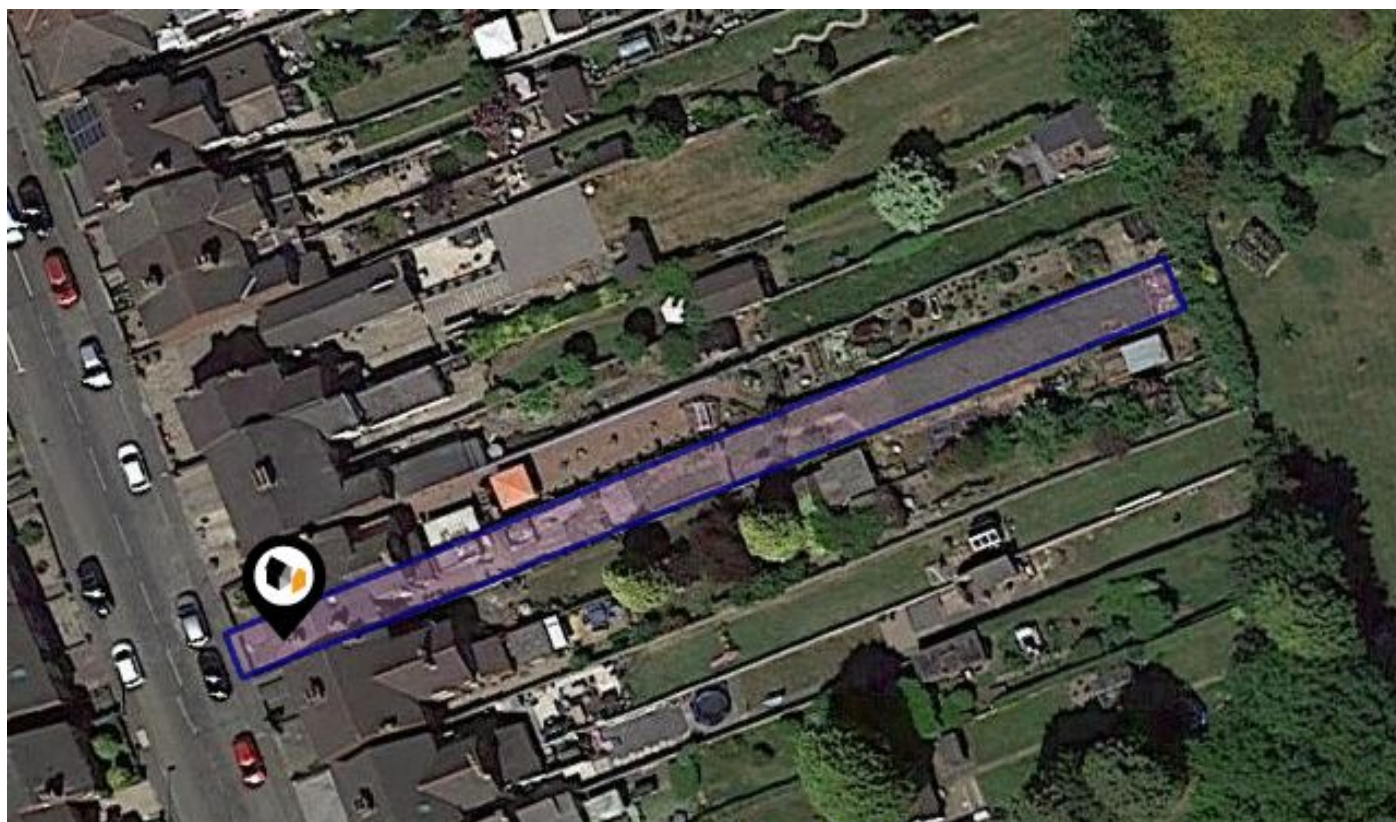




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th November 2024



101, MOIRA ROAD, DONISTHORPE, SWADLINCOTE, DE12 7QD

George Edwards

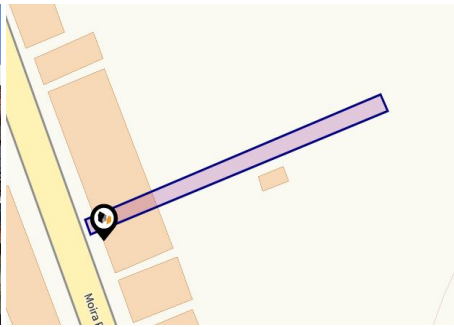
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.09 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,487
Title Number:	LT434057
UPRN:	100030580103


