

CARL MYERS



BESPOKE ESTATE AGENT

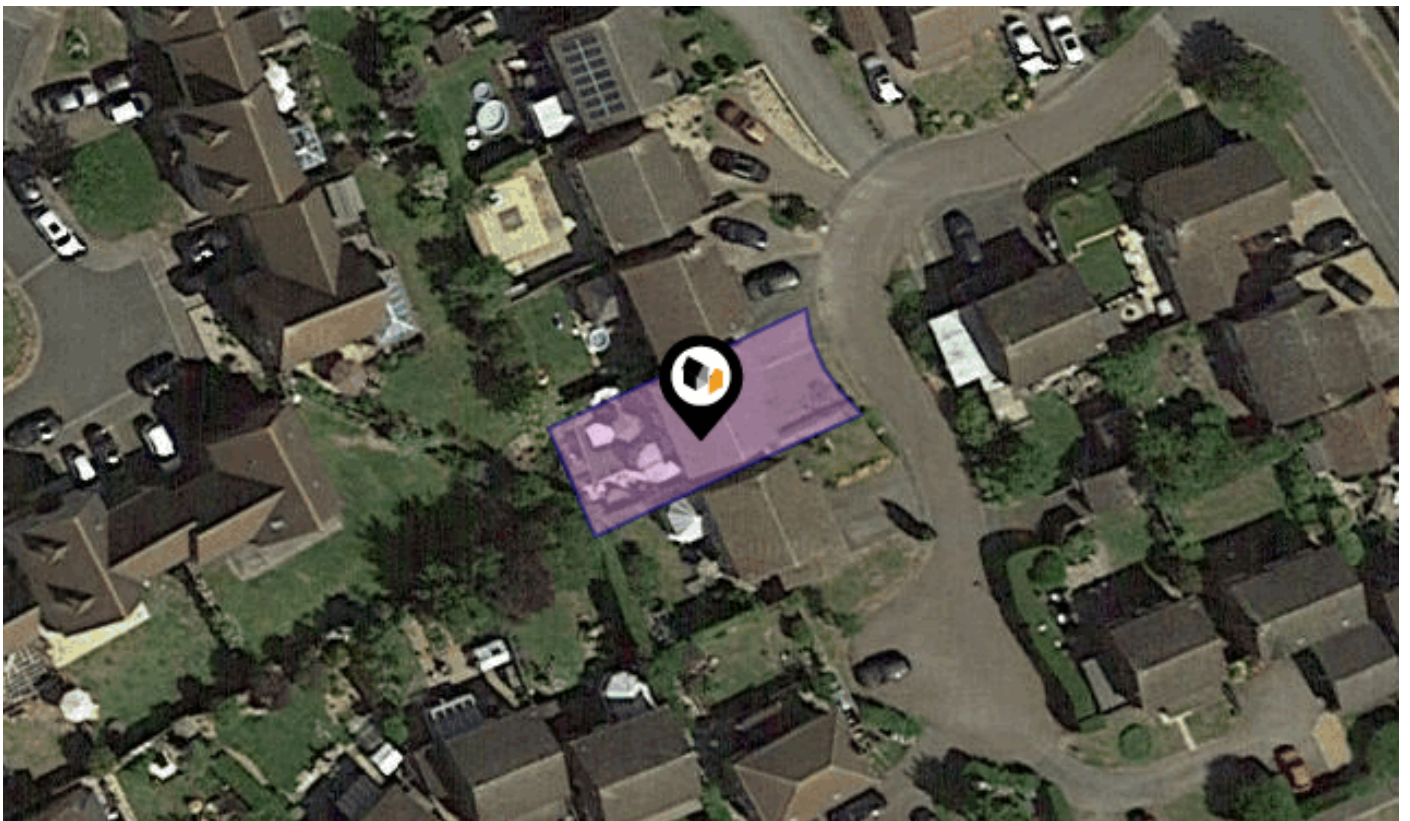


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st October 2024



BELVOIR CLOSE, RUSHDEN, NN10

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

Introduction

Our Comments

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📄 Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent 📄

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- 📄 Detailed property boundaries, plot sizes, and square footage.
- 📄 Nearby schools and their ratings.
- 📄 Proximity to the nearest bus stops and other transportation options.
- 📄 Broadband speeds, mobile phone coverage, and available satellite/TV services.

