

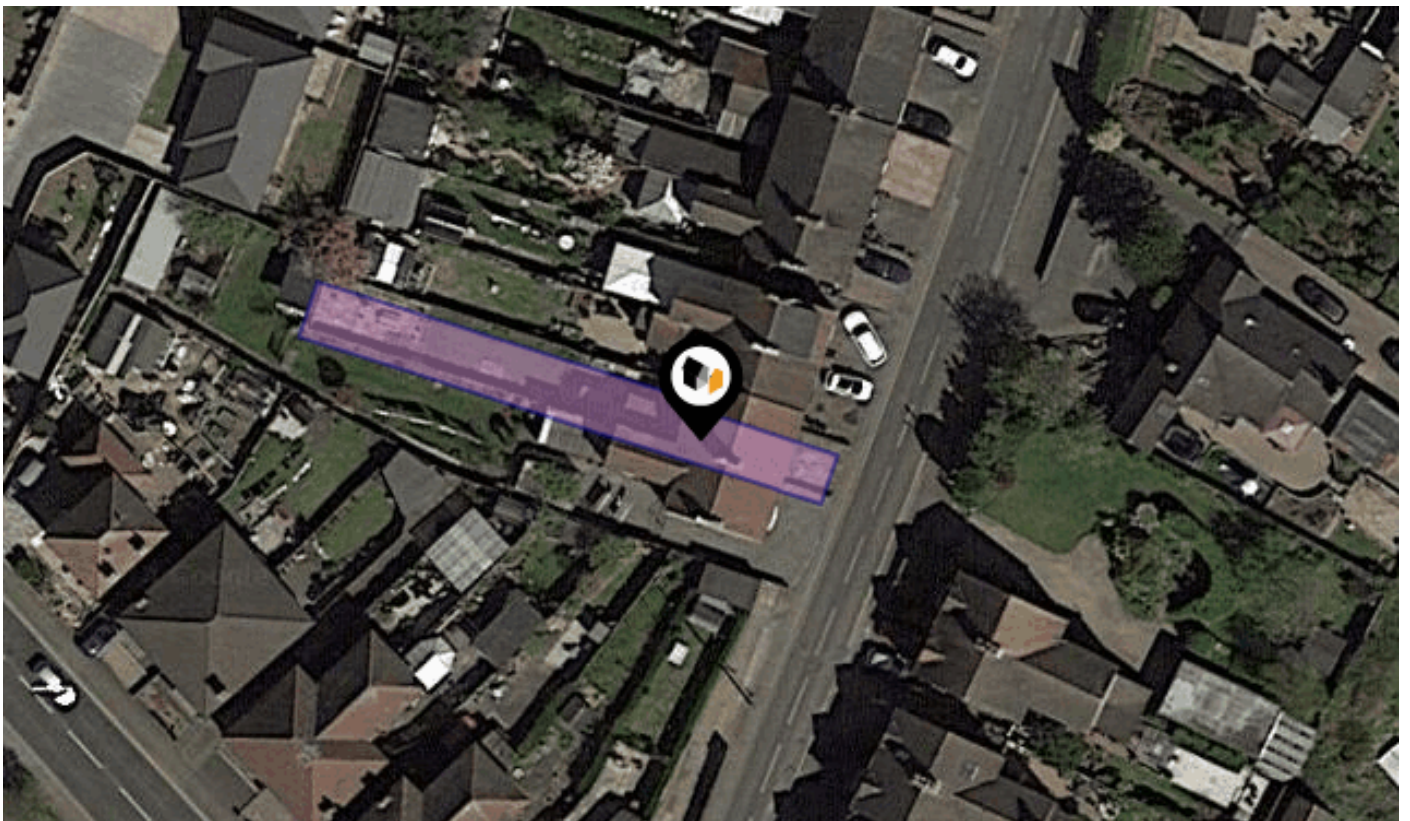


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 27th January 2024



3, SANDCLIFFE ROAD, MIDWAY, SWADLINCOTE, DE11 7PQ

Price Estimate : £185,000

George Edwards

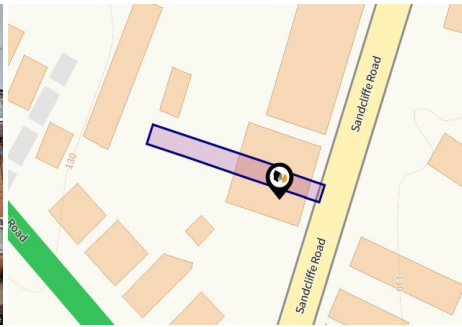
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





