

CARL MYERS



BESPOKE ESTATE AGENT

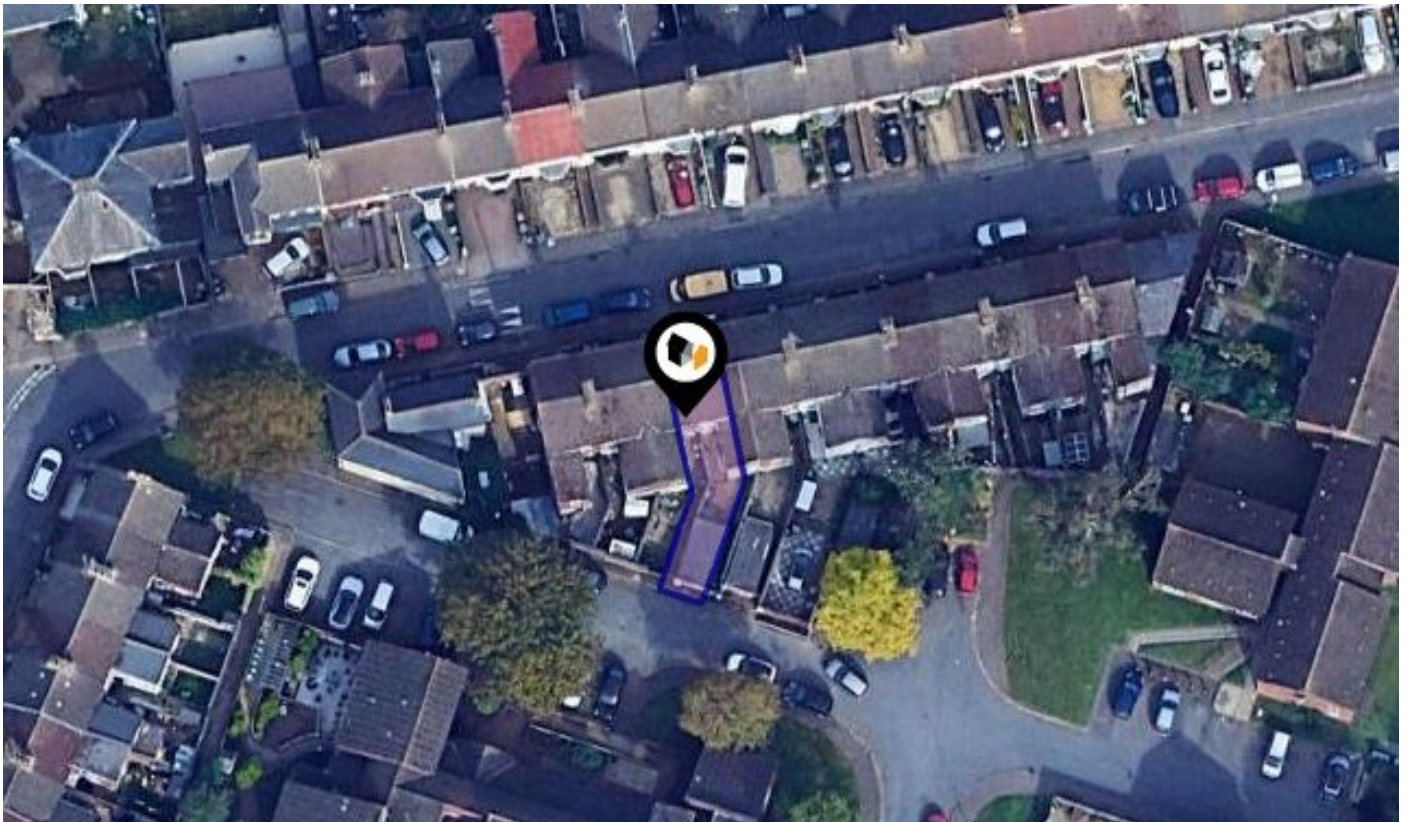


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03<sup>rd</sup> May 2024



## GREAT PARK STREET, WELLINGBOROUGH, NN8

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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# Introduction

## Our Comments

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Be better informed is the brand new service from Carl Myers Bespoke Estate Agent. We feel as a buyer you need the full property facts in front of you.

