

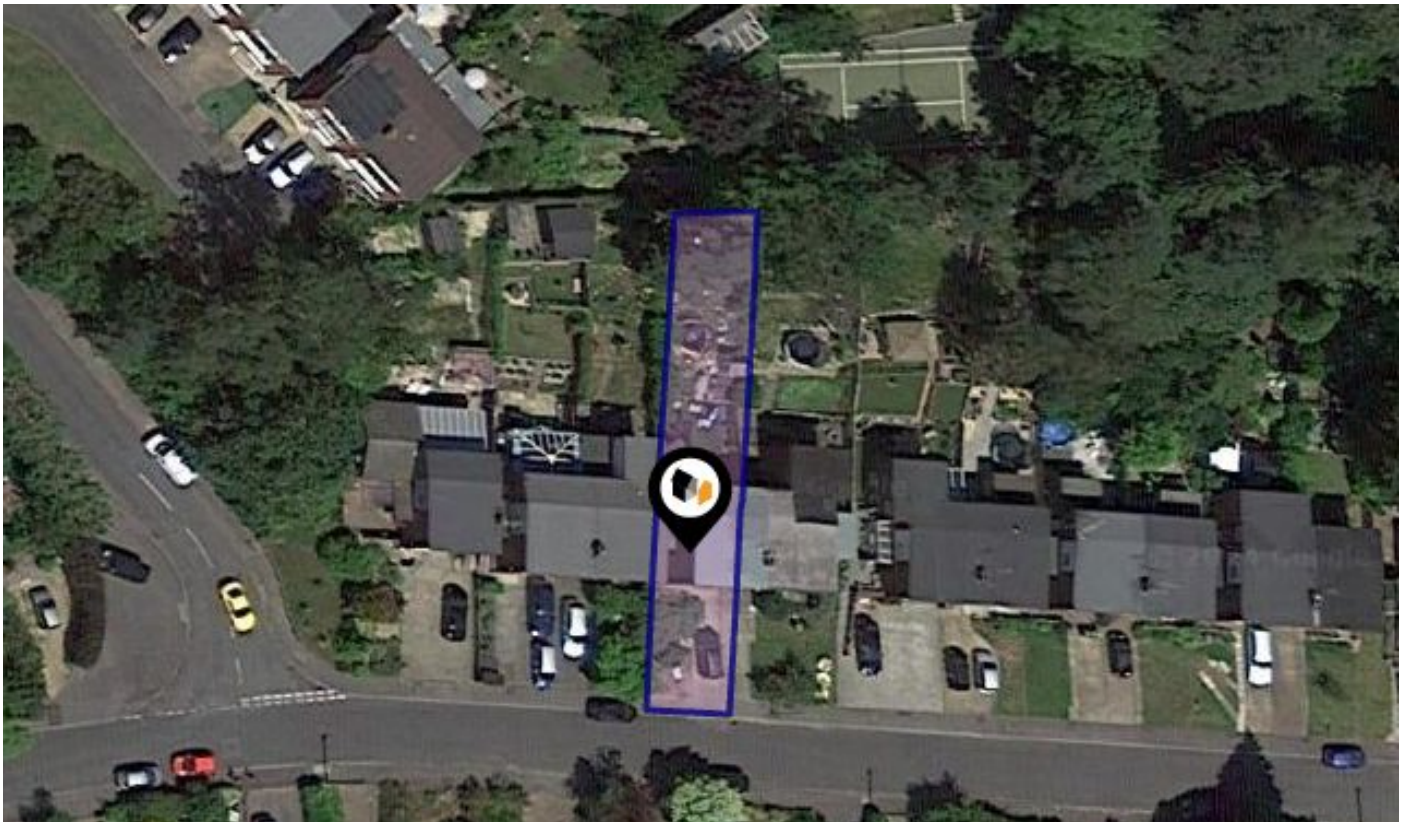


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



63, OLD PASTURE ROAD, FRIMLEY, CAMBERLEY, GU16 8RT

Avocado Property

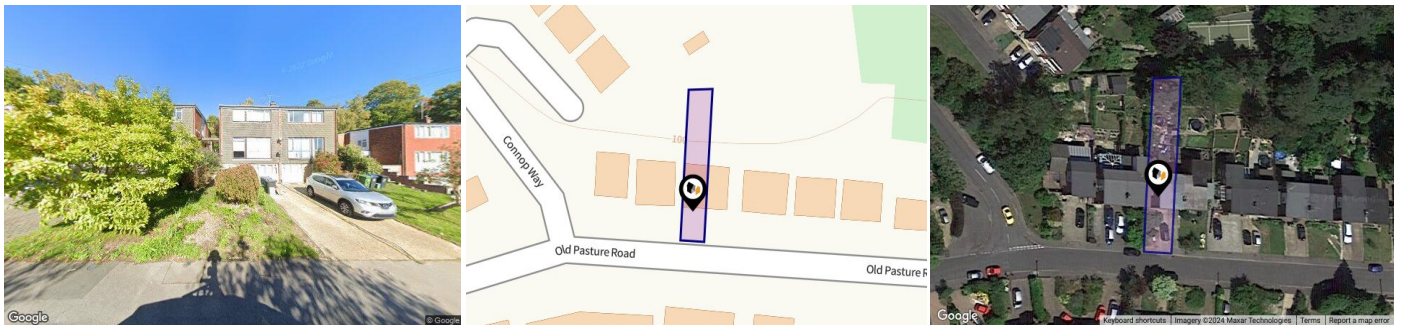
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

| | | | |
|-------------------------|--|------------------------------------|------------|
| Type: | Semi-Detached | Last Sold Date: | 29/03/2017 |
| Bedrooms: | 5 | Last Sold Price: | £337,500 |
| Floor Area: | 1,205 ft ² / 112 m ² | Last Sold £/ft²: | £348 |
