

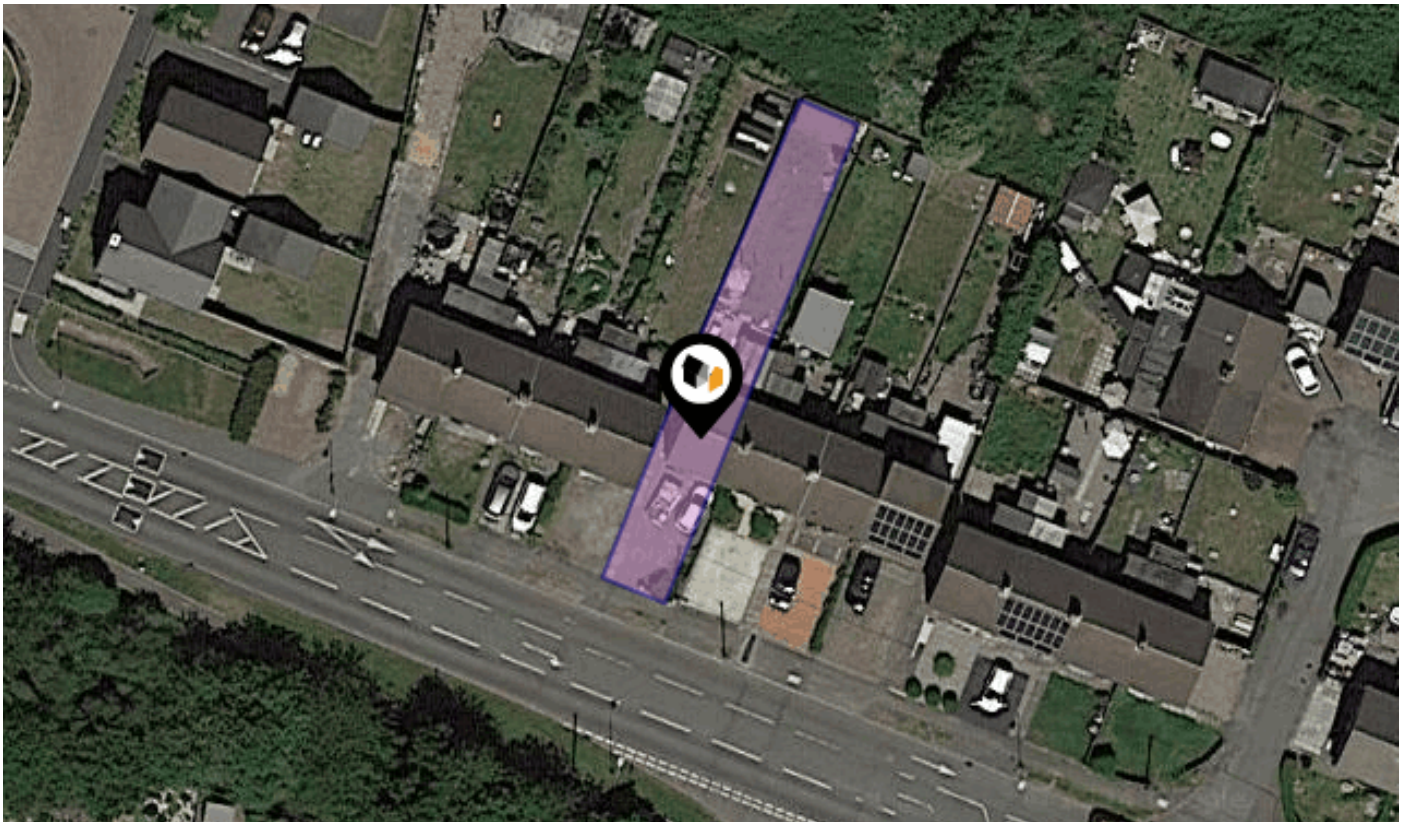


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th January 2024



40, NEW STREET, MEASHAM, SWADLINCOTE, DE12 7JN

OIRO : £200,000

George Edwards

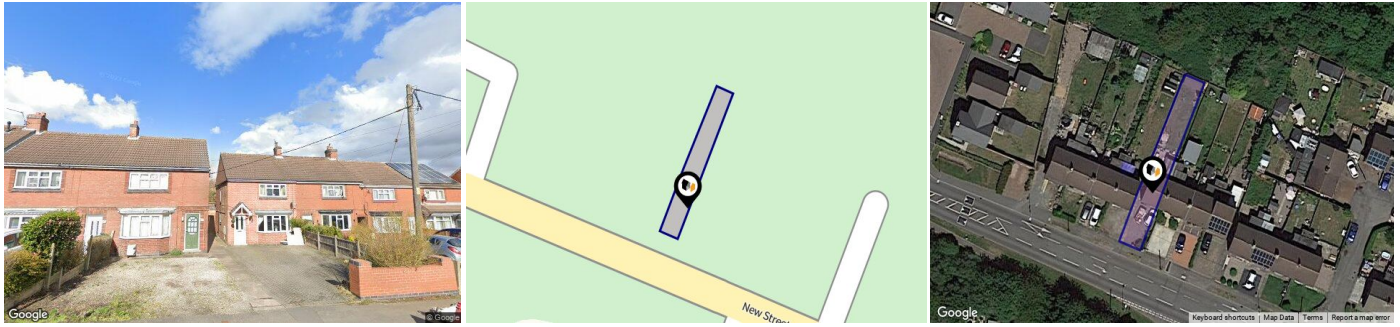
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





Property

Type:	Semi-Detached	Last Sold Date:	15/12/2006
Bedrooms:	3	Last Sold Price:	£124,950