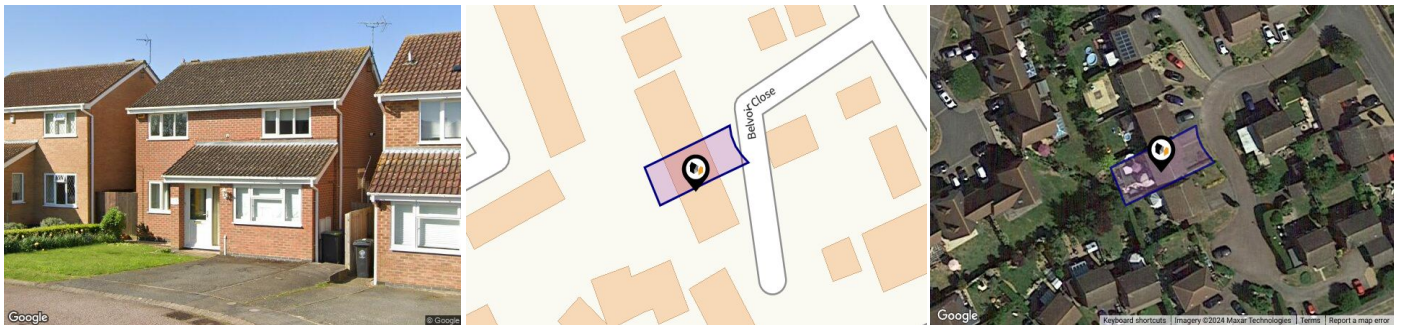
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 5 | | |
| Floor Area: | 1,130 ft ² / 105 m ² | | |
| Plot Area: | 0.06 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,191 | | |
| Title Number: | NN93840 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 15 mb/s | 80 mb/s | 1000 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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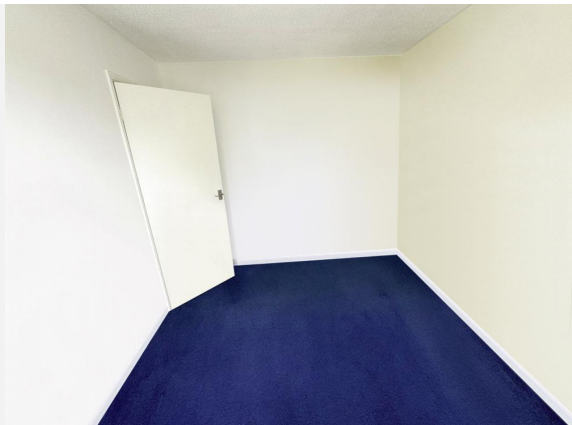


Gallery Photos

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Gallery Photos

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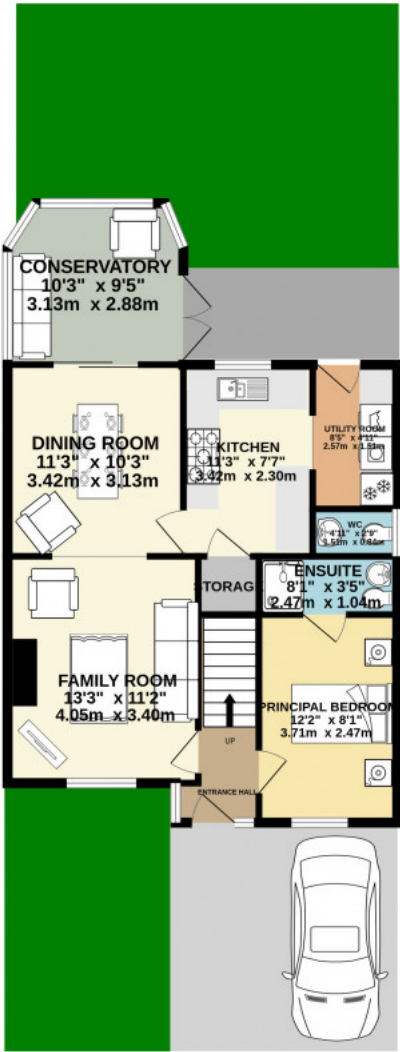


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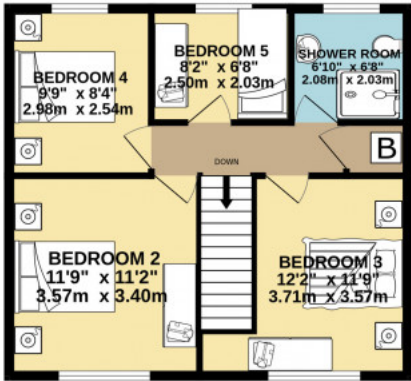