| Plot Area: | 0.08 acres | Tenure: | Freehold |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,356 | | |
| Title Number: | SY303167 | | |
| UPRN: | 100061554254 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 2 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



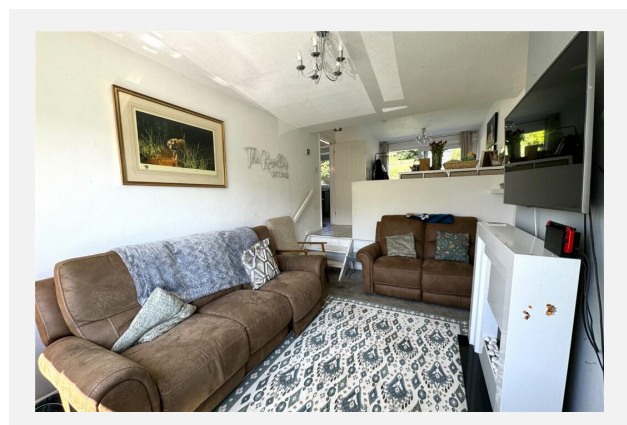
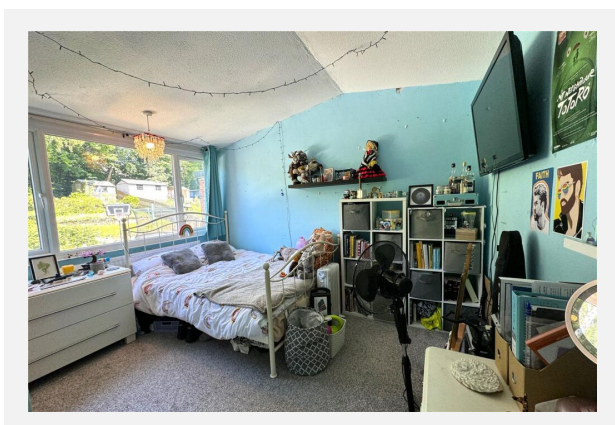
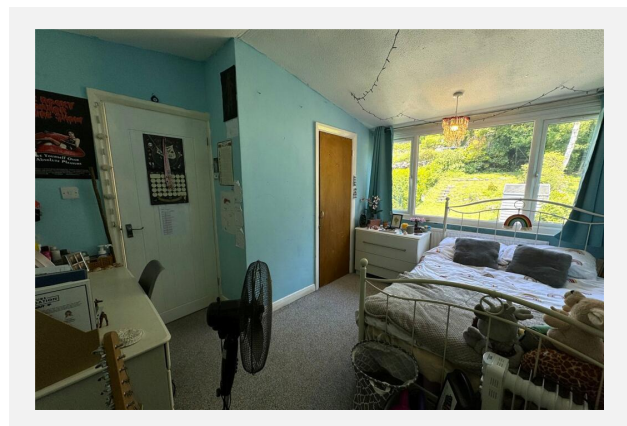
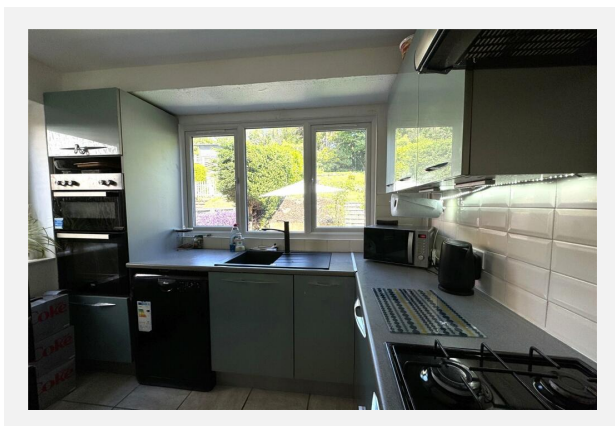
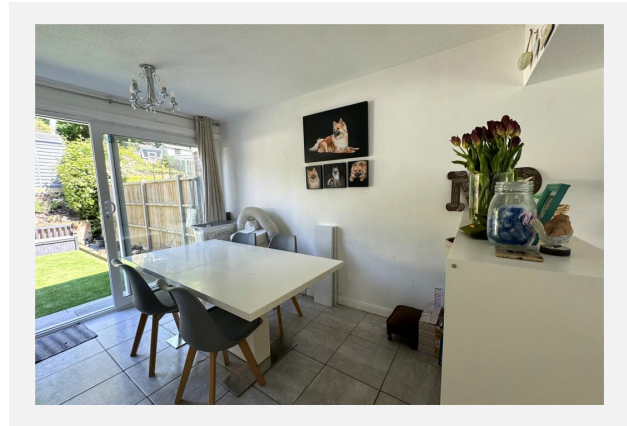
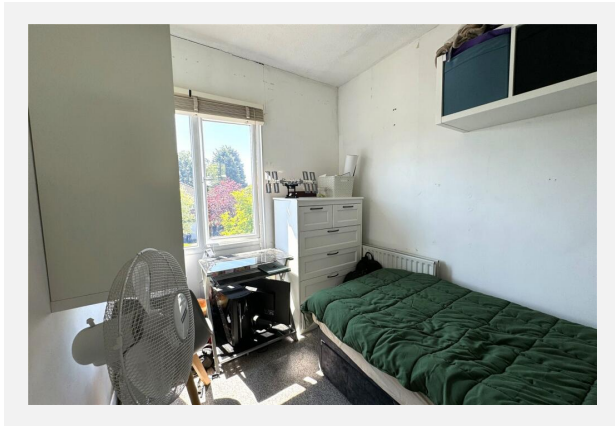
Satellite/Fibre TV Availability:



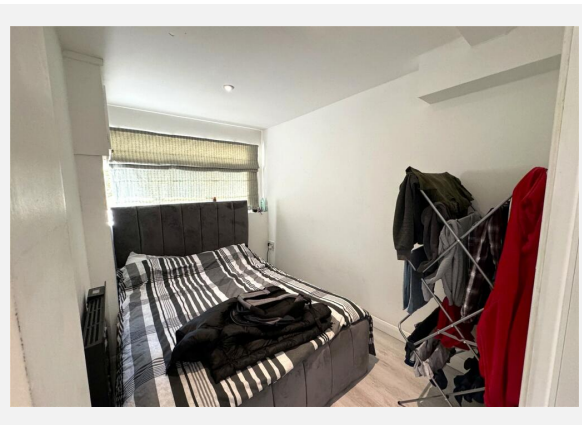
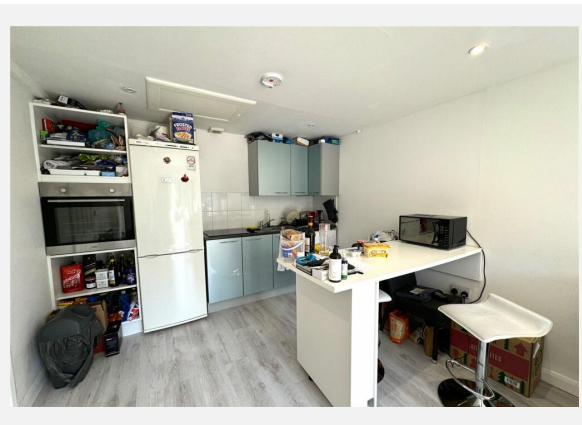
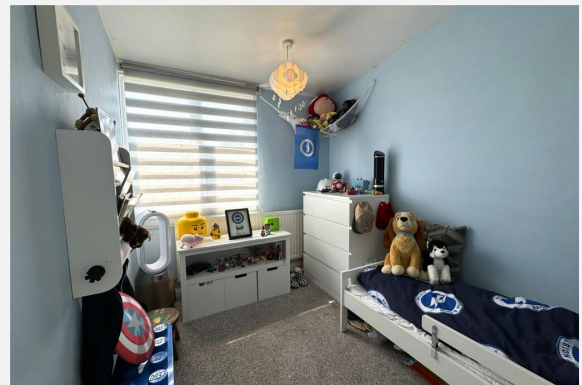
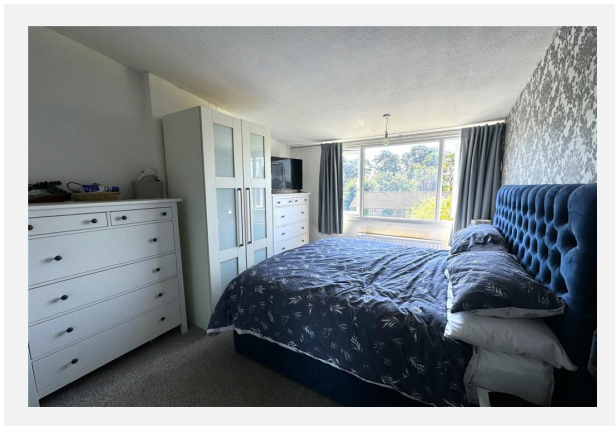
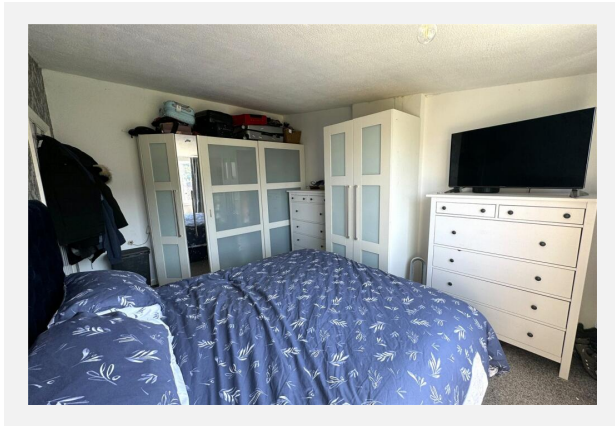
Gallery Photos