Plot Area:	0.06 acres	OIRO:	£200,000
Council Tax :	Band A	Tenure:	Freehold
Annual Estimate:	£1,354		
Title Number:	LT359588		
UPRN:	100030580287		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

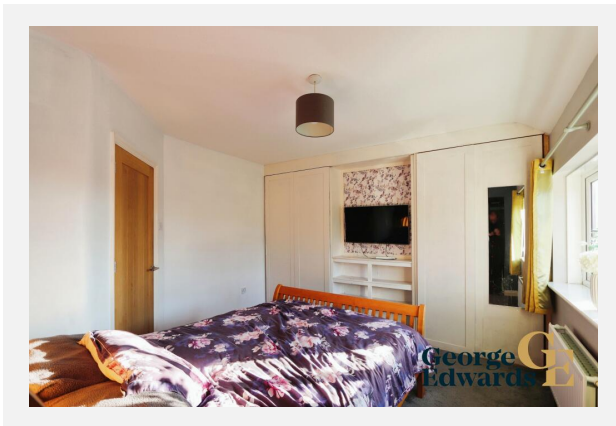
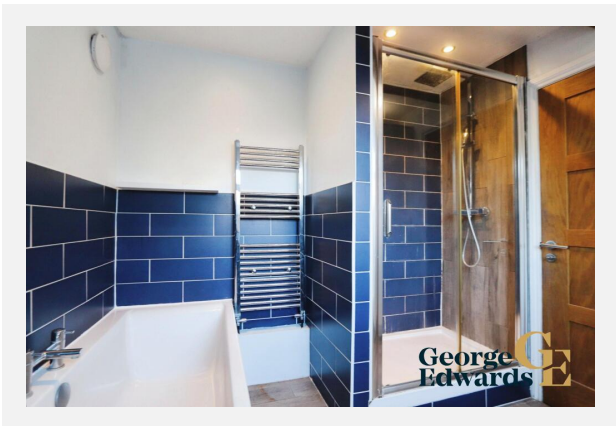
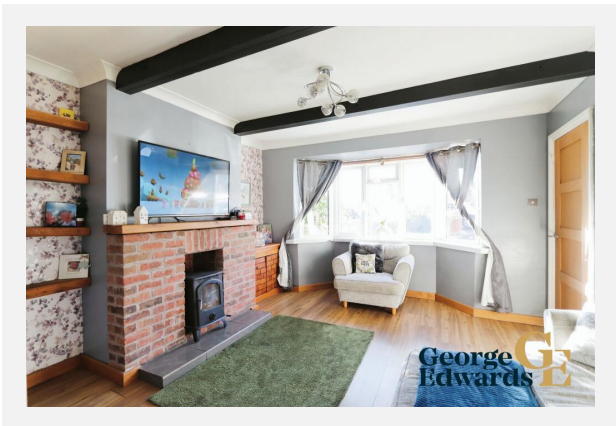
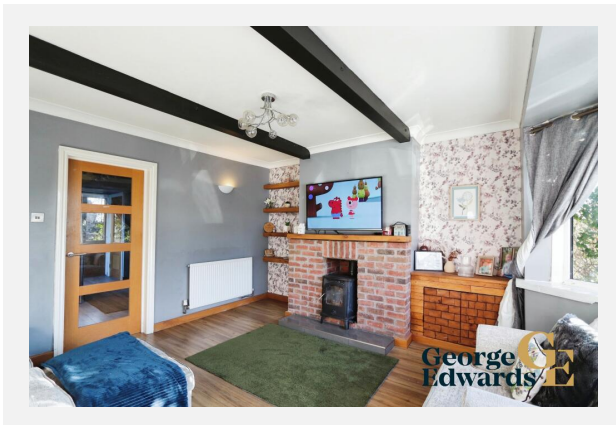
15 mb/s	57 mb/s	1000 mb/s

