

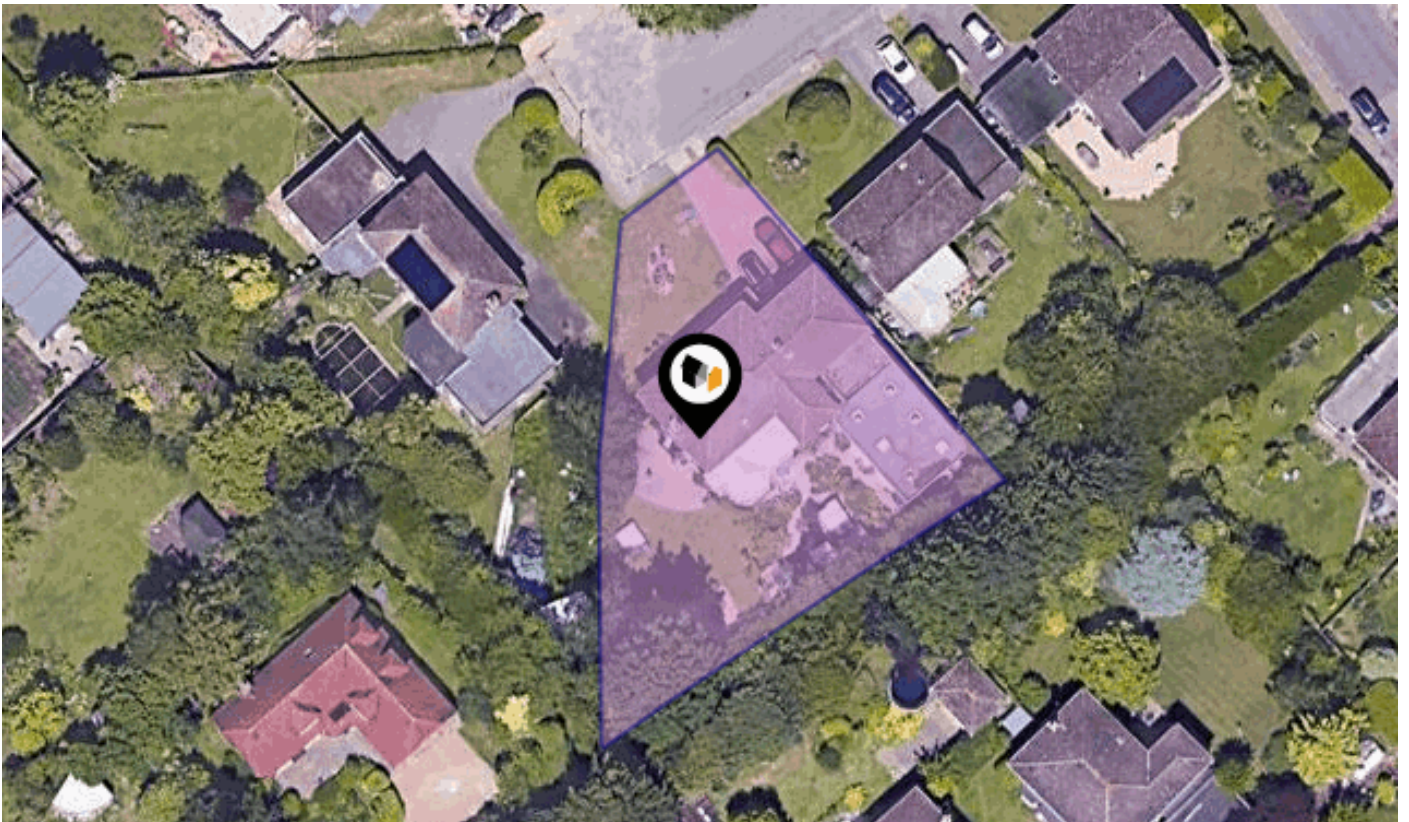


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 20<sup>th</sup> January 2024**