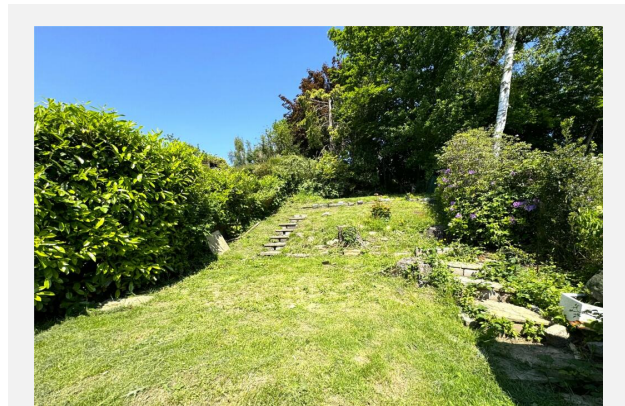
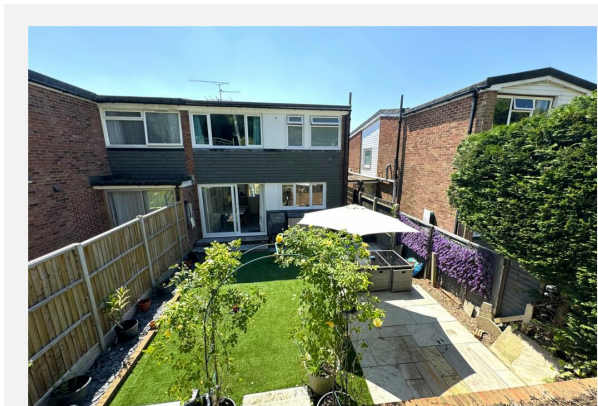
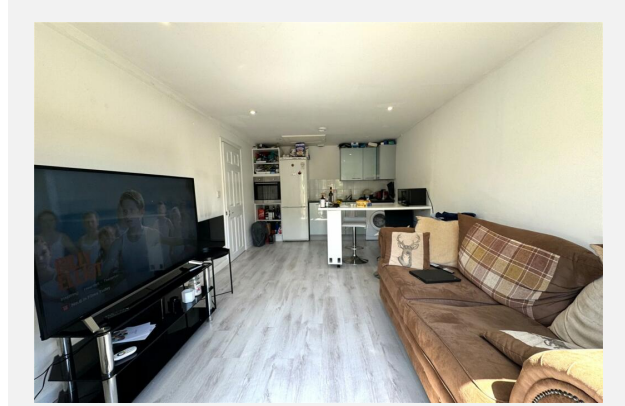
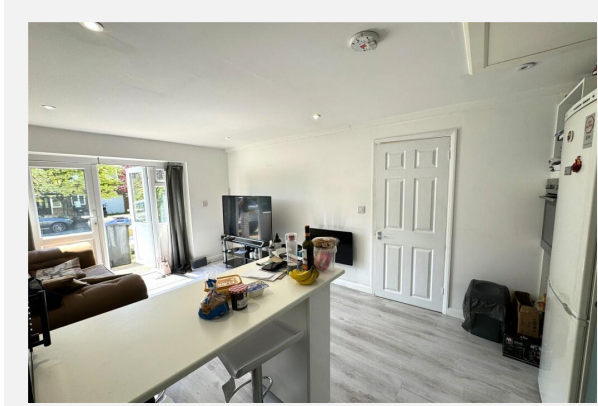
Gallery Photos