Last Sold Date:	29/05/2020
Last Sold Price:	£138,000
Last Sold £/ft ² :	£75
Tenure:	Freehold

Local Area

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

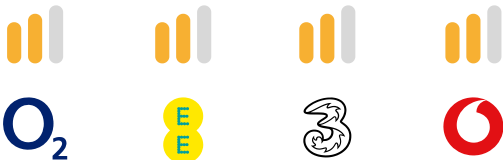
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	-
mb/s	mb/s	mb/s
		

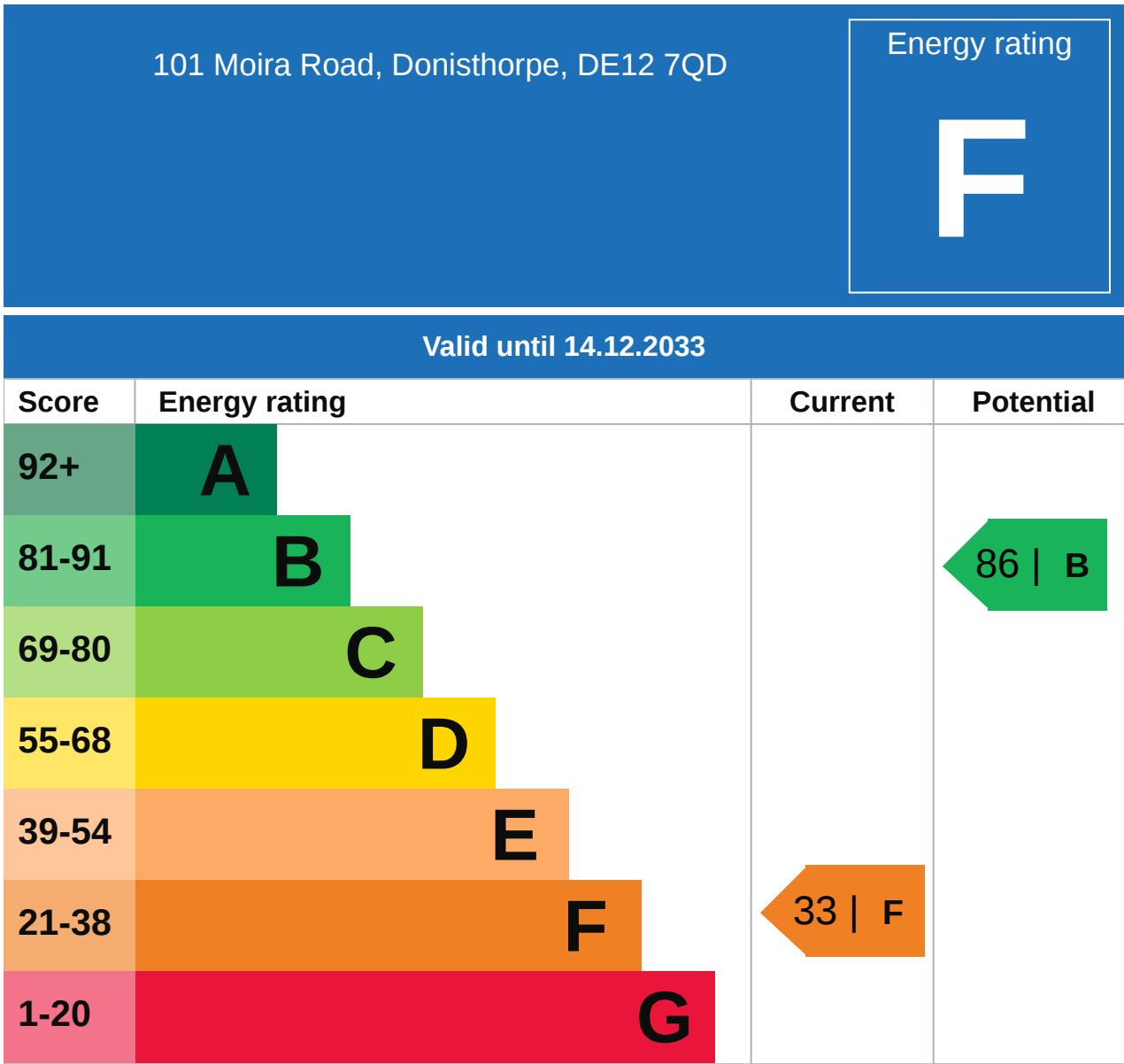
Mobile Coverage:

(based on calls indoors)



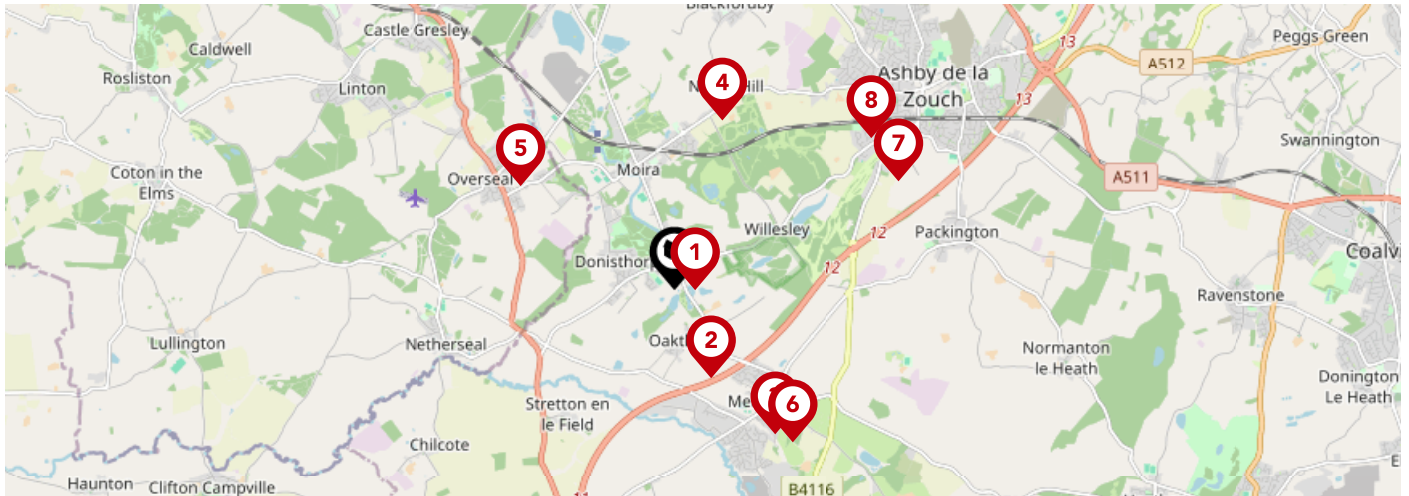
Satellite/Fibre TV Availability:



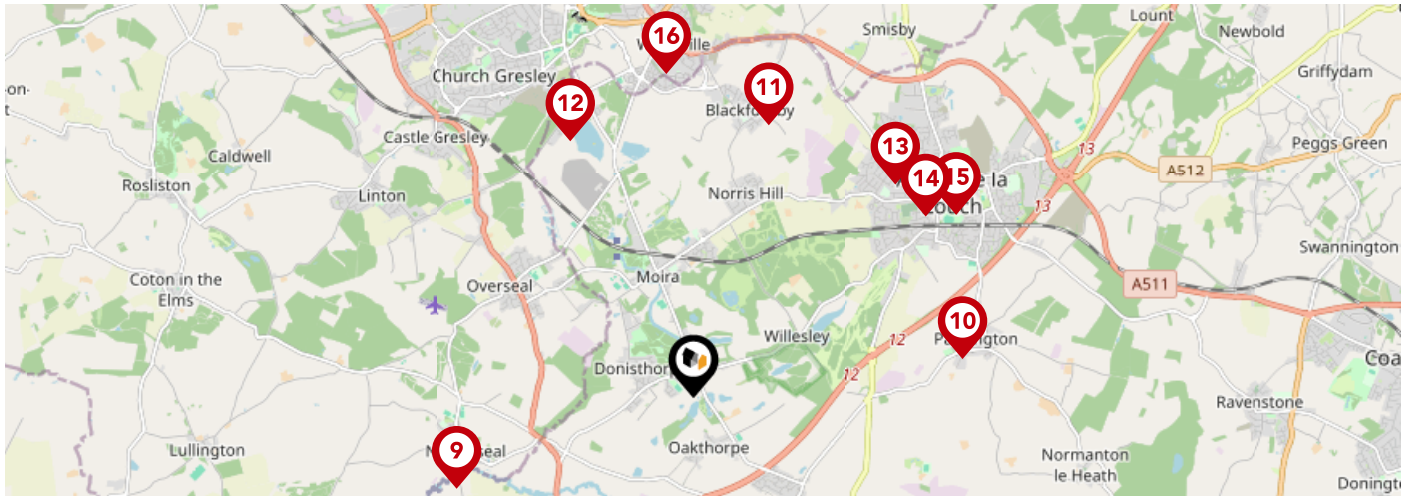










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²



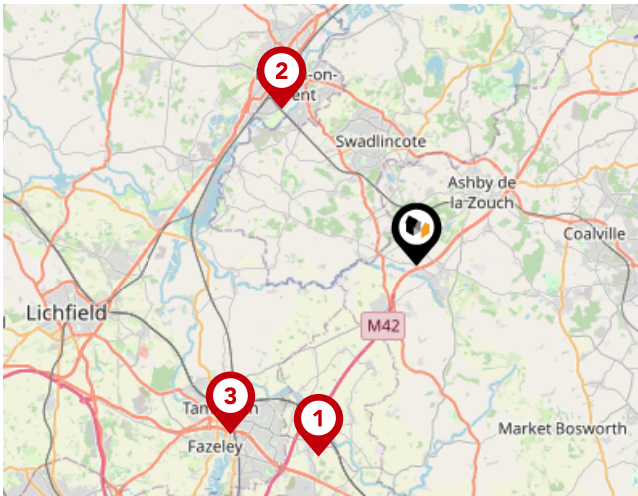
		Nursery	Primary	Secondary	College	Private
1	Donisthorpe Primary School Ofsted Rating: Good Pupils: 207 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakthorpe Primary School Ofsted Rating: Good Pupils: 90 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Measham Church of England Primary School Ofsted Rating: Good Pupils: 199 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moira Primary School Ofsted Rating: Requires improvement Pupils: 193 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Overseal Primary School Ofsted Rating: Good Pupils: 202 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Charles Catholic Primary Voluntary Academy Ofsted Rating: Good Pupils: 129 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashby Willesley Primary School Ofsted Rating: Good Pupils: 401 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashby Hill Top Primary School Ofsted Rating: Outstanding Pupils: 305 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Netherseal St Peter's CofE (C) Primary School Ofsted Rating: Good Pupils: 57 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Packington Church of England Primary School Ofsted Rating: Good Pupils: 87 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackfordby St Margaret's Church of England Primary School Ofsted Rating: Good Pupils: 92 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albert Village Primary School Ofsted Rating: Good Pupils: 203 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashby Hastings Primary School Ofsted Rating: Not Rated Pupils: 81 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashby-de-la-Zouch Church of England Primary School Ofsted Rating: Good Pupils: 292 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lewis Charlton Learning Centre Ofsted Rating: Inadequate Pupils: 47 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Three Trees Infant Academy Ofsted Rating: Not Rated Pupils: 234 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

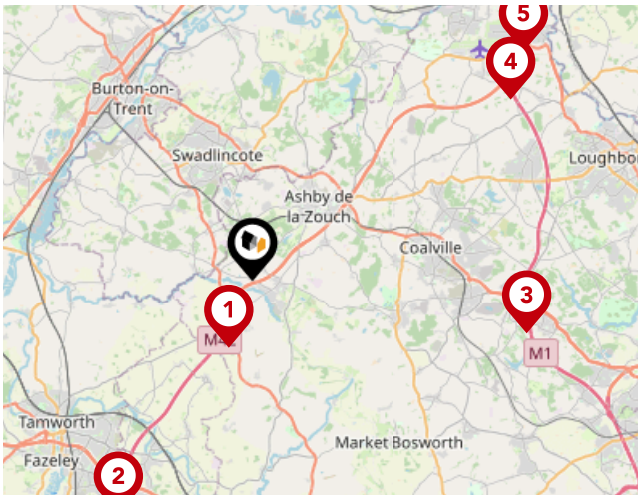
Area

Transport (National)



