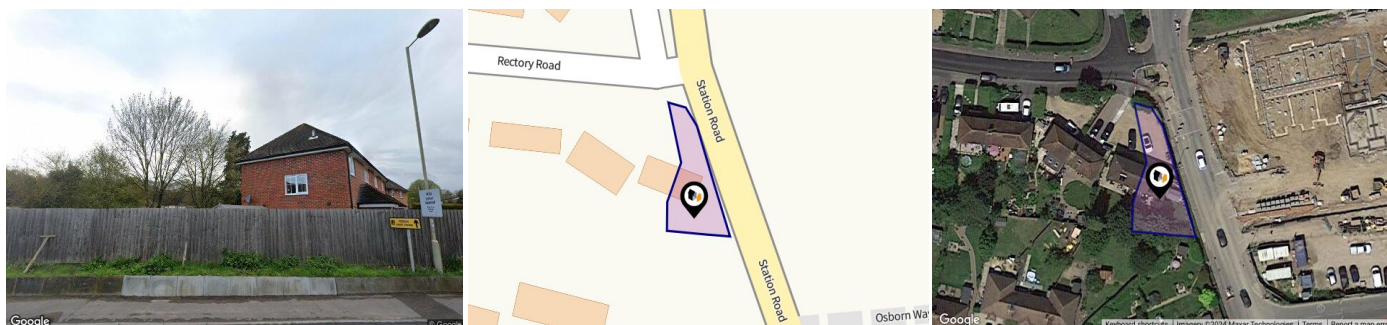
**Avocado Property**

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# Property Overview



## Property

|                         |   |                                    |            |
|-------------------------|---|------------------------------------|------------|
| <b>Type:</b>            | Semi-Detached                           | <b>Last Sold Date:</b>             | 12/05/2023 |
| <b>Bedrooms:</b>        | 3                                       | <b>Last Sold Price:</b>            | £370,000   |
| <b>Floor Area:</b>      | 775 ft <sup>2</sup> / 72 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £477       |
| <b>Plot Area:</b>       | 0.07 acres                              | <b>Tenure:</b>                     | Freehold   |
| <b>Council Tax :</b>    | Band C                                  |                                    |            |
| <b>Annual Estimate:</b> | £1,933                                  |                                    |            |
| <b>Title Number:</b>    | HP761708                                |                                    |            |
| <b>UPRN:</b>            | 10008962076                             |                                    |            |

## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Hart     |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | No Risk  |
| • Surface Water           | Very Low |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>16</b><br>mb/s | <b>80</b><br>mb/s | <b>8000</b><br>mb/s |
|                   |                   |                     |

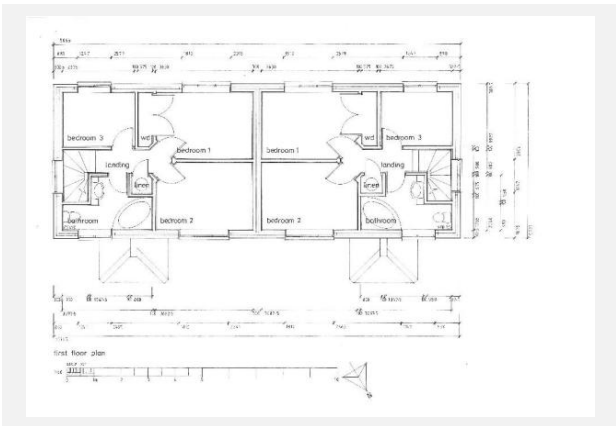
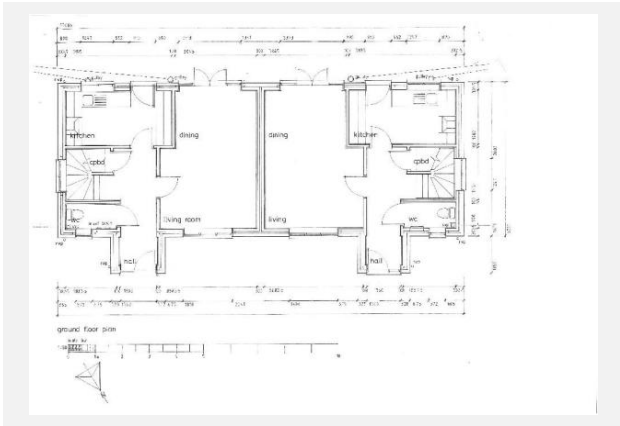
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