Gallery Photos



Gallery Photos

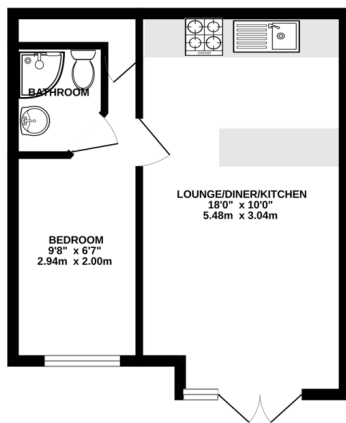


Gallery Floorplan

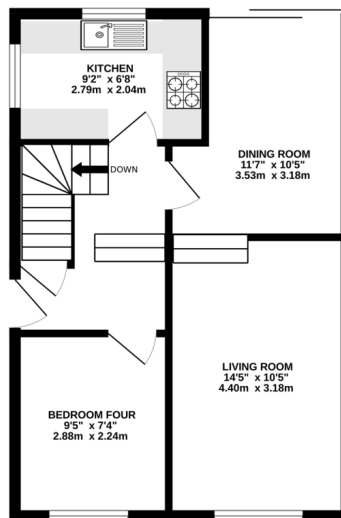


63, OLD PASTURE ROAD, FRIMLEY, CAMBERLEY, GU16 8RT

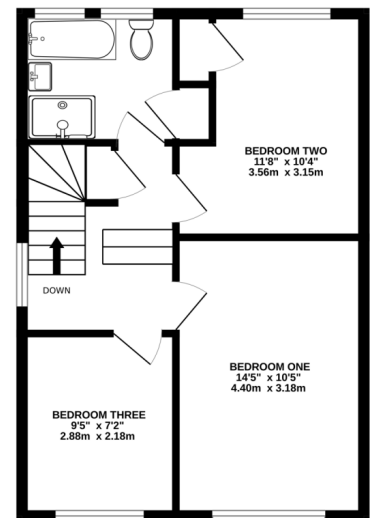
GROUND FLOOR



1ST FLOOR



2ND 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.
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Property EPC - Certificate