Start seeing our new property brochures which are fully interactive and have all the information you need about a house you are interested in at your fingertips.

Check out the schools. Find out where the nearest bus stop is. Check the boundary of the house you are viewing, the plot size and square footage.

We even feature broadband speeds, mobile phone coverage and what satellite/tv is available!

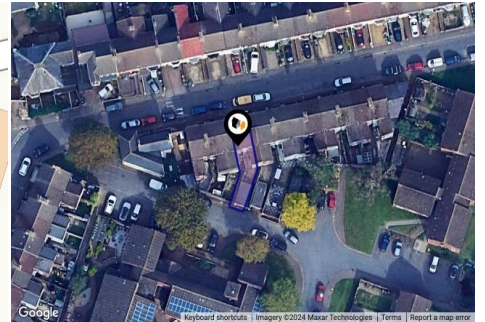
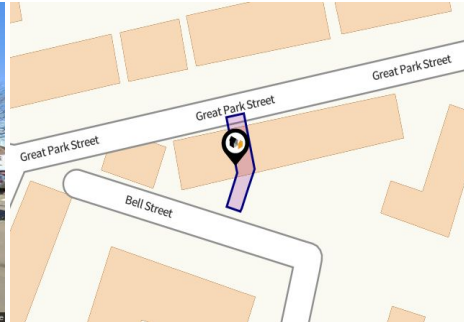
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	828 ft <sup>2</sup> / 77 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,461
Title Number:	NN120725
UPRN:	100031199900

Last Sold £/ft <sup>2</sup> :	£190
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