# Property EPC - Certificate



112a Rectory Road, RG27 9JH

Energy rating

**C**

Valid until 24.01.2033

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

# Property

## EPC - Additional Data

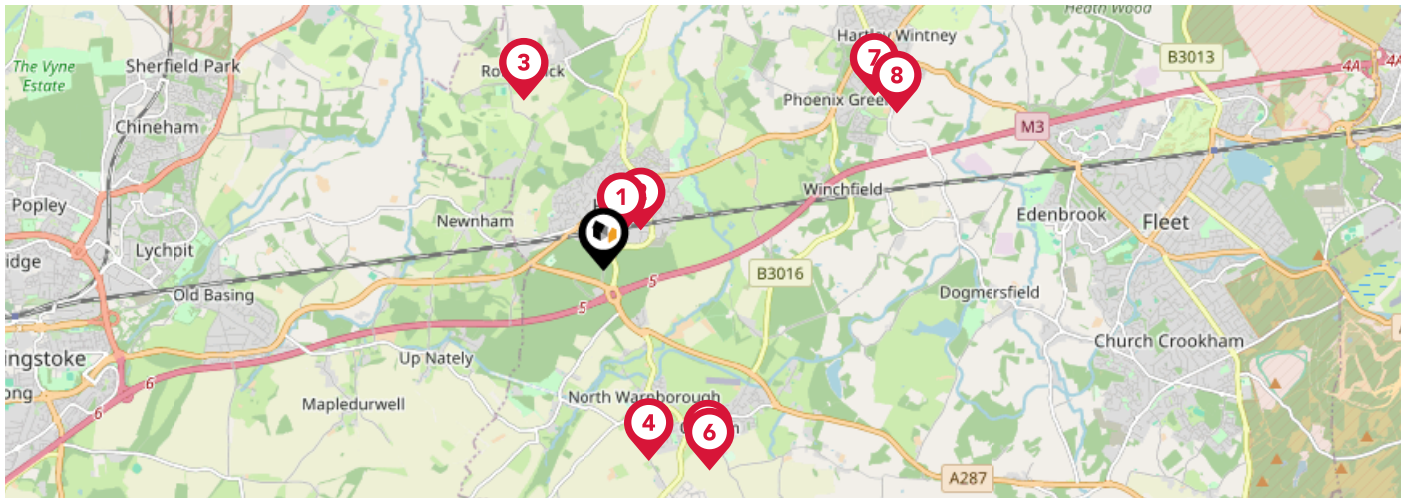


### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Unknown                                       |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Timber frame, as built, insulated (assumed)   |
| <b>Walls Energy:</b>                | Very Good                                     |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation               |
| <b>Roof Energy:</b>                 | Very Good                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer and at least two room thermostats  |
| <b>Hot Water System:</b>            | From main system, plus solar                  |
| <b>Hot Water Energy Efficiency:</b> | Very Good                                     |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | Solid, insulated (assumed)                    |
| <b>Total Floor Area:</b>            | 72 m <sup>2</sup>                             |