Property

Type:	Terraced	Last Sold Date:	29/11/2019
Bedrooms:	2	Last Sold Price:	£120,000
Floor Area:	1,097 ft ² / 102 m ²	Last Sold £/ft²:	£84
Plot Area:	0.05 acres	Price Estimate:	£185,000
Year Built :	1900-1929	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,305		
Title Number:	DY127539		
UPRN:	100030256696		

Local Area

Local Authority:	Derbyshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

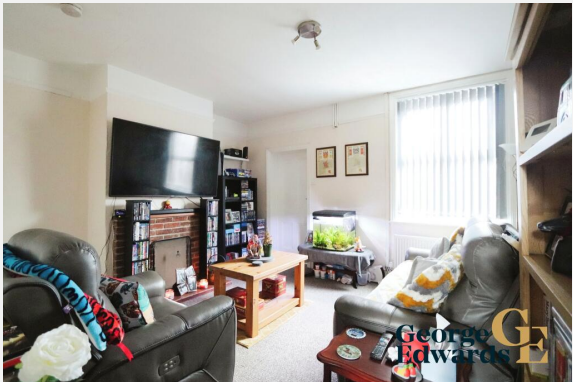
12 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

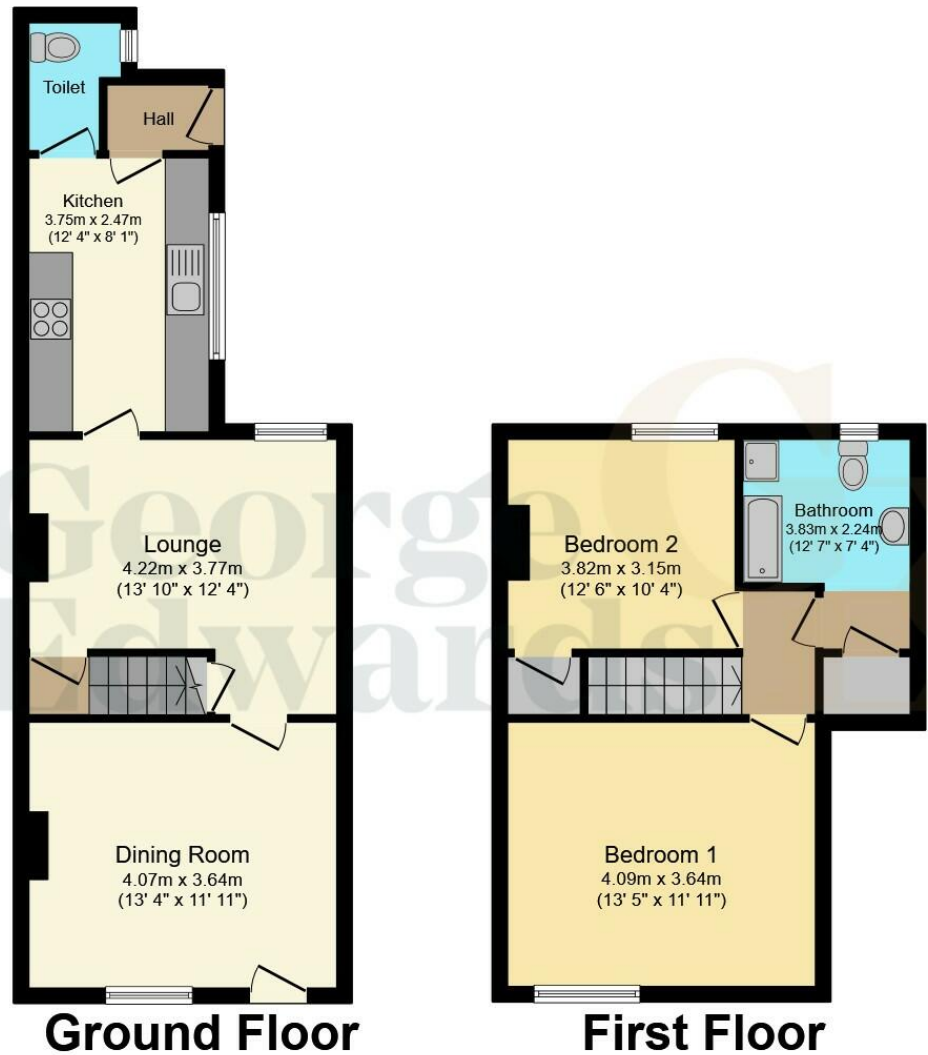


Satellite/Fibre TV Availability:





**3, SANDCLIFFE ROAD, MIDWAY, SWADLINCOTE, DE11
7PQ**



Total floor area 81.3 m² (875 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Property EPC - Certificate

3 Sandcliffe Road, Midway, SWADLINCOTE, DE11 7PQ

Energy rating

D

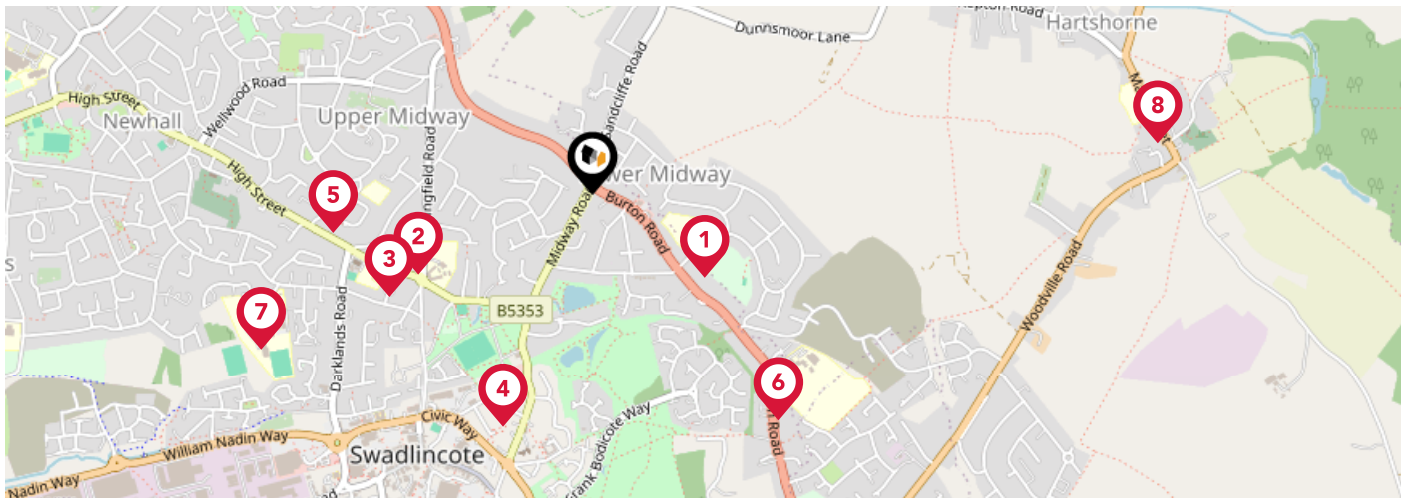
Valid until 14.01.2034

Certificate number
9220-3033-7209-0164-7204

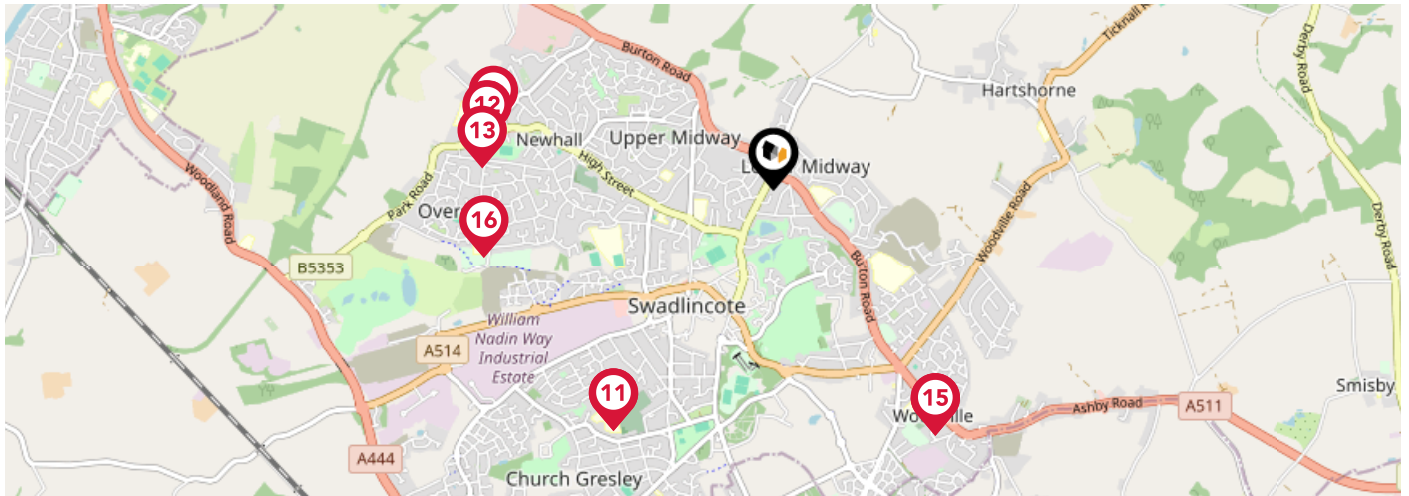
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	102 m ²



