

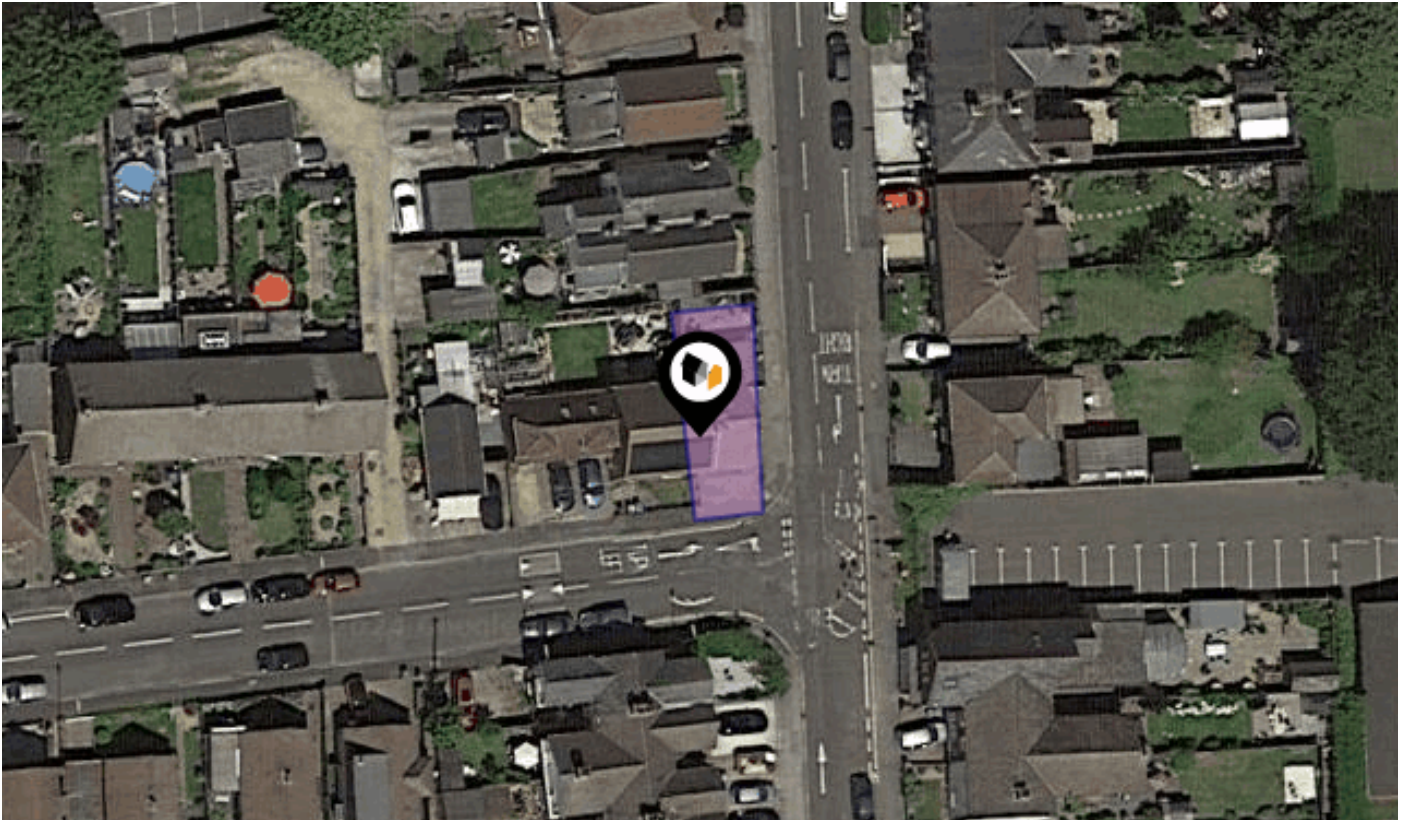


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd August 2024



184, QUEENS ROAD, FARNBOROUGH, GU14 6LF

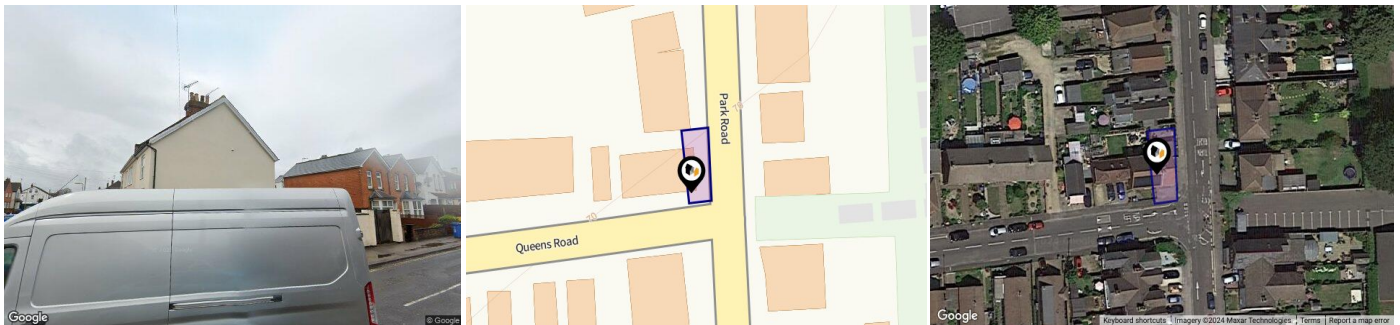
Avocado Property

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www.avocadopropertyagents.co.uk



Property Overview



Property

| | | | |
|-------------------------|---|------------------------------------|------------|
| Type: | Semi-Detached | Last Sold Date: | 22/06/2007 |
| Bedrooms: | 2 | Last Sold Price: | £179,950 |
| Floor Area: | 753 ft ² / 70 m ² | Last Sold £/ft²: | £304 |
| Plot Area: | 0.03 acres | Tenure: | Freehold |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,641 | | |
| Title Number: | HP362240 | | |
| UPRN: | 100062326156 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Hampshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 12 mb/s | 79 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *184, Queens Road, Farnborough, GU14 6LF*

| |
|--|
| Reference - 91/00021/FUL |
| Decision: Decided |
| Date: 08th March 1991 |
| Description: Retention of single storey side and rear extension. |
| Reference - RSH07181 |
| Decision: Decided |
| Date: 09th August 1990 |
| Description: Erection of two storey side and rear extension |
| Reference - 02/00728/COU |
| Decision: Decided |
| Date: 04th October 2002 |
| Description: Change of use to residential dwelling |

Property EPC - Certificate



184 Queens Road, GU14 6LF

Energy rating

D

Valid until 05.03.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 c |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