BELVOIR CLOSE, RUSHDEN, NN10

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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Energy rating
NN10

C

Valid until 10.09.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

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Additional EPC Data

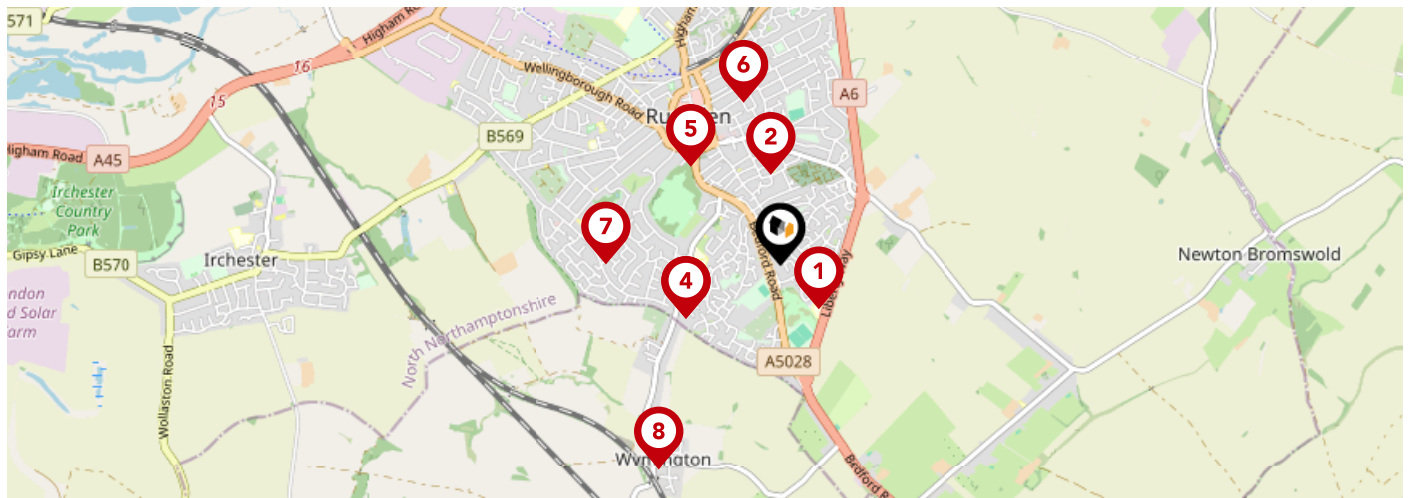
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| 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: | 105 m ² |

Area Schools

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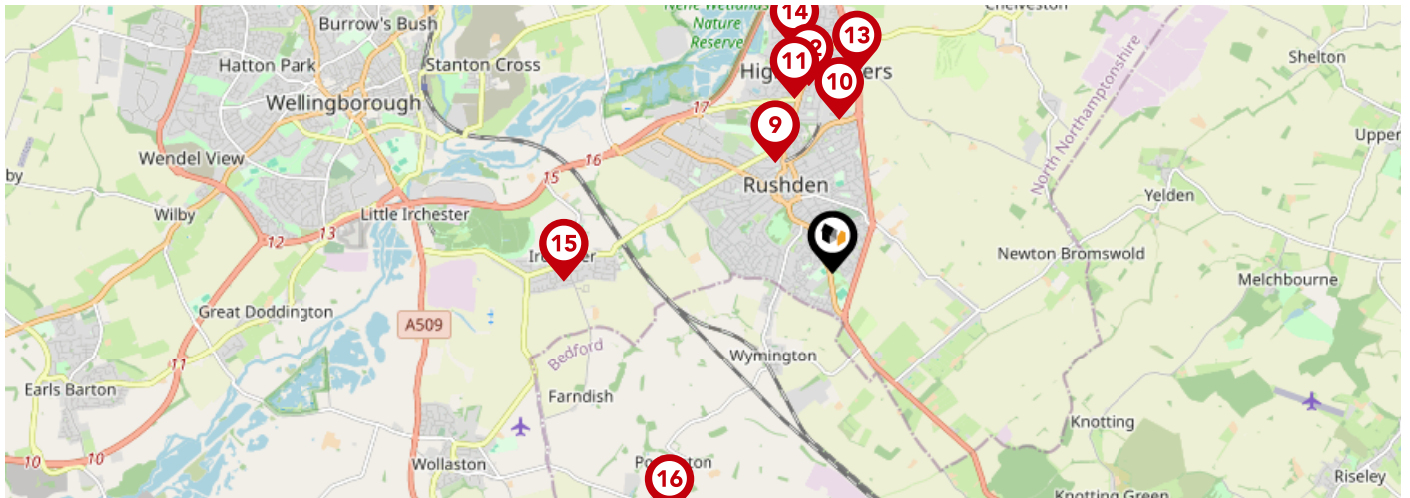
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | Rushden Primary Academy Ofsted Rating: Good Pupils: 389 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Newton Road School Ofsted Rating: Requires improvement Pupils: 243 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | South End Infant School Ofsted Rating: Good Pupils: 246 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | South End Junior School Ofsted Rating: Good Pupils: 346 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement Pupils: 147 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Denfield Park Primary School Ofsted Rating: Good Pupils: 432 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Whitefriars Primary School Ofsted Rating: Good Pupils: 411 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 142 Distance:1.08 | <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 |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Rushden Academy Ofsted Rating: Good Pupils: 892 Distance:1.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:1.4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:1.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:1.83 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:2.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Irchester Community Primary School Ofsted Rating: Good Pupils: 350 Distance:2.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Christopher Reeves CofE VA Primary School Ofsted Rating: Good Pupils: 75 Distance:2.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