63 Old Pasture Road Frimley CAMBERLEY GU16 8RT

Energy rating

D

Valid until 02.05.2034

Certificate number
2620-0155-0525-7004-1443

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

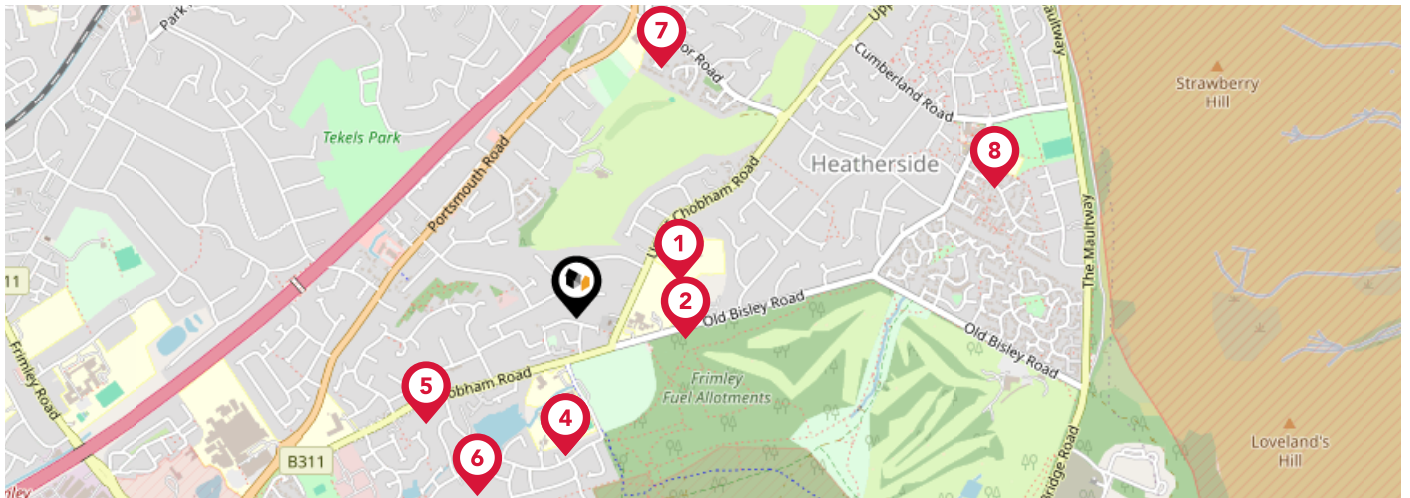
EPC - Additional Data



Additional EPC Data

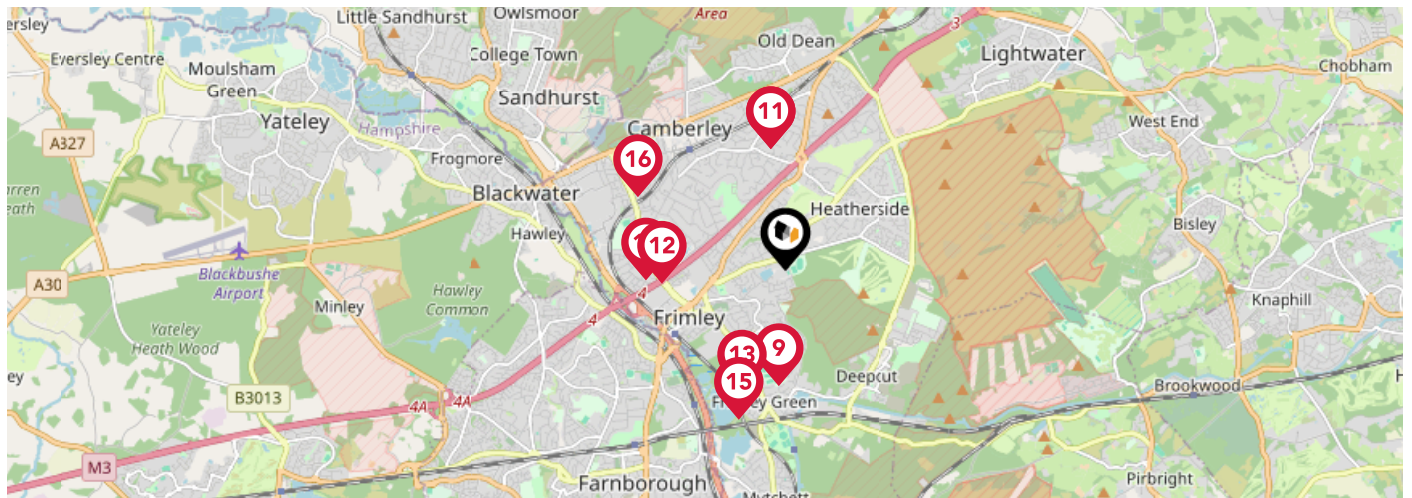
| | |
|-------------------------------------|--|
| Property Type: | Semi-detached house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Timber frame as built partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Flat limited 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: | Solid no insulation (assumed) |
| Total Floor Area: | 112 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:0.25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:0.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