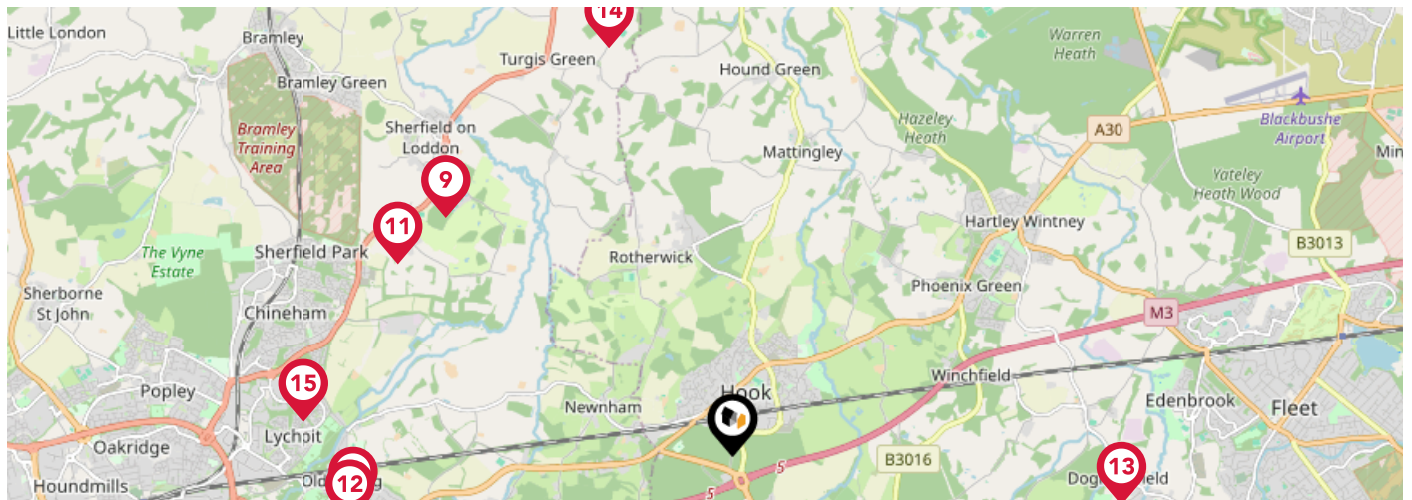


# Area Schools



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Hook Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 341   Distance:0.36                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hook Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 436   Distance:0.5                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Whitewater Church of England Primary School</b><br>Ofsted Rating: Requires Improvement   Pupils: 117   Distance:1.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Robert May's School</b><br>Ofsted Rating: Good   Pupils: 1262   Distance:1.81  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Mayhill Junior School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:2.02                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Buryfields Infant School</b><br>Ofsted Rating: Good   Pupils: 174   Distance:2.1                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Greenfields Junior School</b><br>Ofsted Rating: Good   Pupils: 289   Distance:2.99                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Oakwood Infant School</b><br>Ofsted Rating: Good   Pupils: 242   Distance:3.07                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

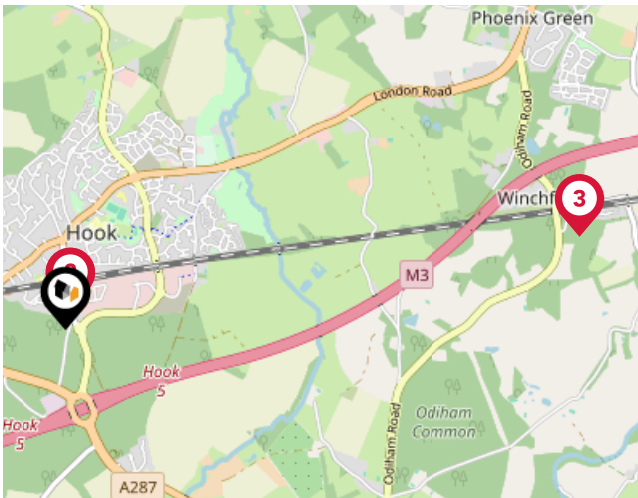
# Area Schools



|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Sherfield School</b><br>Ofsted Rating: Not Rated   Pupils: 400   Distance:3.46  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>St Mary's Church of England Voluntary Aided Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 358   Distance:3.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>The Loddon School</b><br>Ofsted Rating: Outstanding   Pupils: 29   Distance:3.58  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Old Basing Infant School</b><br>Ofsted Rating: Good   Pupils: 253   Distance:3.6  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Dogmersfield Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 134   Distance:3.64                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Daneshill School</b><br>Ofsted Rating: Not Rated   Pupils: 274   Distance:3.95  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Great Binfields Primary School</b><br>Ofsted Rating: Good   Pupils: 419   Distance:4                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Long Sutton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 118   Distance:4.07                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