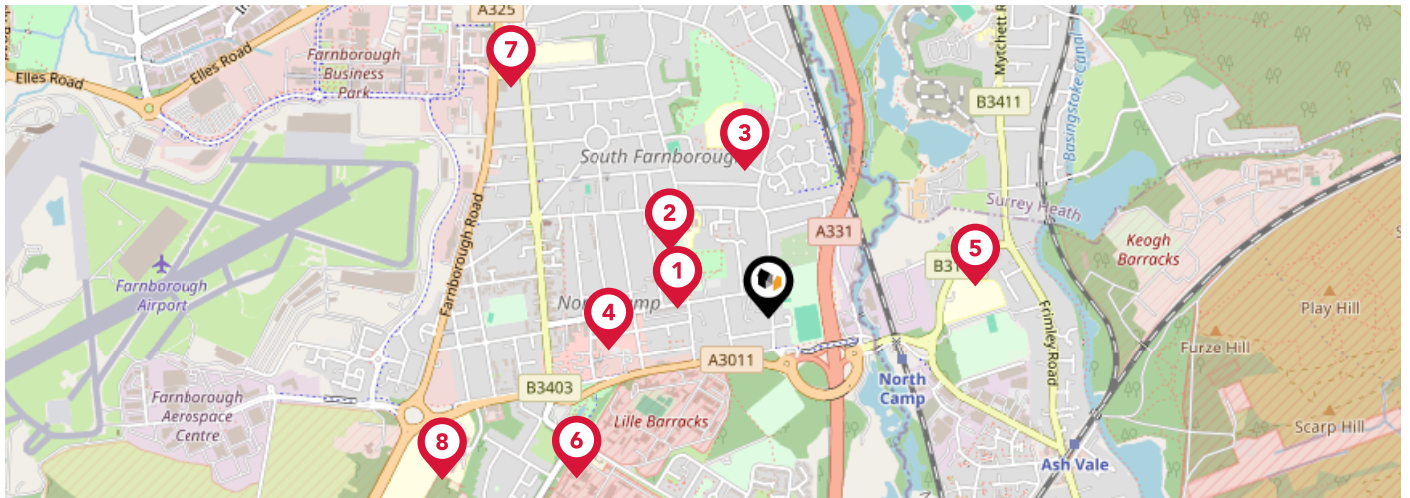
EPC - Additional Data



Additional EPC Data

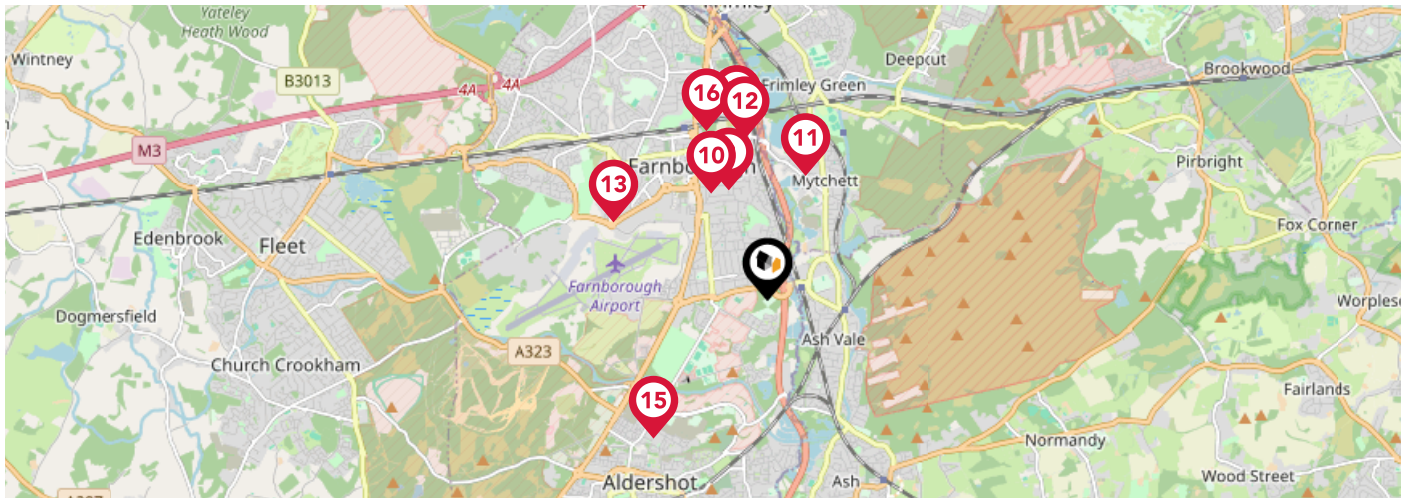
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| 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: | Suspended, no insulation (assumed) |
| Total Floor Area: | 70 m ² |









Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 324 Distance:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Salesian College Ofsted Rating: Not Rated Pupils: 635 Distance:0.28 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 390 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 St Mark's Church of England Aided Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Marlborough Infant School Ofsted Rating: Good Pupils: 101 Distance:0.58 | <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:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 The Wavell School Ofsted Rating: Good Pupils: 1008 Distance:0.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

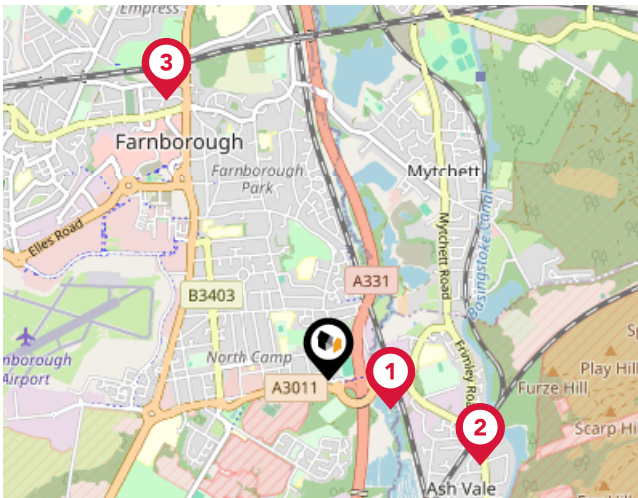
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 262 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 191 Distance:1.12 | <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:1.22 | <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:1.51 | <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:1.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Henry Tyndale School Ofsted Rating: Outstanding Pupils: 156 Distance:1.63 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Cambridge Primary School Ofsted Rating: Good Pupils: 90 Distance:1.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Farnborough Hill Ofsted Rating: Not Rated Pupils: 553 Distance:1.67 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