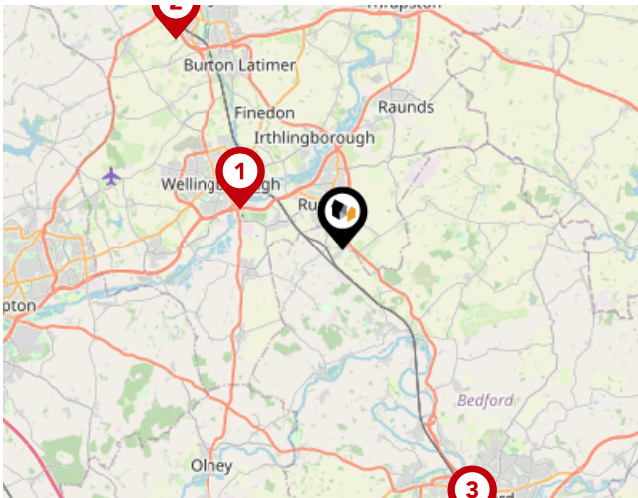
Area

Transport (National)

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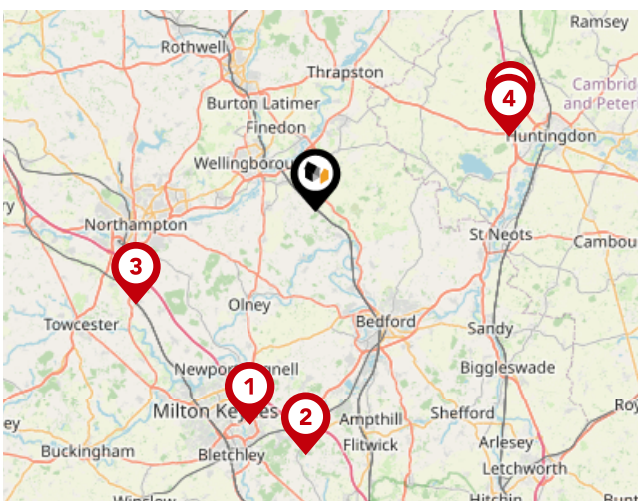


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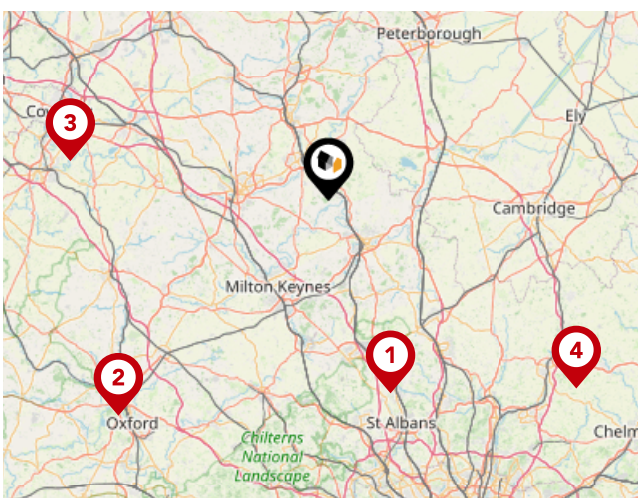
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Wellingborough Rail Station | 3.97 miles |
| 2 | Kettering Rail Station | 9.71 miles |
| 3 | Bedford Rail Station | 11.18 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | M1 J14 | 16.22 miles |
| 2 | M1 J13 | 17.74 miles |
| 3 | M1 J15 | 14.62 miles |
| 4 | A1(M) J13 | 15.12 miles |
| 5 | A1(M) J14 | 15.54 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 29.34 miles |
| 2 | Kidlington | 43.77 miles |
| 3 | Baginton | 37.91 miles |
| 4 | Stansted Airport | 45.31 miles |