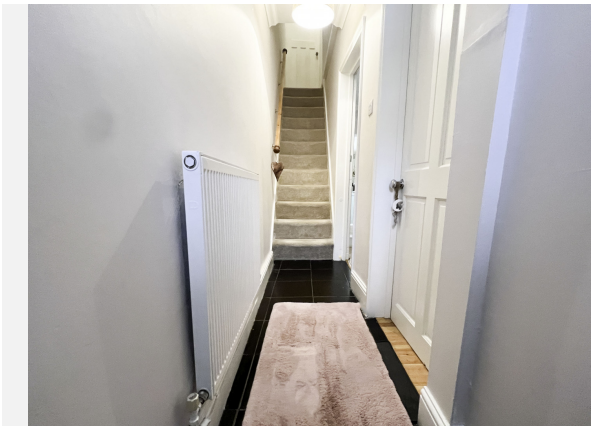


# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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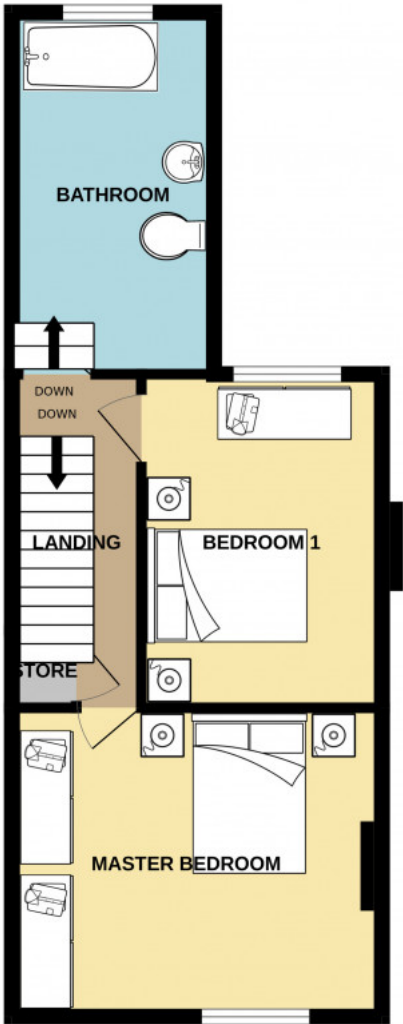
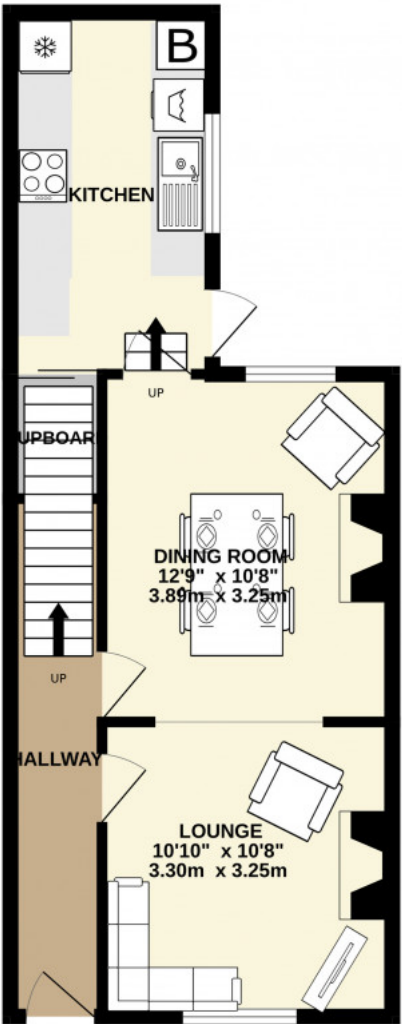
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## GREAT PARK STREET, WELLINGBOROUGH, NN8

GROUND FLOOR

1ST 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

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WELLINGBOROUGH, NN8

Energy rating

C

Valid until 18.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

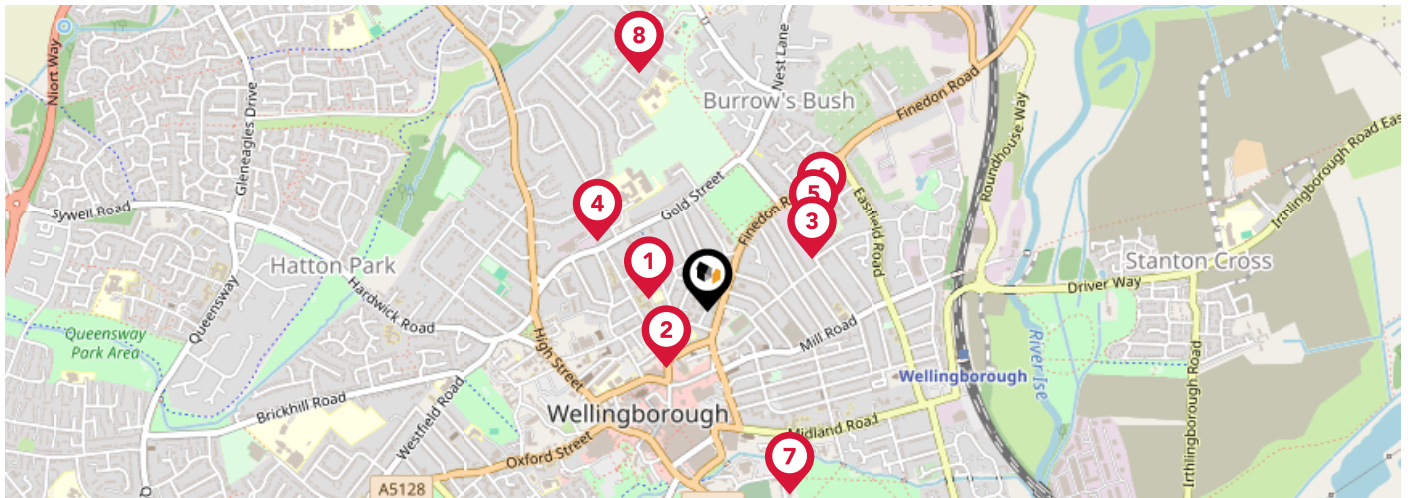
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and at least two room thermostats
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