**HARKNESS DRIVE, CANTERBURY, CT2**

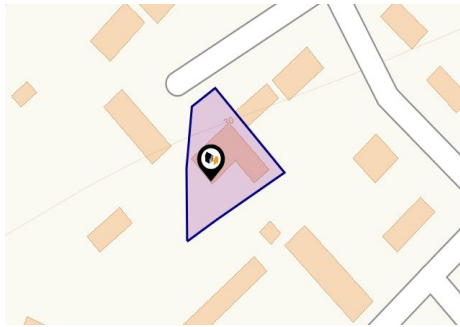
**James Voysey Powered by eXp**

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## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£75
<b>Bedrooms:</b>	5	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	3,805 ft <sup>2</sup> / 353 m <sup>2</sup>		
<b>Plot Area:</b>	0.24 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,358		
<b>Title Number:</b>	K422358		
<b>UPRN:</b>	100060813884		

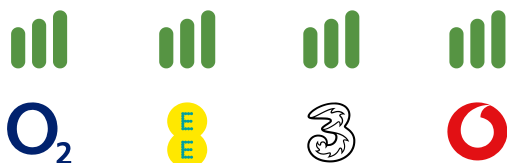
## Local Area

<b>Local Authority:</b>	Canterbury
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

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

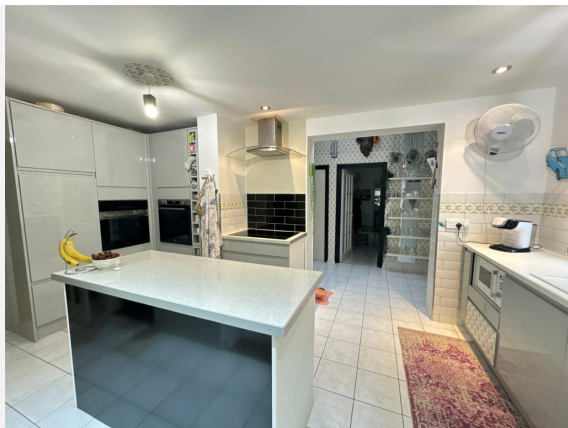
<b>12</b> mb/s	<b>58</b> mb/s	<b>-</b> mb/s
		

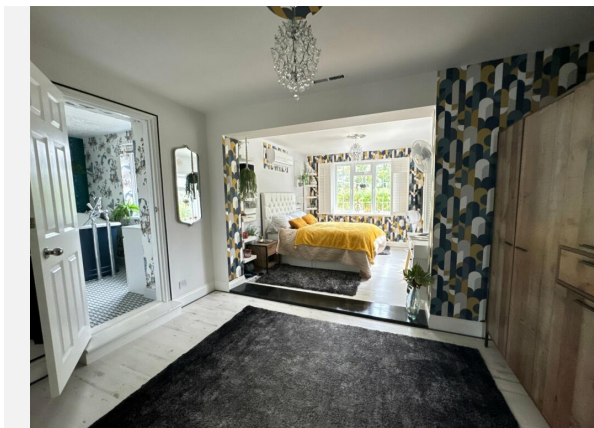
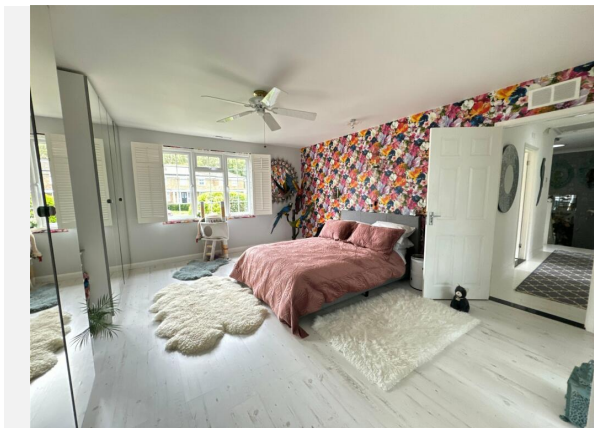
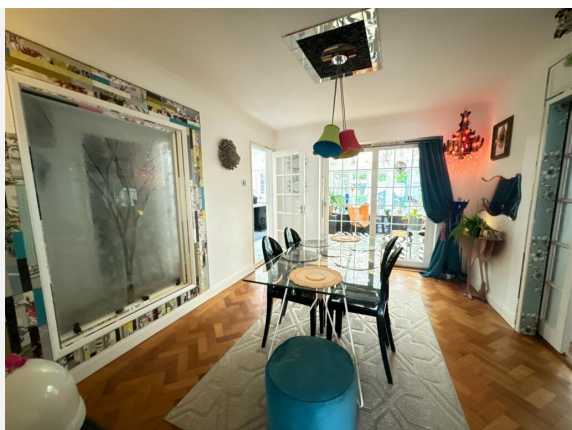
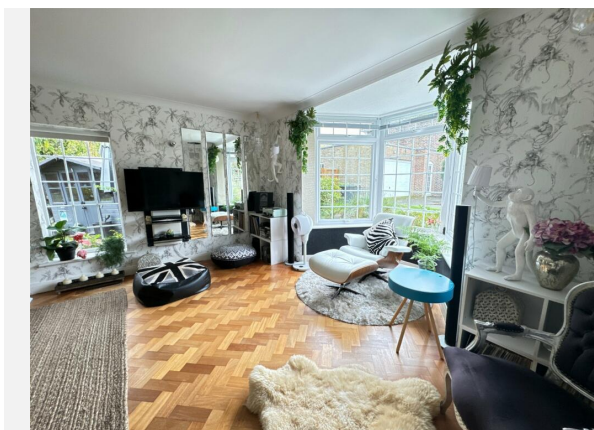
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:









## HARKNESS DRIVE, CANTERBURY, CT2



1ST FLOOR  
APPROX FLOOR  
AREA 1368 SQ.FT.  
(126.2 SQ.M.)

GROUND FLOOR  
APPROX FLOOR  
AREA  
2447 SQ.FT.  
(227.3 SQ.M.)

TOTAL APPROX FLOOR AREA 3805 SQ.FT. (353.5 SQ.M.)  
Measurements are approximate. Not to scale. For illustrative purposes only  
Made with Metropix 2018



# Property EPC - Certificate

Harkness Drive, CT2

Energy rating

**D**

Valid until 23.07.2026

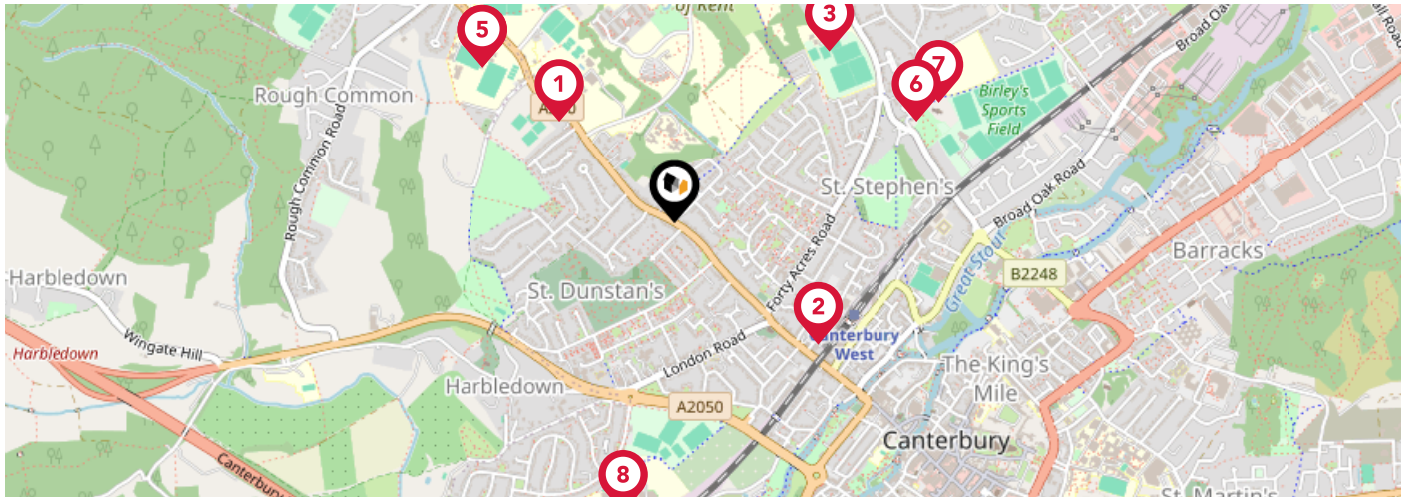
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		69   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<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>	3
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 39% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	322 m <sup>2</sup>