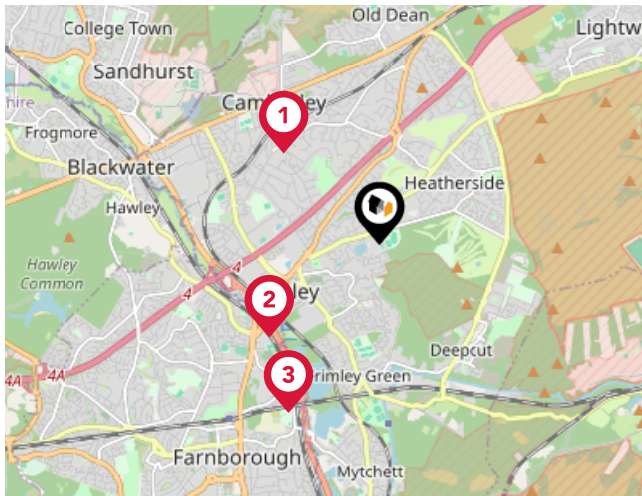
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:1.07</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:1.13</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:1.13</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Kings International College Ofsted Rating: Good Pupils: 842 Distance:1.14</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:1.2</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance:1.29</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:1.45</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:1.52</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

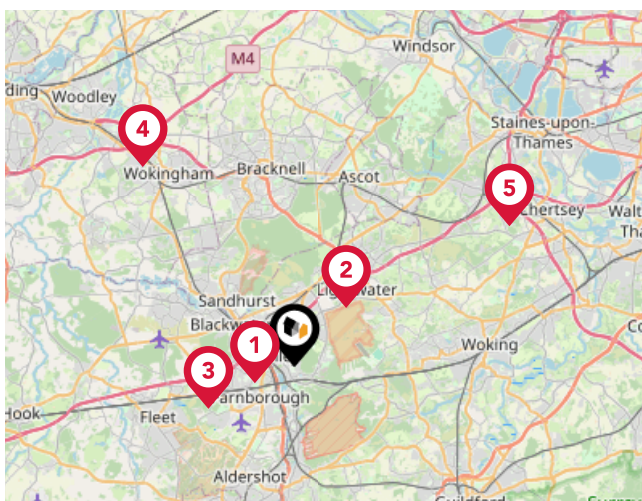
Area

Transport (National)



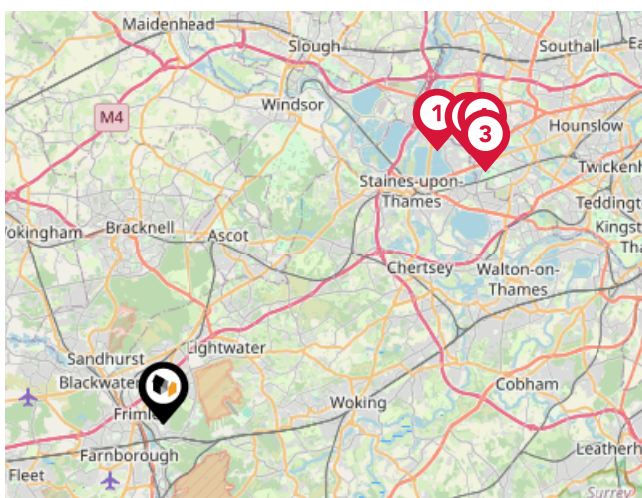
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Camberley Rail Station | 1.23 miles |
| 2 | Frimley Rail Station | 1.33 miles |
| 3 | Farnborough North Rail Station | 1.77 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M3 J4 | 1.61 miles |
| 2 | M3 J3 | 2.91 miles |
| 3 | M3 J4A | 3.56 miles |
| 4 | M4 J10 | 9.32 miles |
| 5 | M3 J2 | 9.51 miles |

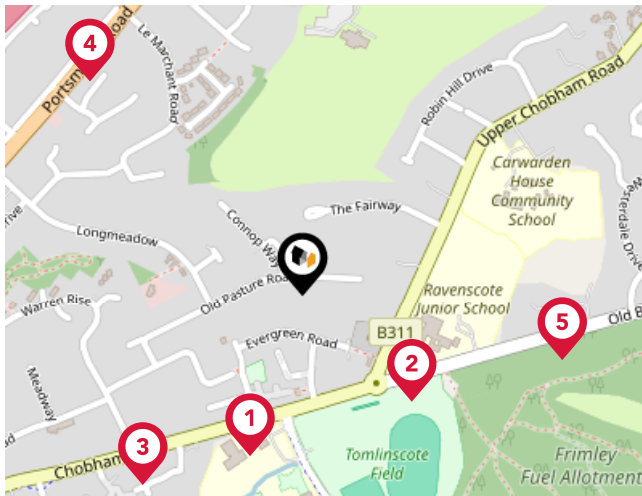


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | London Heathrow Airport Terminal 5 | 14.35 miles |
| 2 | London Heathrow Airport Terminal 3 | 15.12 miles |
| 3 | London Heathrow Airport Terminal 4 | 15.15 miles |
| 4 | London Heathrow Airport Terminal 2 | 15.46 miles |