# Area Schools

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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Avenue Infant School</b> Ofsted Rating: Good   Pupils: 178   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Park Junior School, Wellingborough</b> Ofsted Rating: Good   Pupils: 240   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Victoria Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 415   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sir Christopher Hatton Academy</b> Ofsted Rating: Outstanding   Pupils: 1271   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Rowan Gate Primary School -Two Sites + Satellite</b> Ofsted Rating: Outstanding   Pupils: 190   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highfield Nursery School</b> Ofsted Rating: Good   Pupils: 93   Distance:0.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Saints CEVA Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 238   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oakway Academy</b> Ofsted Rating: Requires Improvement   Pupils: 587   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

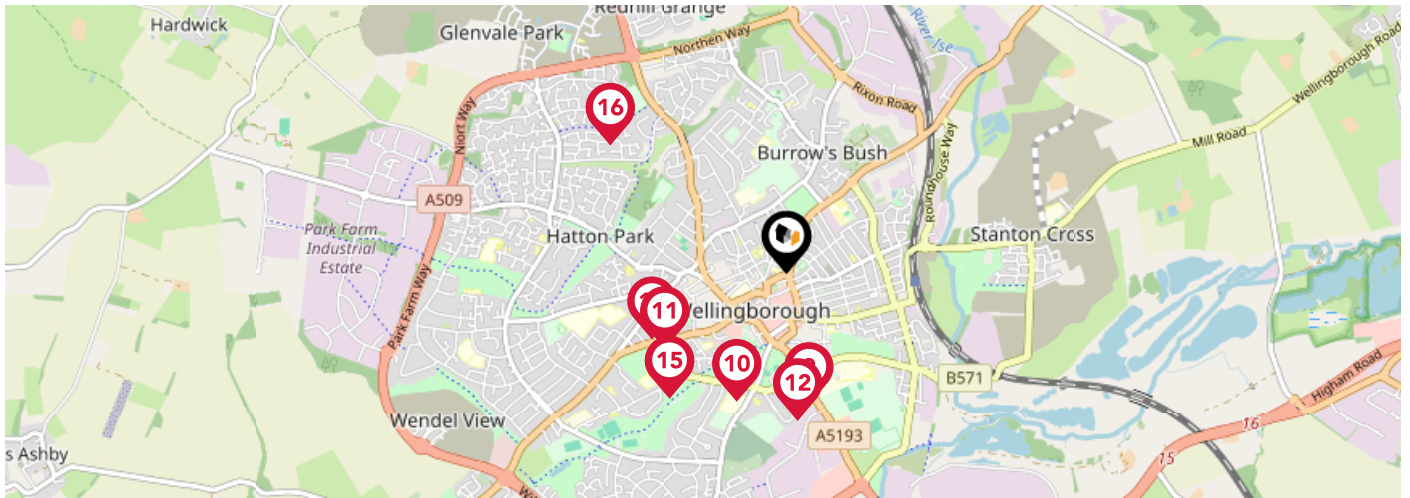


# Area Schools

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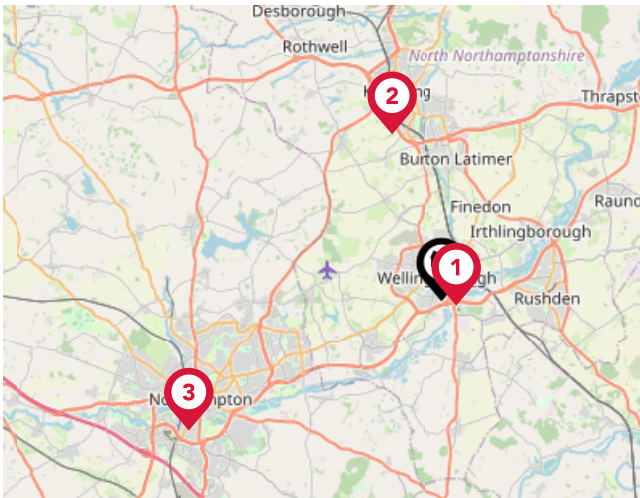
		Nursery	Primary	Secondary	College	Private