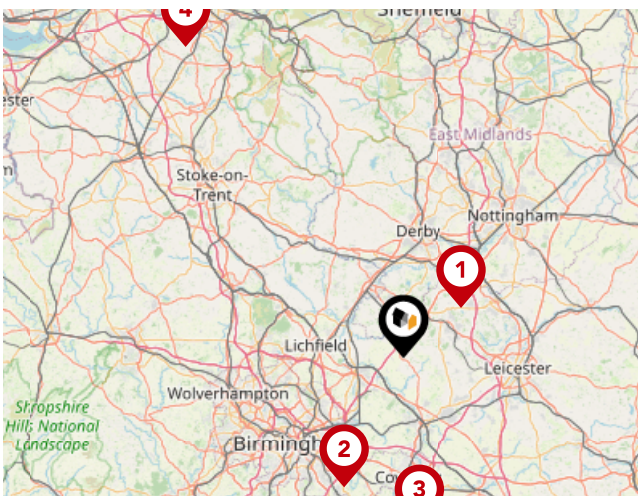
National Rail Stations

Pin	Name	Distance
1	Polesworth Rail Station	7.69 miles
2	Burton-on-Trent Rail Station	7.43 miles
3	Tamworth High Level Rail Station	9.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	2.6 miles
2	M42 J10	9.71 miles
3	M1 J22	9.99 miles
4	M1 J23A	11.29 miles
5	M1 J24	12.69 miles

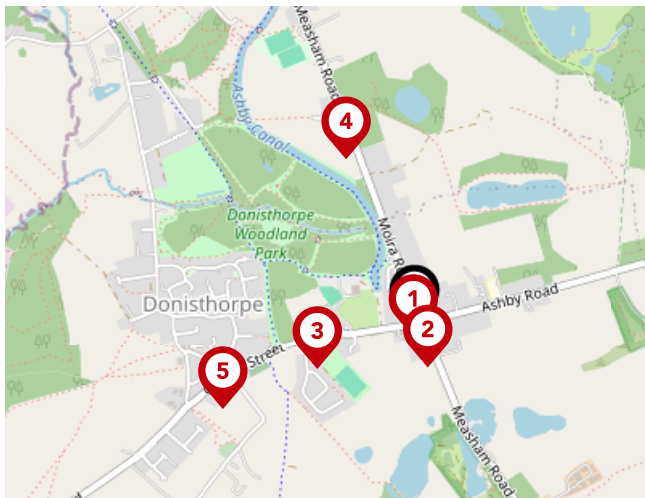


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	10.85 miles
2	Birmingham Airport	20.65 miles
3	Baginton	24.78 miles
4	Manchester Airport	53.95 miles

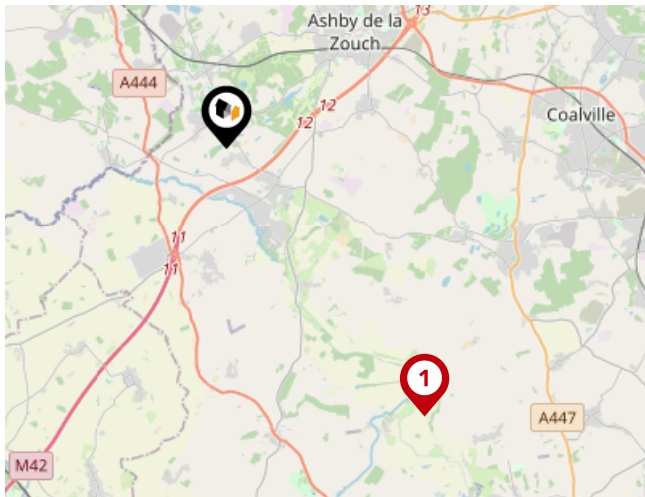
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brooks Close	0.02 miles
2	Masons Arms PH	0.1 miles
3	Church Street Cemetery	0.24 miles
4	School Street	0.41 miles
5	Halfway House	0.47 miles



Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	6.01 miles



George Edwards

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.

Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



/GeorgeEdwardsEstates/



/company/george-edwards-estates/

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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George Edwards

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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Valuation Office
Agency

