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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th August 2024



33, ST. CHRISTOPHERS ROAD, FARNBOROUGH, GU14 0AH

Avocado Property

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Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 635 ft² / 59 m²
Plot Area: 0.04 acres
Year Built : 2006
Council Tax : Band C
Annual Estimate: £1,876
Title Number: HP675707
UPRN: 10008774866

Last Sold Date: 22/08/2019
Last Sold Price: £255,000
Last Sold £/ft²: £401
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s
80 mb/s
900 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



33, St. Christophers Road, GU14 0AH

Energy rating

C

Valid until 26.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

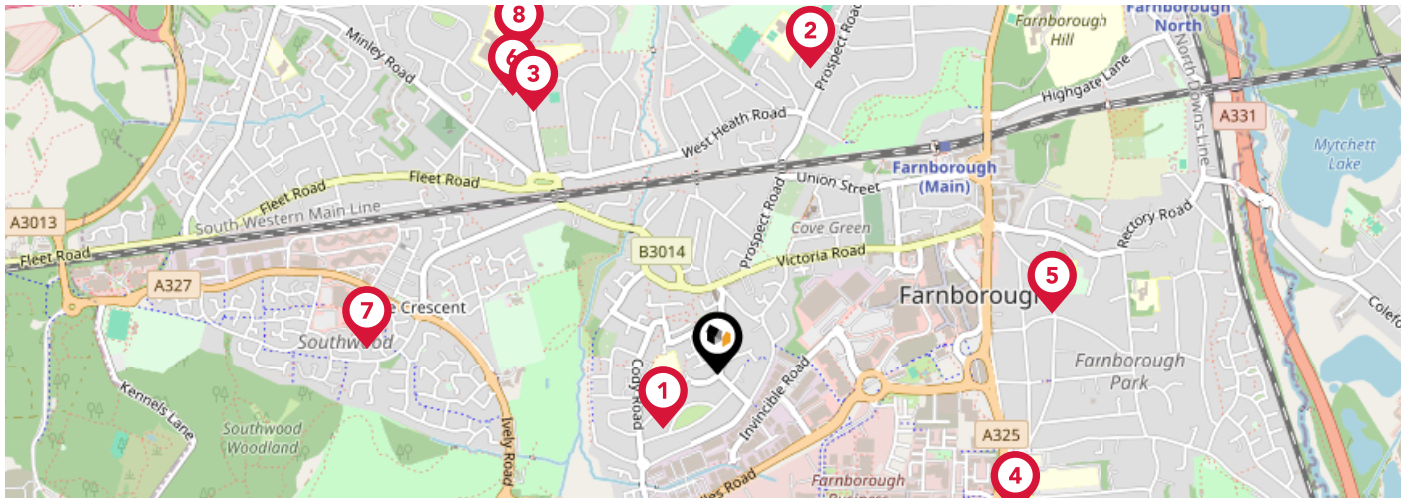
EPC - Additional Data



Additional EPC Data

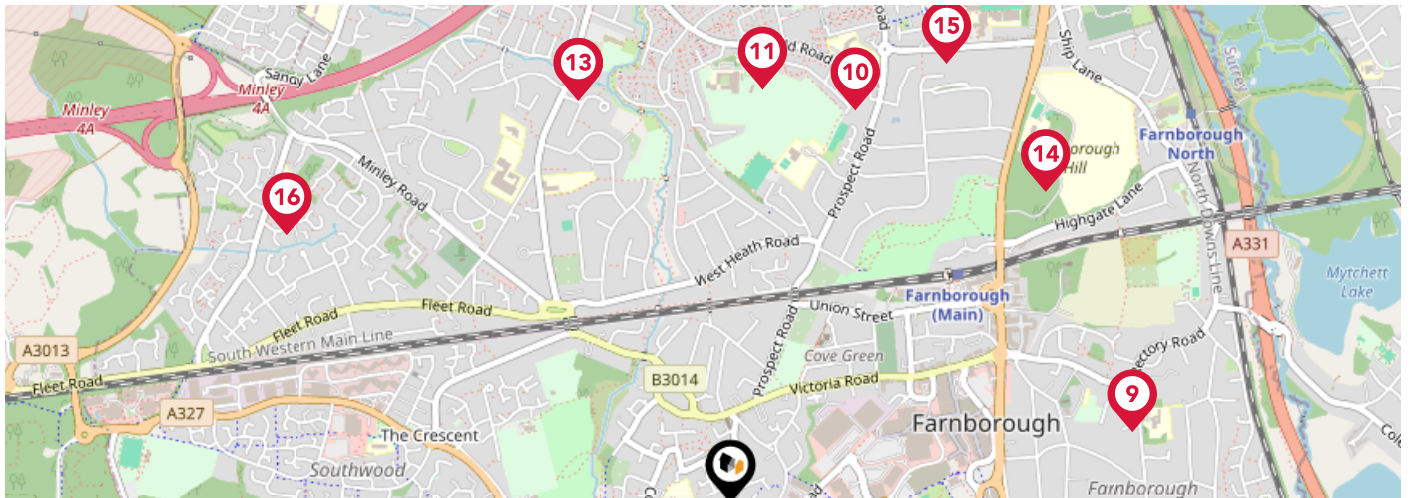
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
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 and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	59 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 387 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 294 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Cove Junior School Ofsted Rating: Good Pupils: 291 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Farnborough College of Technology Ofsted