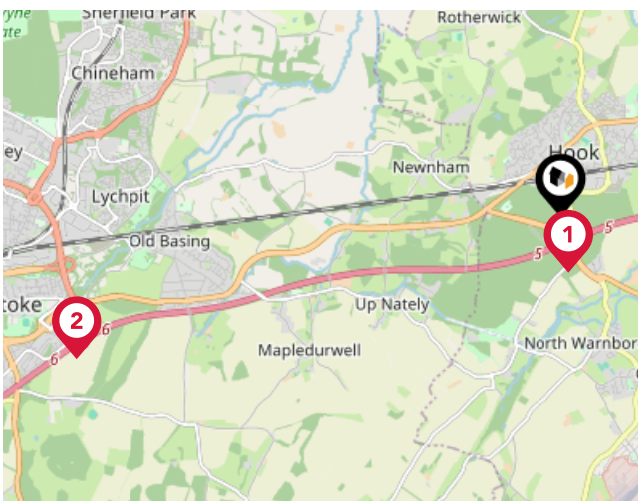
# Area

## Transport (National)



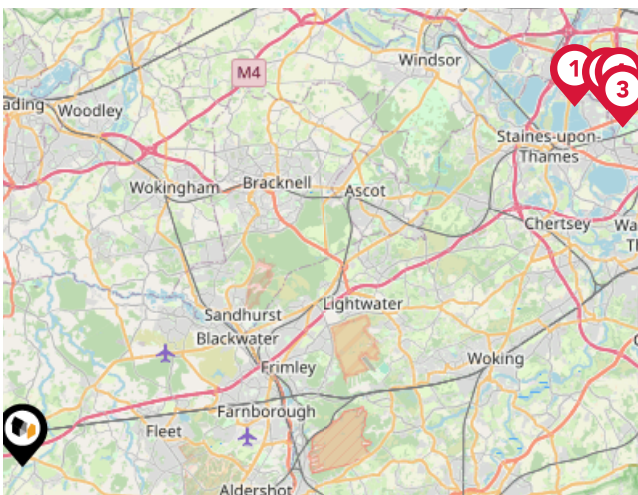
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hook Rail Station       | 0.1 miles  |
| 2   | Hook Rail Station       | 0.1 miles  |
| 3   | Winchfield Rail Station | 2.43 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M3 J5  | 0.52 miles  |
| 2   | M3 J6  | 4.68 miles  |
| 3   | M4 J11 | 9.27 miles  |
| 4   | M3 J4A | 7.3 miles   |
| 5   | M4 J10 | 11.56 miles |



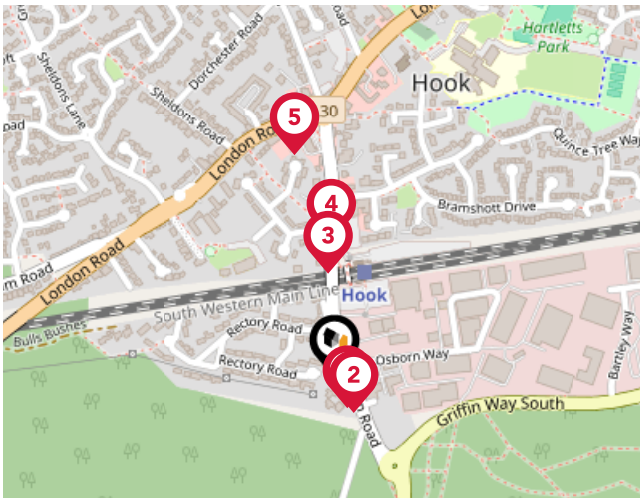
### Airports/Helipads

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | London Heathrow Airport Terminal 5 | 24.41 miles |
| 2   | London Heathrow Airport Terminal 3 | 25.33 miles |
| 3   | London Heathrow Airport Terminal 4 | 25.51 miles |
| 4   | London Heathrow Airport Terminal 2 | 25.72 miles |