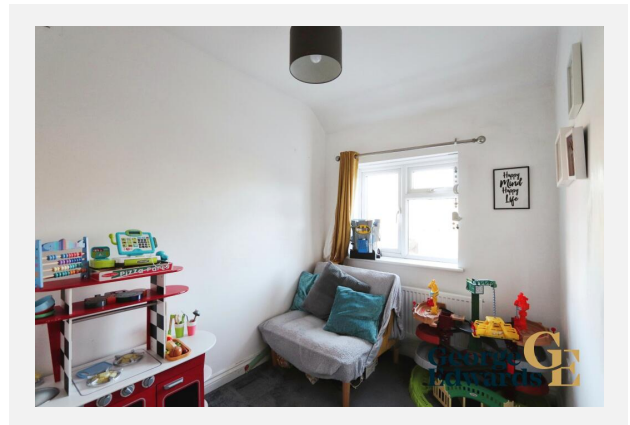
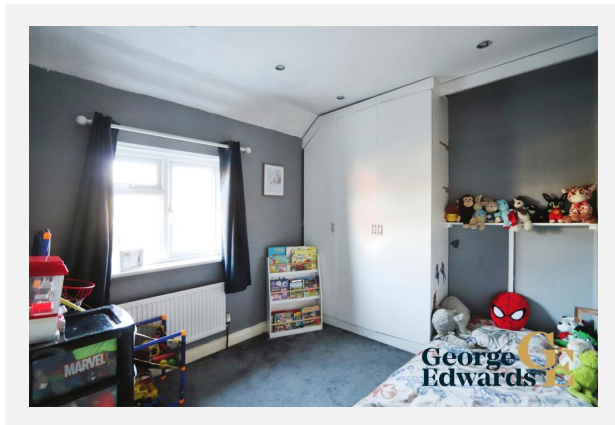
Mobile Coverage: (based on calls indoors)



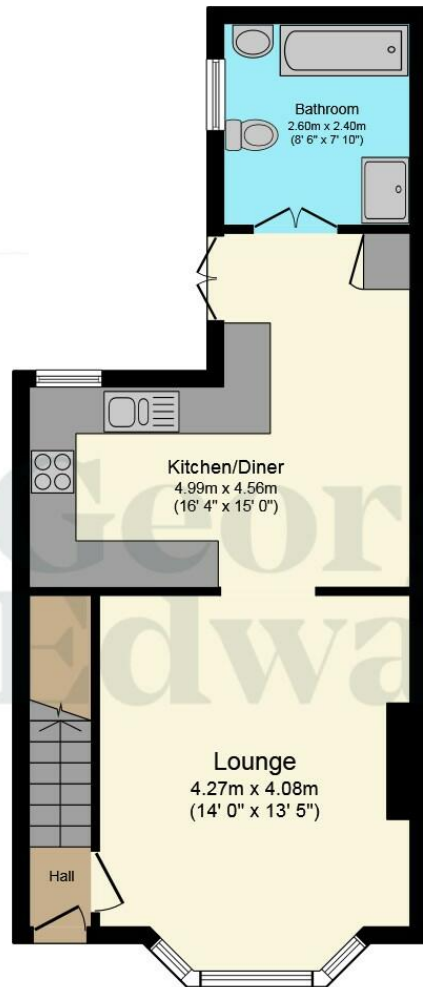
Satellite/Fibre TV Availability:



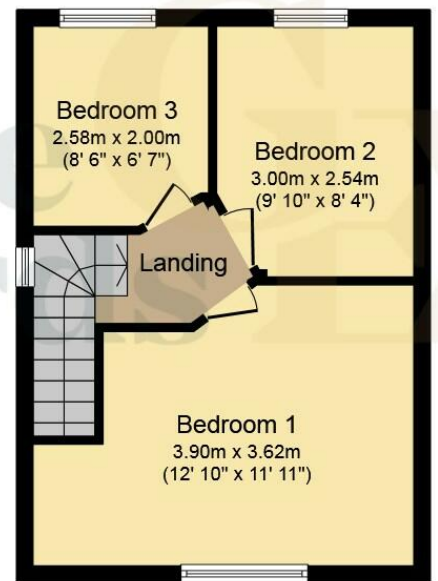




40, NEW STREET, MEASHAM, SWADLINCOTE, DE12 7JN



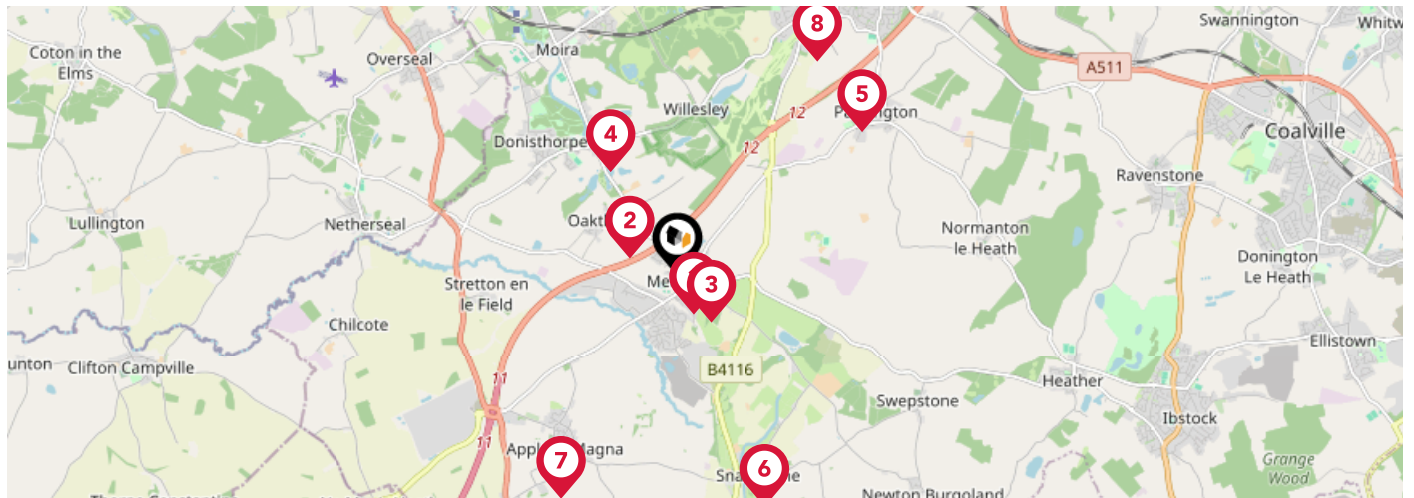
Ground Floor



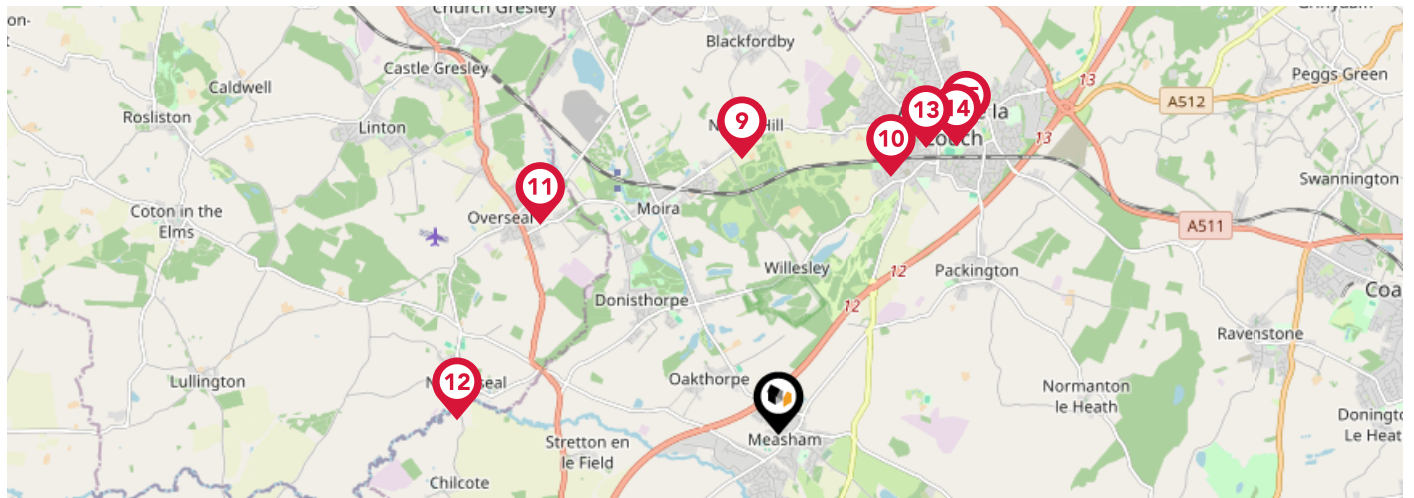
First Floor

Total floor area 80.6 sq.m. (867 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



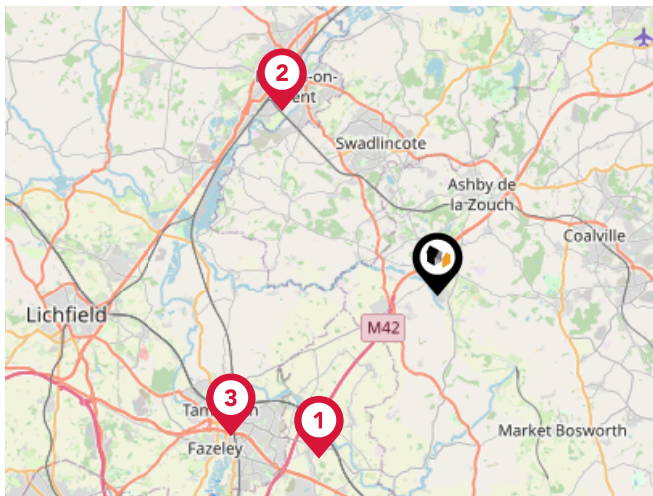
		Nursery	Primary	Secondary	College	Private
	Measham Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakthorpe Primary School Ofsted Rating: Good Pupils: 92 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Charles Catholic Primary Voluntary Academy Ofsted Rating: Good Pupils: 126 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donisthorpe Primary School Ofsted Rating: Good Pupils: 205 Distance:1.12	<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: 107 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Snarestone Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 83 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir John Moore Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashby Willesley Primary