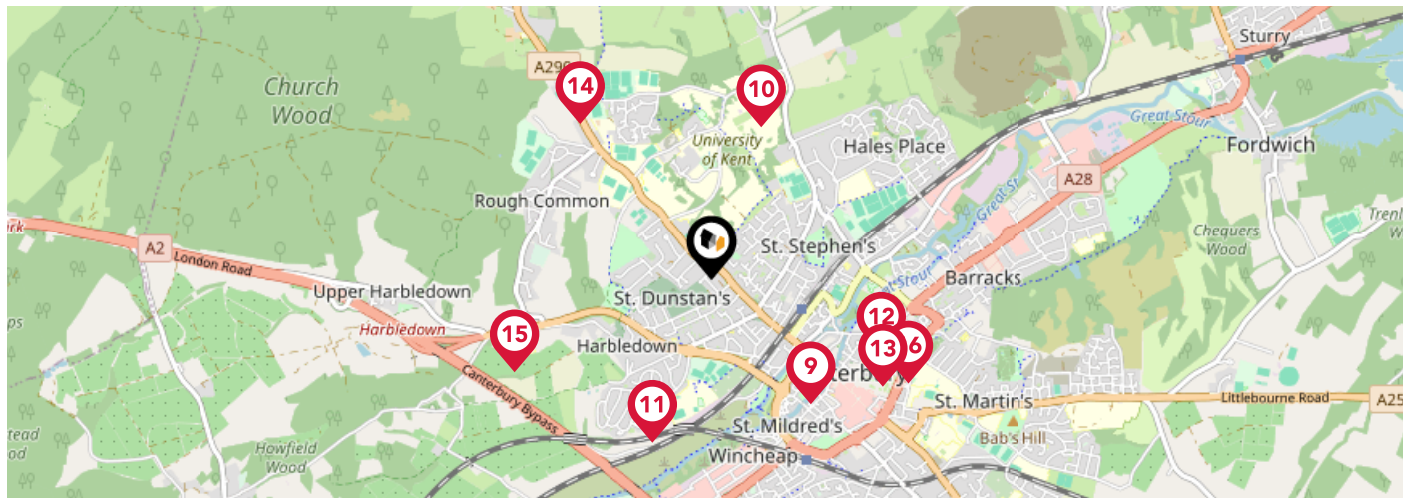










# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Edmund's School Canterbury</b> Ofsted Rating: Not Rated   Pupils: 575   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bemix</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Archbishop's School</b> Ofsted Rating: Requires Improvement   Pupils: 651   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kent College (Canterbury)</b> Ofsted Rating: Not Rated   Pupils: 534   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kent College International Study Centre</b> Ofsted Rating: Not Rated   Pupils: 24   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's Junior School</b> Ofsted Rating: Good   Pupils: 430   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Canterbury Academy</b> Ofsted Rating: Good   Pupils: 1685   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

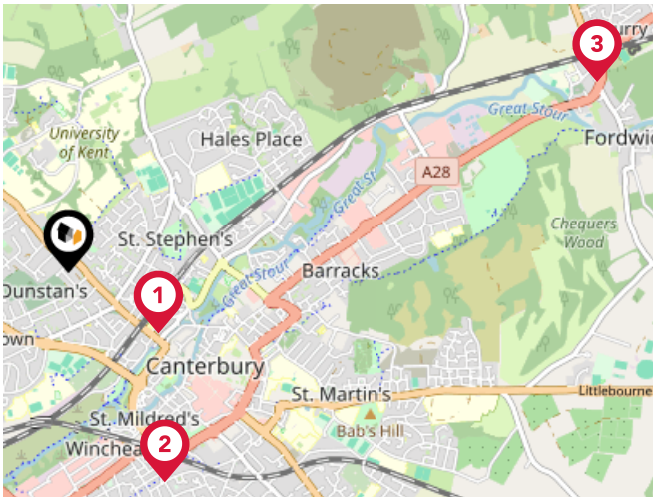
# Area Schools






		Nursery	Primary	Secondary	College	Private
	<b>St Peter's Methodist Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>University of Kent</b> Ofsted Rating: Good   Pupils:0   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Canterbury Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Johns Church of England Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The King's School Canterbury</b> Ofsted Rating: Not Rated   Pupils: 903   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blean Primary School</b> Ofsted Rating: Outstanding   Pupils: 432   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kent College Nursery, Infant and Junior School</b> Ofsted Rating: Not Rated   Pupils: 219   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas' Catholic Primary School, Canterbury</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