Rating: Not Rated Pupils:0 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 191 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Cove School Ofsted Rating: Good Pupils: 943 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Southwood Infant School Ofsted Rating: Good Pupils: 137 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Cove Infant School Ofsted Rating: Good Pupils: 178 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

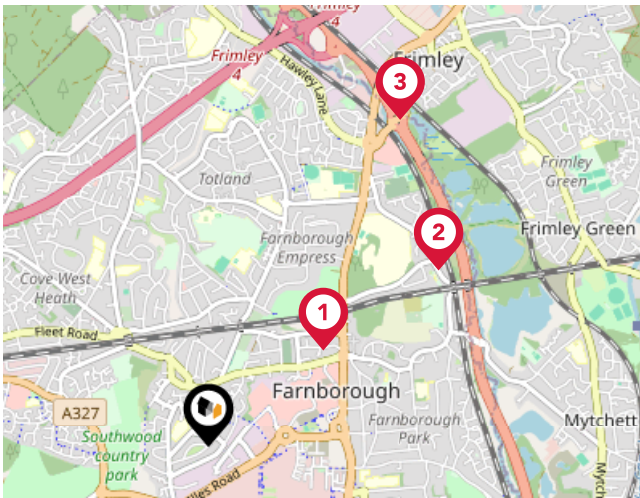
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 262 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cherrywood Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Samuel Cody Specialist Sports College Ofsted Rating: Good Pupils: 188 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Manor Infant School Ofsted Rating: Requires improvement Pupils: 252 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Manor Junior School Ofsted Rating: Good Pupils: 344 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Farnborough Hill Ofsted Rating: Not Rated Pupils: 553 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Sixth Form College Farnborough Ofsted Rating: Not Rated Pupils:0 Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 228 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

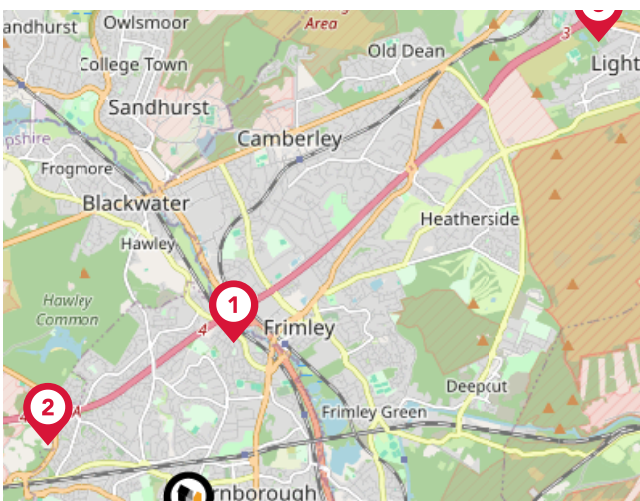
Area

Transport (National)