	<b>Wellingborough School</b> Ofsted Rating: Not Rated   Pupils: 835   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Friars Academy</b> Ofsted Rating: Outstanding   Pupils: 155   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Barnabas Church of England School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wrenn School</b> Ofsted Rating: Good   Pupils: 1134   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freemans Endowed Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 235   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Croyland Nursery School &amp; Day Nursery</b> Ofsted Rating: Outstanding   Pupils: 130   Distance:0.78	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Croyland Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redwell Primary School</b> Ofsted Rating: Good   Pupils: 629   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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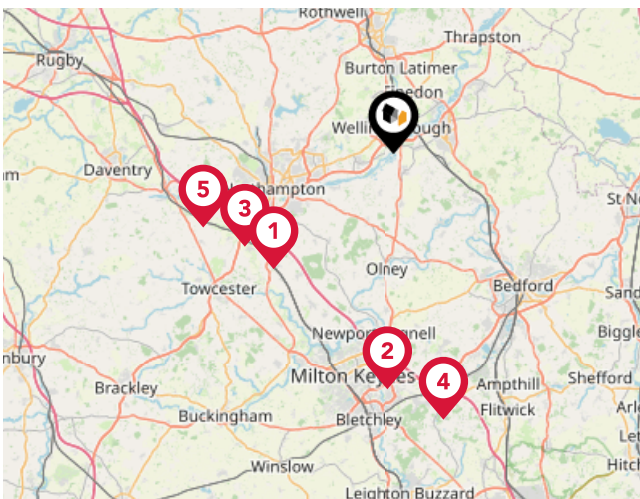


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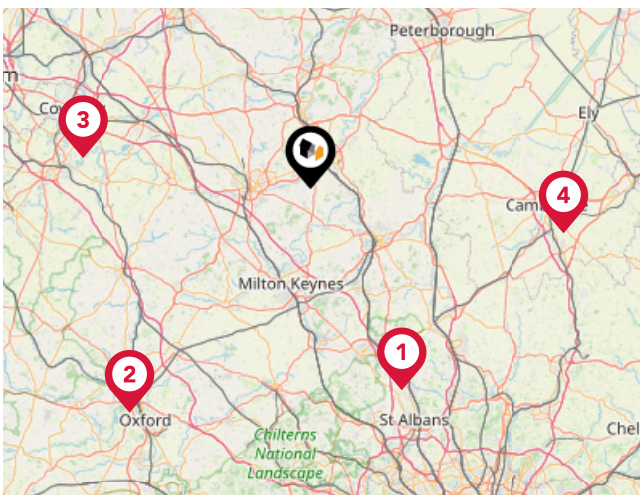
## National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	0.59 miles
2	Kettering Rail Station	6.29 miles
3	Northampton Rail Station	10.33 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	12.04 miles
2	M1 J14	17.1 miles
3	M1 J15A	12.68 miles
4	M1 J13	19.64 miles
5	M1 J16	14.76 miles



## Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	32.37 miles
2	London Oxford Airport	42.1 miles
3	Coventry Airport	33.45 miles
4	Cambridge Airport	37.17 miles