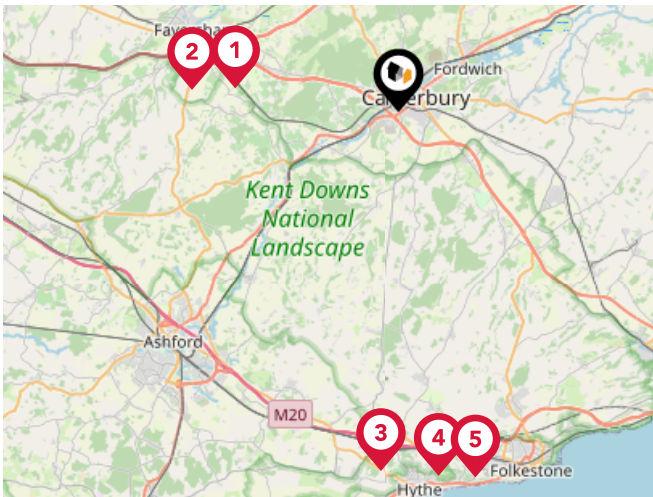
# Area

## Transport (National)








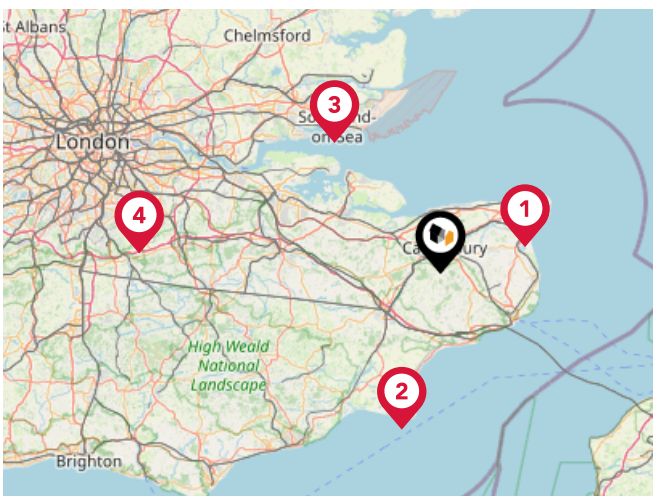
### National Rail Stations

Pin	Name	Distance
	Canterbury West Rail Station	0.5 miles
	Canterbury East Rail Station	1.07 miles
	Sturry Rail Station	2.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	6.14 miles
	M2 J6	7.71 miles
	M20 J11	13.36 miles
	M20 J11A	13.56 miles
	M20 J12	13.88 miles

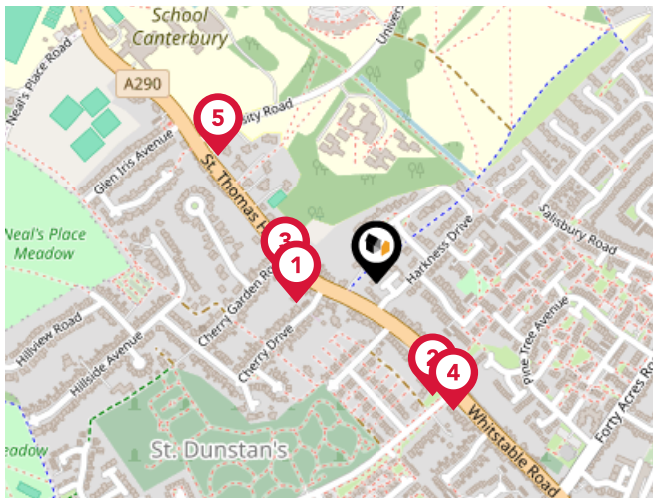


### Airports/Helipads






Pin	Name	Distance
	Kent International Airport	13.26 miles
	Lydd London Ashford Airport	23.78 miles
	London Southend Airport	24.93 miles
	Biggin Hill Airport	44.74 miles