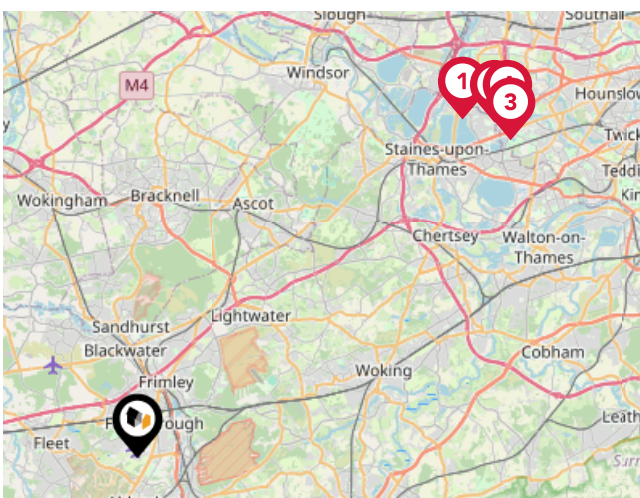
National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.69 miles
2	Farnborough North Rail Station	1.34 miles
3	Frimley Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.83 miles
2	M3 J4A	1.55 miles
3	M3 J3	5.95 miles
4	M4 J10	10.47 miles
5	M3 J5	8.45 miles

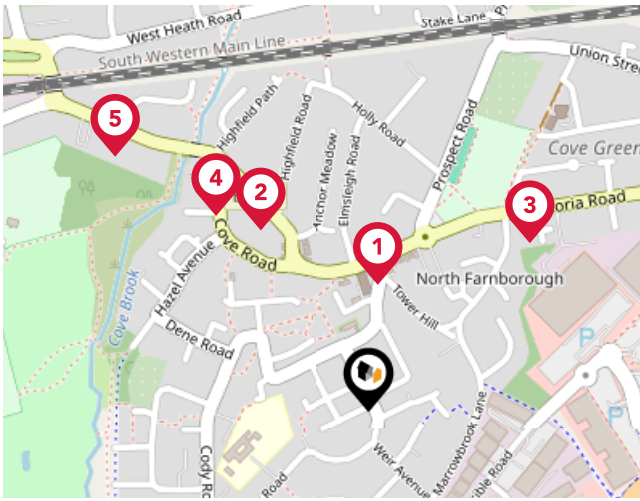


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	17.38 miles
2	London Heathrow Airport Terminal 3	18.12 miles
3	London Heathrow Airport Terminal 4	18.13 miles
4	London Heathrow Airport Terminal 2	18.45 miles

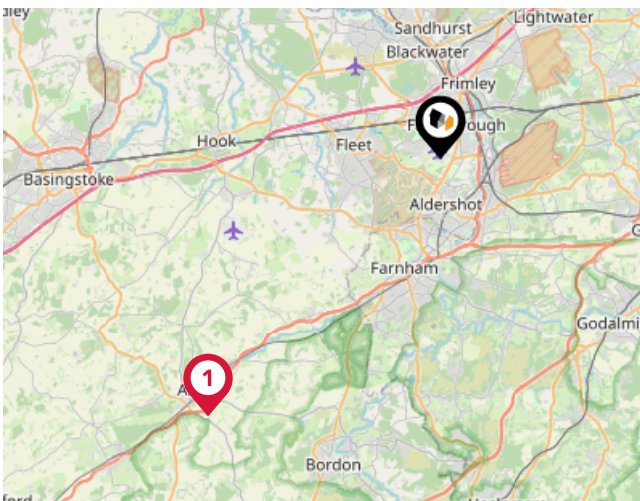
Area

Transport (Local)