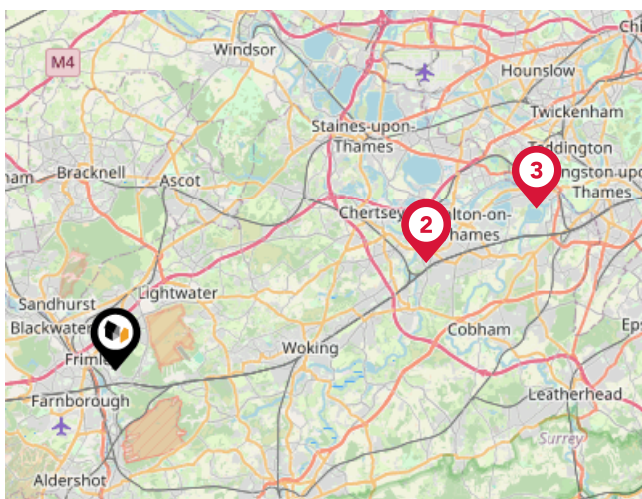
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Tomlinscote Way | 0.19 miles |
| 2 | Ravenscote School | 0.18 miles |
| 3 | Warren Rise | 0.29 miles |
| 4 | Longmeadow | 0.35 miles |
| 5 | The Ridings | 0.31 miles |



Ferry Terminals

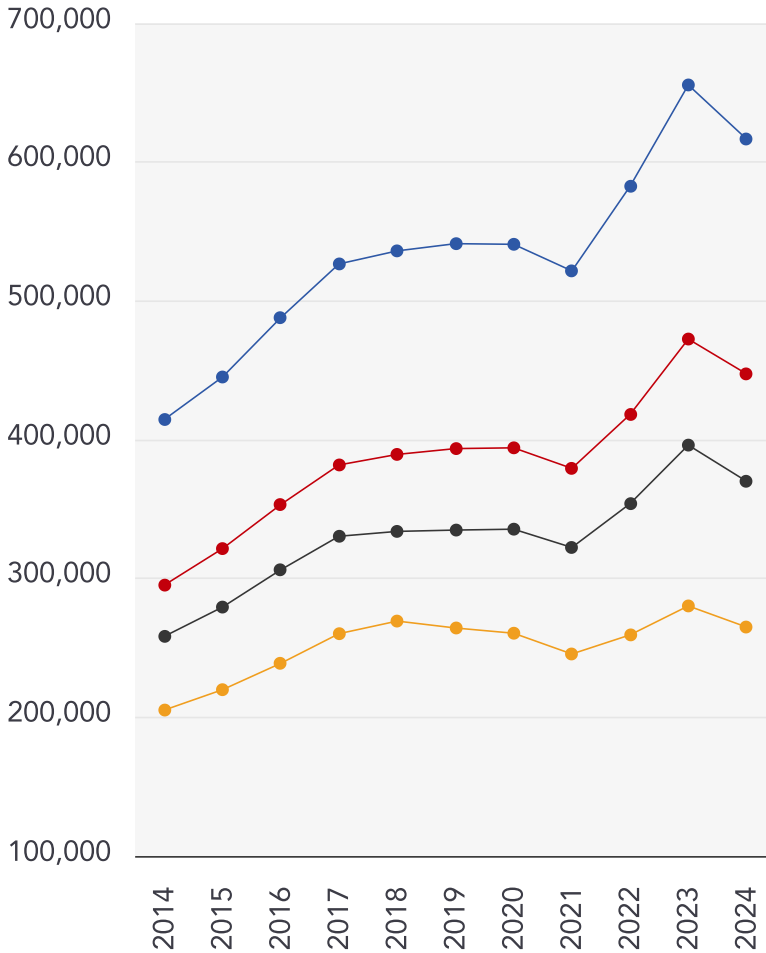
| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 12.19 miles |
| 2 | Weybridge Ferry Landing | 12.19 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 16.68 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

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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