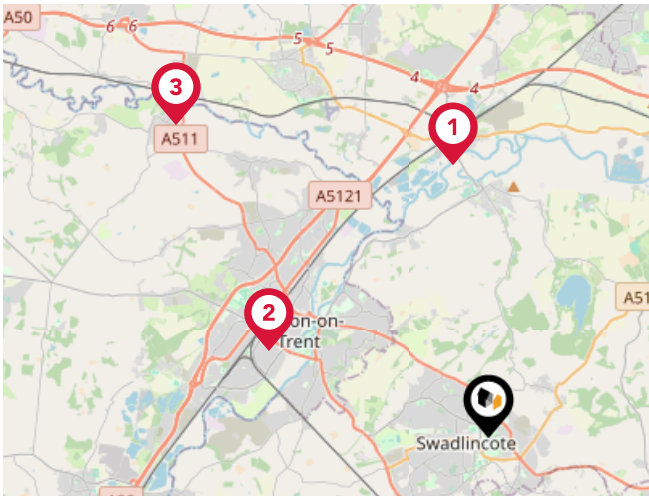
		Nursery	Primary	Secondary	College	Private
Eureka Primary School Ofsted Rating: Good Pupils: 136 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Springfield Junior School Ofsted Rating: Requires Improvement Pupils: 213 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Edward's Catholic Academy Ofsted Rating: Good Pupils: 213 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Belmont Primary School Ofsted Rating: Good Pupils: 409 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elmsleigh Infant & Nursery School Ofsted Rating: Requires Improvement Pupils:0 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Granville Academy Ofsted Rating: Requires Improvement Pupils: 737 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The Pingle Academy Ofsted Rating: Good Pupils: 1286 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hartshorne CofE Primary School Ofsted Rating: Good Pupils: 95 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



	Nursery	Primary	Secondary	College	Private
Newhall Infant School Ofsted Rating: Good Pupils: 290 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church Gresley Infant and Nursery School Ofsted Rating: Good Pupils: 341 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pennine Way Junior Academy Ofsted Rating: Good Pupils: 369 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Allitt School Ofsted Rating: Requires Improvement Pupils: 634 Distance: 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South Derbyshire Support Centre Ofsted Rating: Good Pupils: 21 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodville CofE Junior School Ofsted Rating: Requires Improvement Pupils: 317 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodville Infant School Ofsted Rating: Outstanding Pupils: 262 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fairmeadows Foundation Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

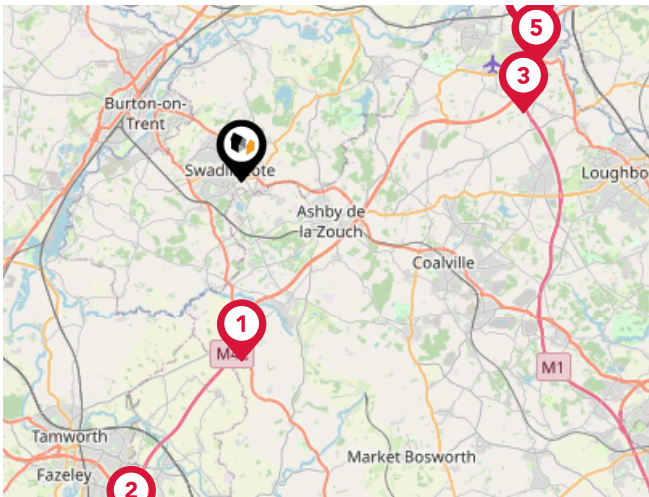
Area

Transport (National)