School Ofsted Rating: Good Pupils: 419 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Moira Primary School Ofsted Rating: Good Pupils: 194 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ashby Hill Top Primary School Ofsted Rating: Outstanding Pupils: 312 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overseal Primary School Ofsted Rating: Good Pupils: 210 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Netherseal St Peter's CofE (C) Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:2.88	<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: 310 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lewis Charlton Learning Centre Ofsted Rating: Inadequate Pupils: 36 Distance:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ivanhoe College Ashby-De-La-Zouch Ofsted Rating: Good Pupils: 956 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newton Burgoland Primary School Ofsted Rating: Outstanding Pupils: 92 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

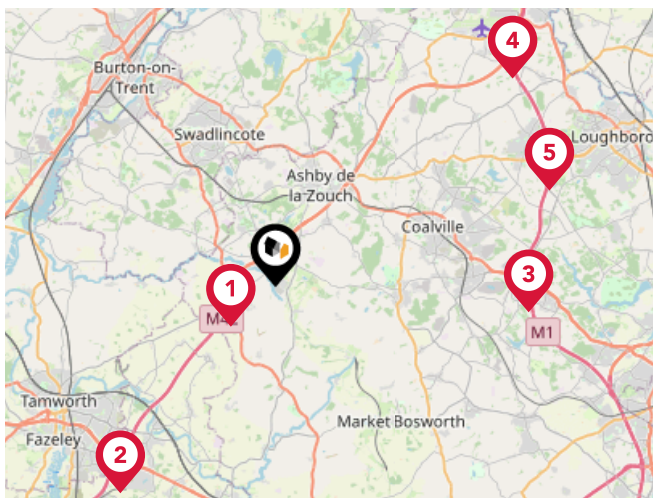
Area

Transport (National)