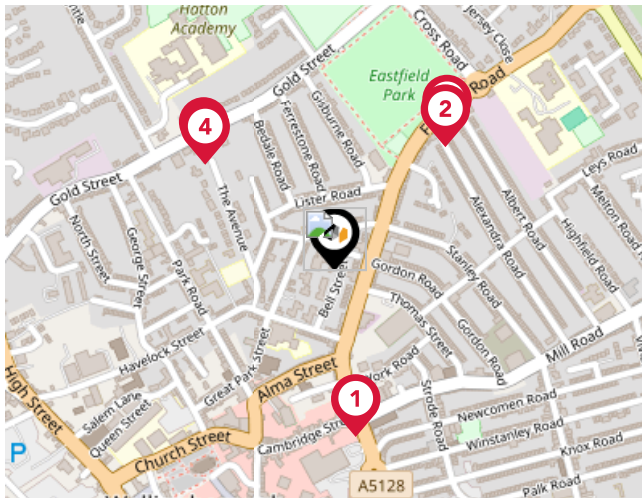
# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Street	0.19 miles
2	Albert Road	0.19 miles
3	Albert Road	0.2 miles
4	Health Centre	0.19 miles
5	Health Centre	0.19 miles



# Market

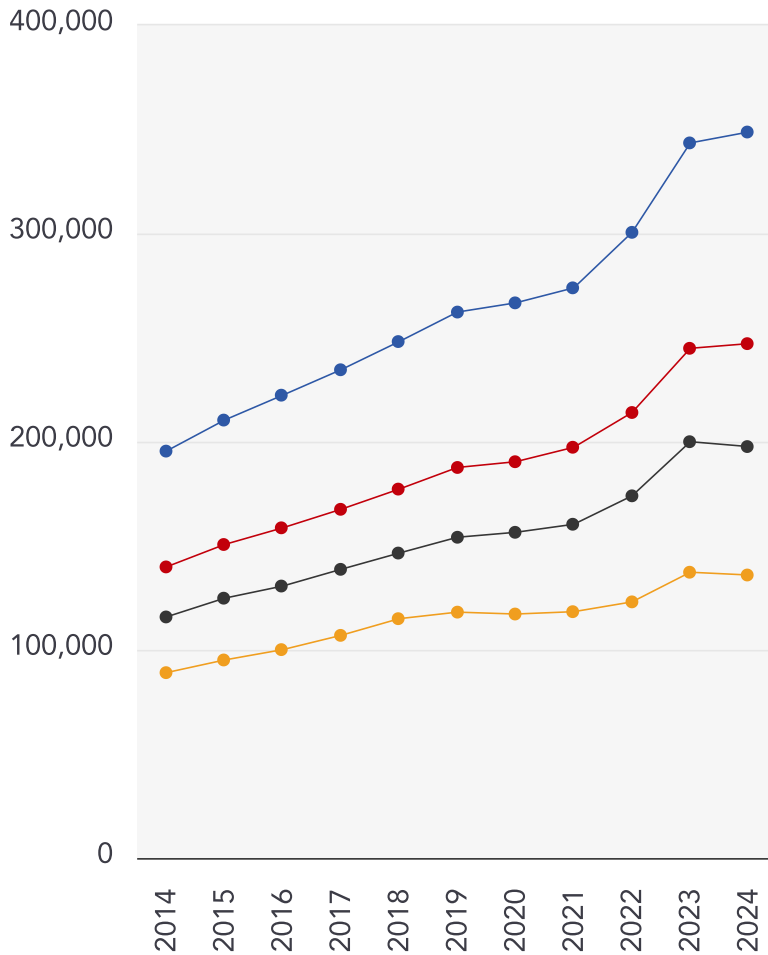
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN8



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**

# Carl Myers Bespoke Estate Agent powered by eXp **About Us**

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## **Carl Myers Bespoke Estate Agent powered by eXp**

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

# Carl Myers Bespoke Estate Agent powered by eXp Testimonials



## Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

## Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

## Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl\_myers\_bespoke

# Carl Myers Bespoke Estate Agent powered by eXp **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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