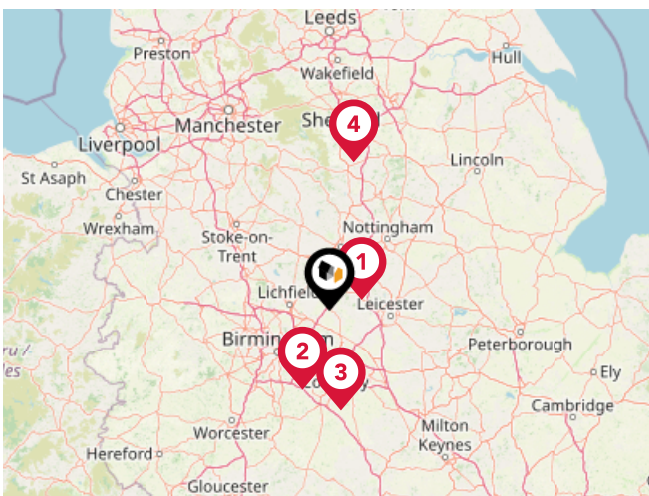
National Rail Stations

Pin	Name	Distance
	Willington Rail Station	4.92 miles
	Burton-on-Trent Rail Station	4.25 miles
	Tutbury & Hatton Rail Station	7.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M42 J11	6.48 miles
	M42 J10	13.07 miles
	M1 J23A	10.42 miles
	M1 J24A	11.55 miles
	M1 J24	11.35 miles

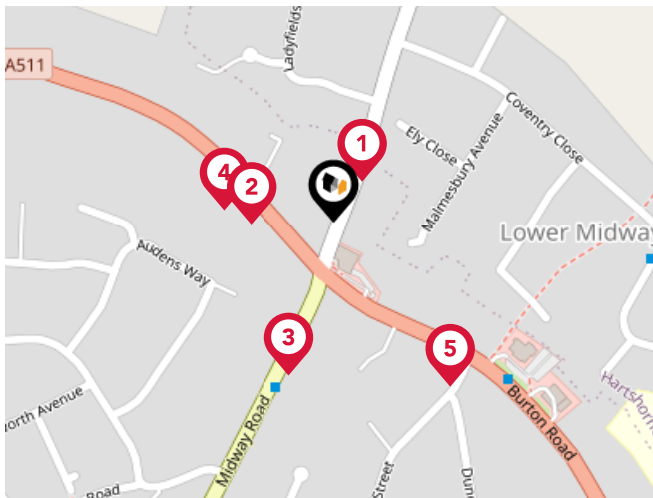


Airports/Helipads

Pin	Name	Distance
	East Midlands Airport	9.62 miles
	Birmingham International Airport	24.09 miles
	Coventry Airport	28.89 miles
	Sheffield City Airport	42.92 miles

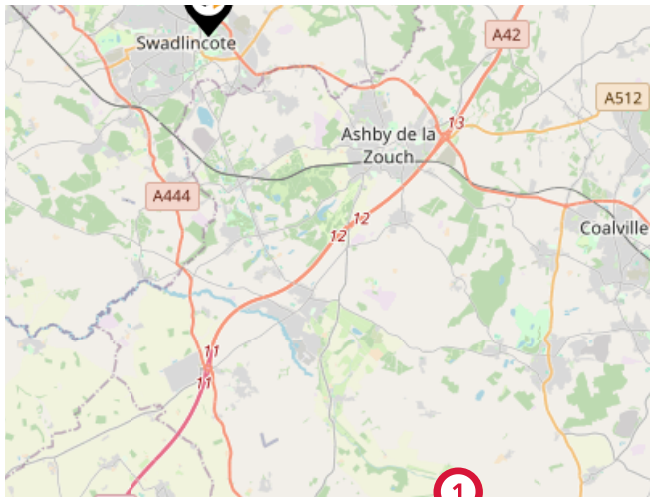
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ladyfields	0.03 miles
2	Sandcliffe Road	0.05 miles
3	Midway Road Top	0.09 miles
4	Sandcliffe Road	0.06 miles
5	Midway Inn	0.11 miles



Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	9.93 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



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George Edwards

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