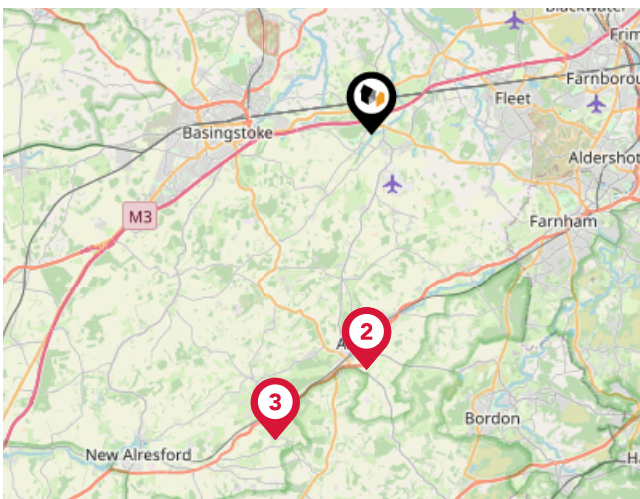
# Area

## Transport (Local)



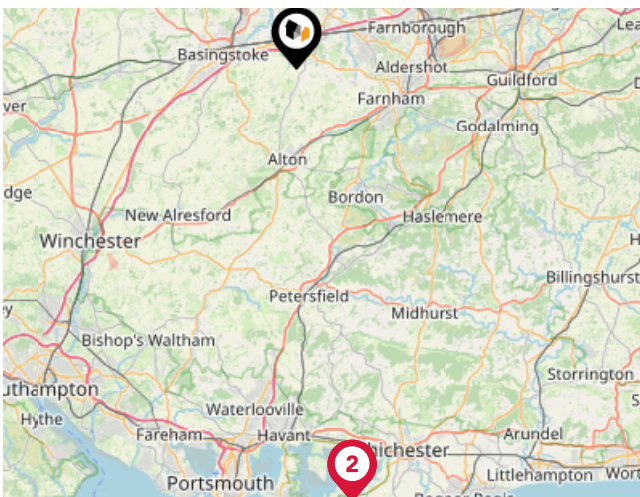
### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Berry Court    | 0.04 miles |
| 2   | Berry Court    | 0.05 miles |
| 3   | Rail Station   | 0.12 miles |
| 4   | Rail Station   | 0.16 miles |
| 5   | Old White Hart | 0.26 miles |



### Local Connections

| Pin | Name                                      | Distance    |
|-----|---|-------------|
| 1   | Alton (Mid-Hants Railway)                 | 8.76 miles  |
| 2   | Alton (Mid-Hants Railway)                 | 8.78 miles  |
| 3   | Medstead & Four Marks (Mid Hants Railway) | 11.98 miles |



### Ferry Terminals

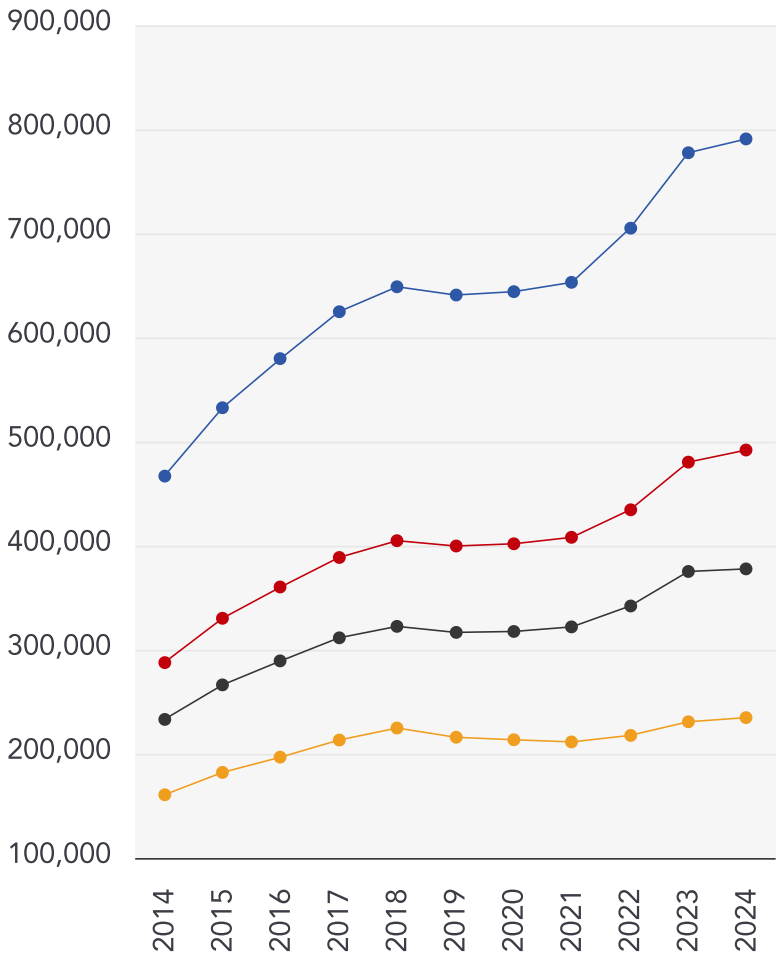
| Pin | Name                     | Distance    |
|-----|--------------------------|-------------|
| 1   | Bosham Hoe Ferry Landing | 32.51 miles |
| 2   | Bosham Hoe Ferry Landing | 32.54 miles |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG27



Detached

**+69.38%**

Semi-Detached

**+70.98%**

Terraced

**+62.02%**

Flat

**+46.1%**

# Avocado Property

## About Us



### **Avocado Property**

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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.

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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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