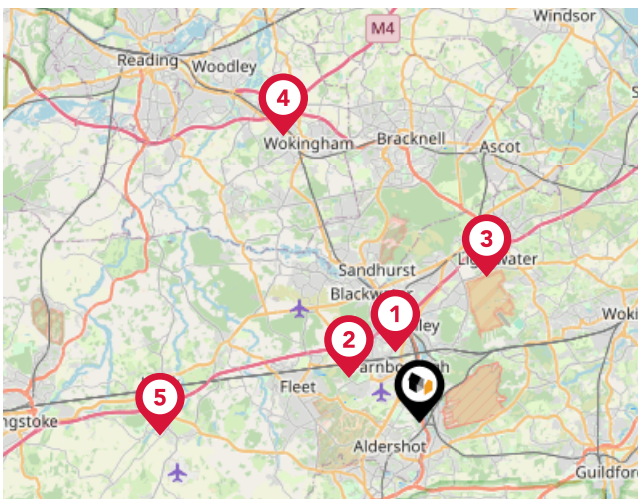
Area

Transport (National)



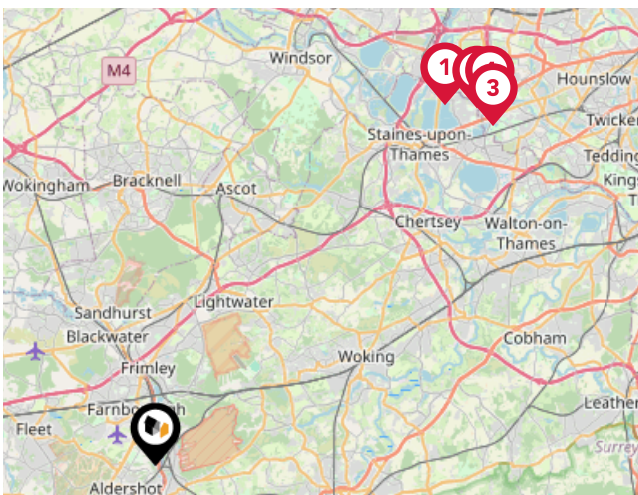
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | North Camp Rail Station | 0.32 miles |
| 2 | Ash Vale Rail Station | 0.81 miles |
| 3 | Farnborough (Main) Rail Station | 1.5 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M3 J4 | 2.78 miles |
| 2 | M3 J4A | 3.1 miles |
| 3 | M3 J3 | 5.99 miles |
| 4 | M4 J10 | 11.76 miles |
| 5 | M3 J5 | 9.64 miles |

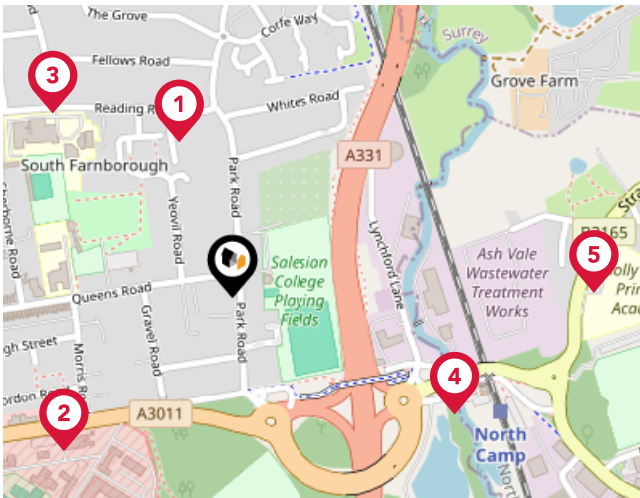


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | London Heathrow Airport Terminal 5 | 17.17 miles |
| 2 | London Heathrow Airport Terminal 3 | 17.84 miles |
| 3 | London Heathrow Airport Terminal 4 | 17.77 miles |
| 4 | London Heathrow Airport Terminal 2 | 18.14 miles |