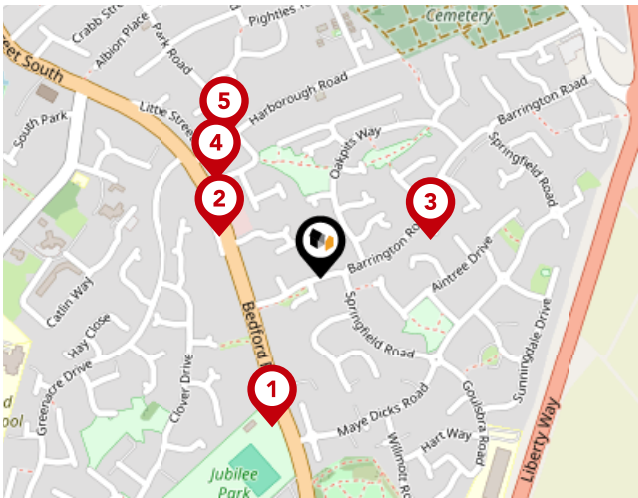
Area

Transport (Local)

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Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Jubilee Park | 0.18 miles |
| 2 | Manning Street | 0.12 miles |
| 3 | Barrington Road | 0.13 miles |
| 4 | Harborborough Road | 0.16 miles |
| 5 | Park Road | 0.19 miles |

Market

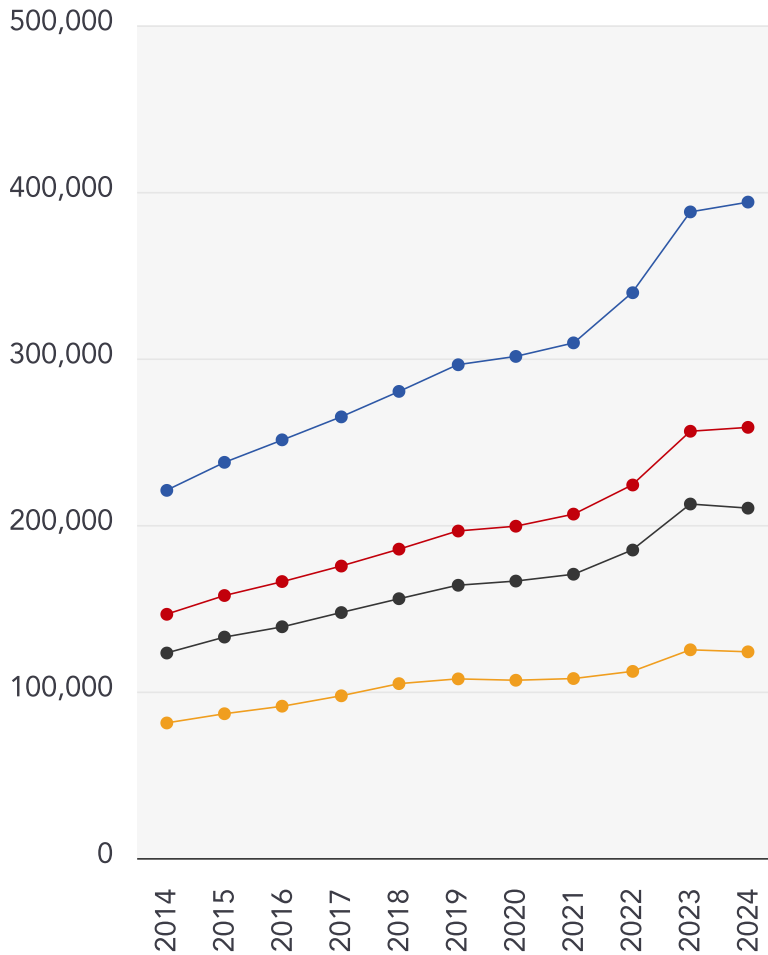
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN10



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

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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

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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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