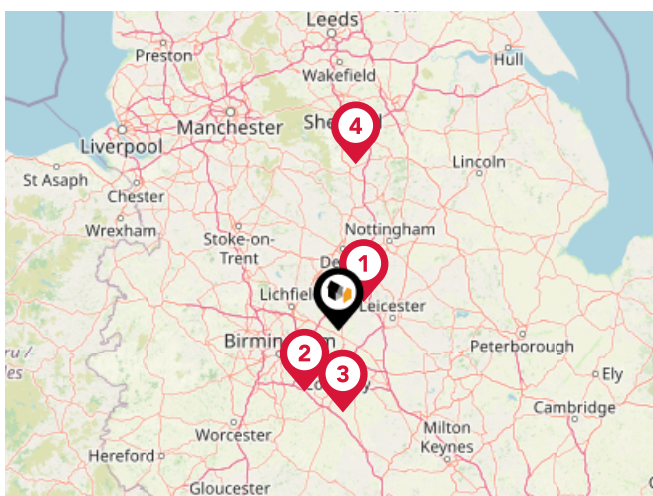
National Rail Stations

Pin	Name	Distance
1	Polesworth Rail Station	7.27 miles
2	Burton-on-Trent Rail Station	8.63 miles
3	Tamworth High Level Rail Station	9.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	2.22 miles
2	M42 J10	9.33 miles
3	M1 J22	9.11 miles
4	M1 J23A	11.28 miles
5	M1 J23	10.41 miles

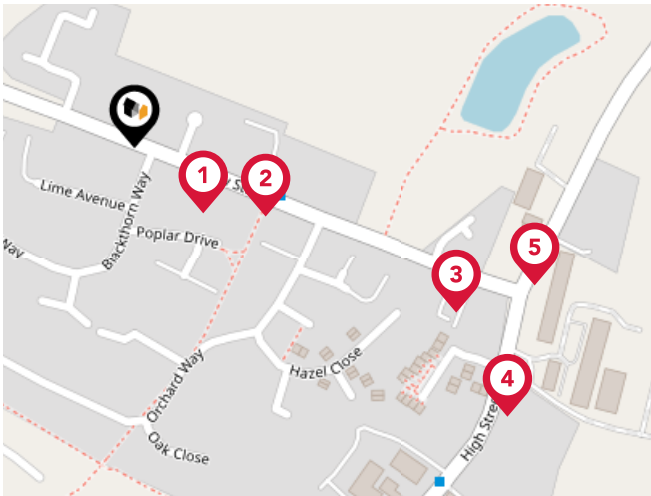


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	10.98 miles
2	Birmingham International Airport	20.13 miles
3	Coventry Airport	23.77 miles
4	Sheffield City Airport	47.65 miles

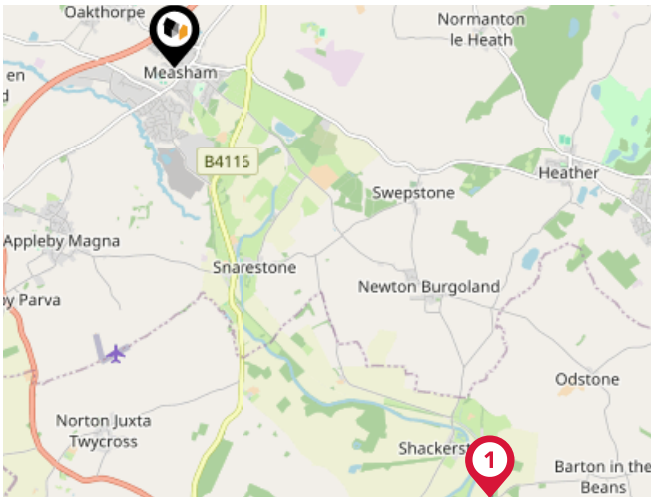
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackthorn Way	0.05 miles
2	Blackthorn Way	0.08 miles
3	Orchard Way	0.2 miles
4	The Swan	0.26 miles
5	New Street	0.24 miles



Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	4.79 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/](#)

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of George Edwards or the seller.

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.

Please note that all appliances and heating systems are not tested by George Edwards and therefore no warranties can be given as to their good working order.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



George Edwards

Oak Tree House, Atherstone Road,
Measham, DE12 7EL
03333 057753
paul.halliday@georgeedwards.com
www.georgeedwards.com