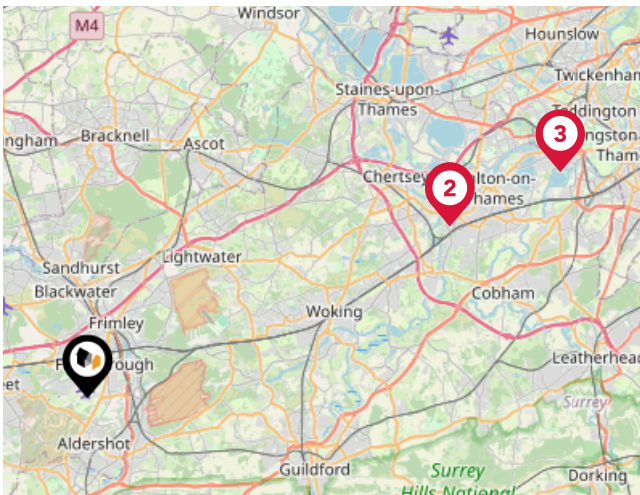
Bus Stops/Stations

Pin	Name	Distance
1	Tower Hill	0.15 miles
2	Highfield Road	0.24 miles
3	Cove Green	0.27 miles
4	Ivy Leaf Club	0.29 miles
5	Nash Close	0.42 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.88 miles



Ferry Terminals

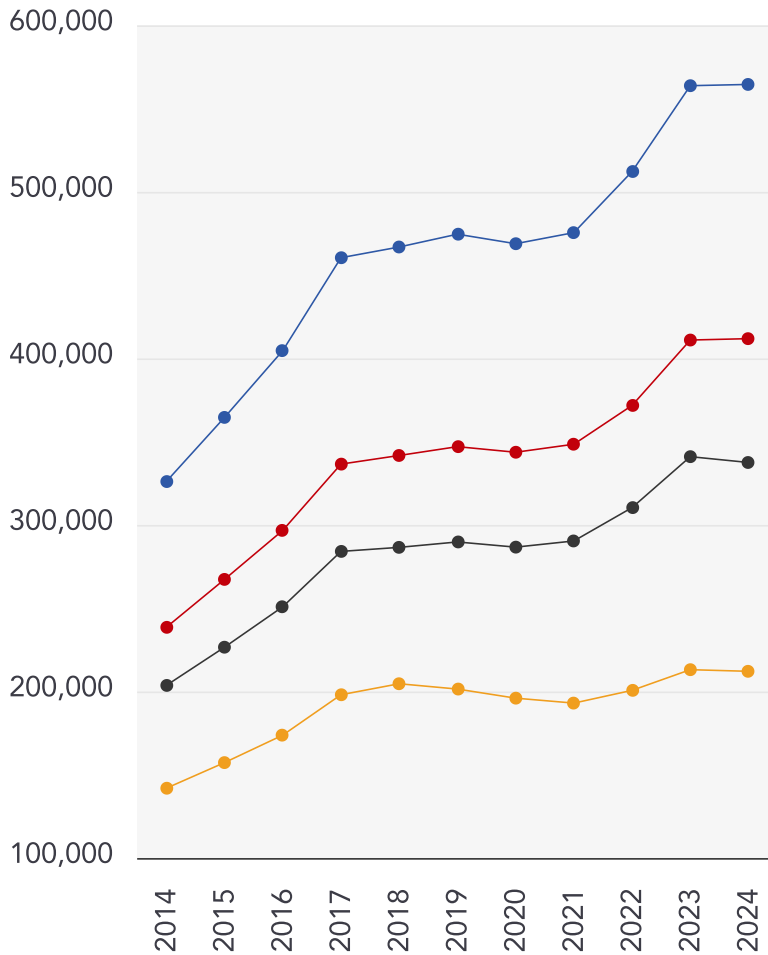
Pin	Name	Distance
1	Shepperton Ferry Landing	14.86 miles
2	Weybridge Ferry Landing	14.86 miles
3	Moulsey - Hurst Park Ferry Landing	19.38 miles

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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