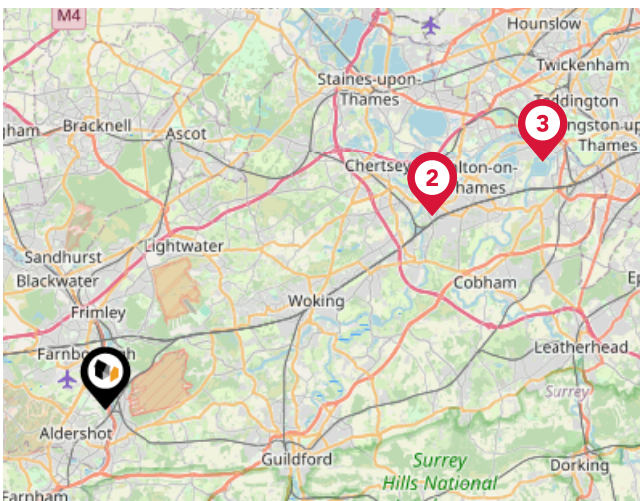
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Rivers Close - del nov23 | 0.19 miles |
| 2 | Morris Road - del nov23 | 0.27 miles |
| 3 | Reading Road | 0.3 miles |
| 4 | North Camp Railway Station | 0.29 miles |
| 5 | Meadow Close | 0.42 miles |



Ferry Terminals

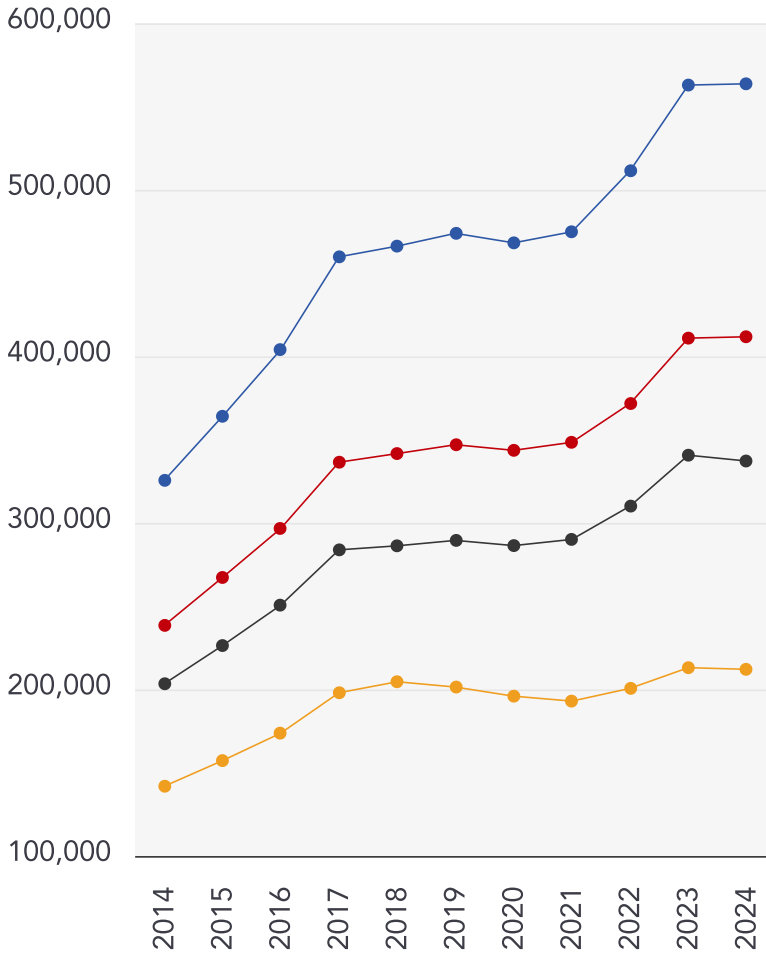
| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 14.14 miles |
| 2 | Weybridge Ferry Landing | 14.12 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 18.64 miles |

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

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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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