# Area

## Transport (Local)




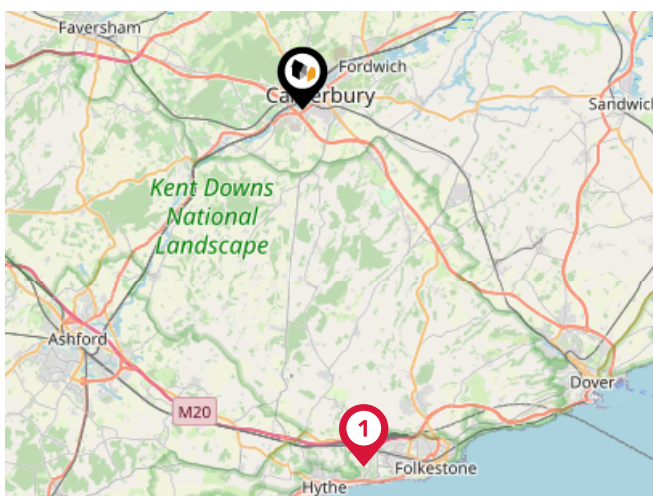
### Bus Stops/Stations

Pin	Name	Distance
	Cherry Garden Road	0.1 miles
	Westgate Court Avenue	0.15 miles
	Cherry Garden Road	0.11 miles
	Westgate Court Avenue	0.17 miles
	University Road St Edmund's School	0.24 miles




### Local Connections

Pin	Name	Distance
	Shepherdswell Station (East Kent Railway)	9.88 miles



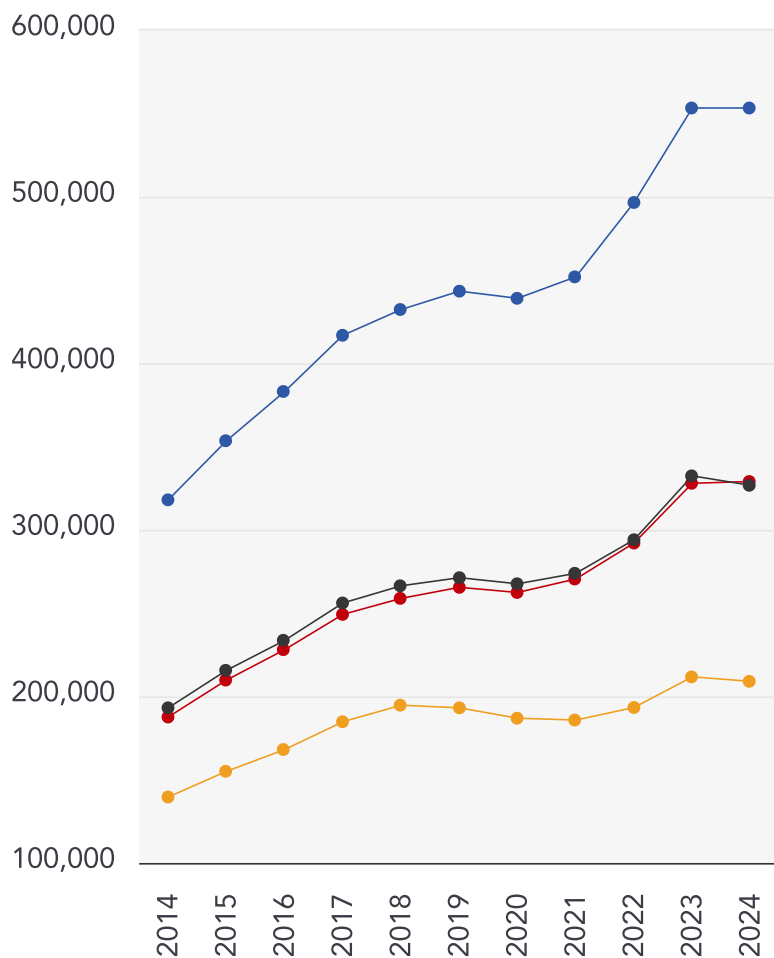
### Ferry Terminals

Pin	Name	Distance
	Folkestone Eurotunnel Terminal	13.45 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in CT2



Detached

**+73.97%**

Terraced

**+69.17%**

Semi-Detached

**+75.35%**

Flat

**+49.74%**

### James Voysey Powered by eXp

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Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

## Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

## Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

## Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](https://www.facebook.com/jamesvoyseyestateagent)



[/james-voysey-7ba90719b](https://www.linkedin.com/company/james-voysey-7ba90719b)

# James Voysey Powered by eXp Data Quality

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JAMES VOYSEY  POWERED BY

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