

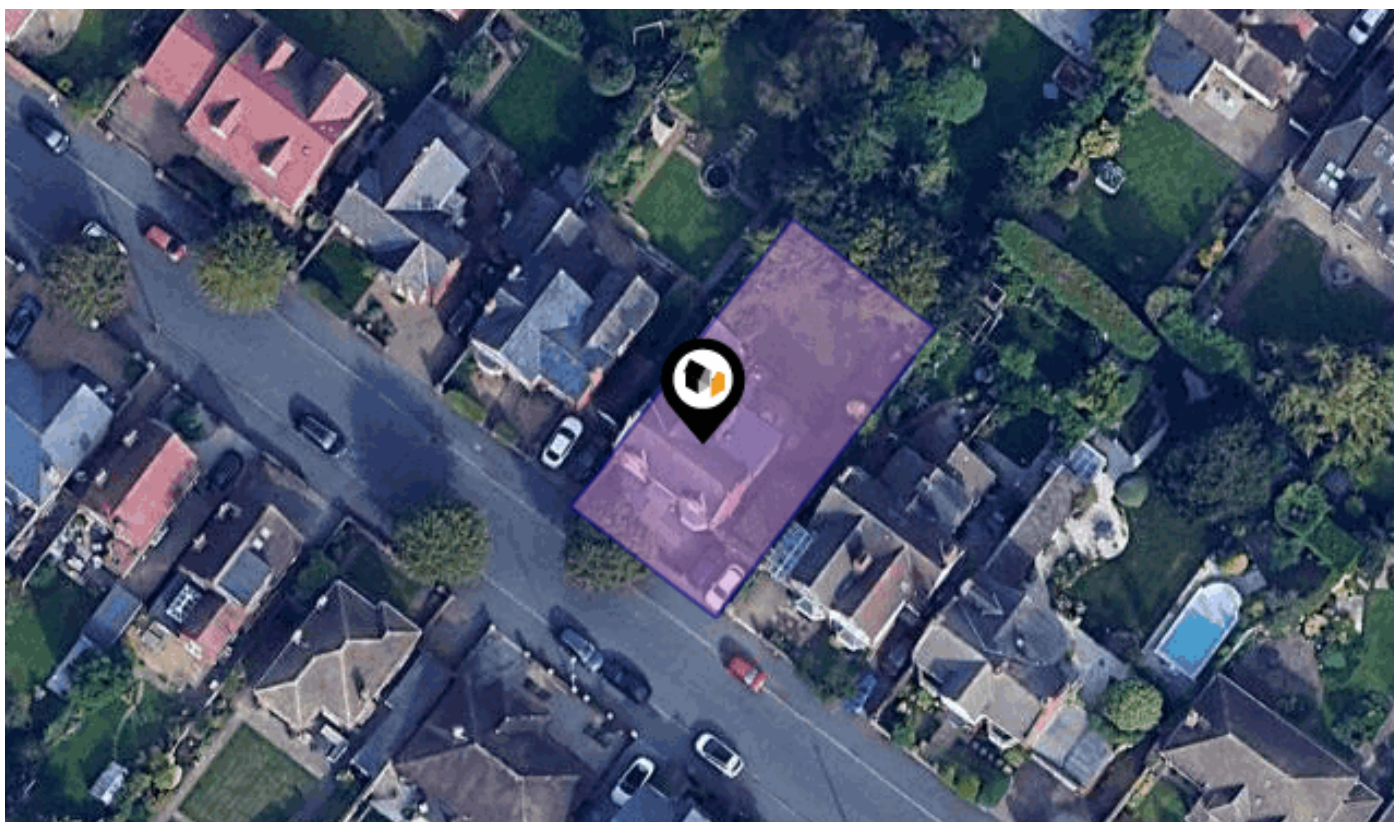


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MIR: Material Info

The Material Information Affecting this Property

Saturday 01st February 2025



DEBDALE ROAD, WELLINGBOROUGH, NN8

Price Estimate : £707,000

Henderson Connellan

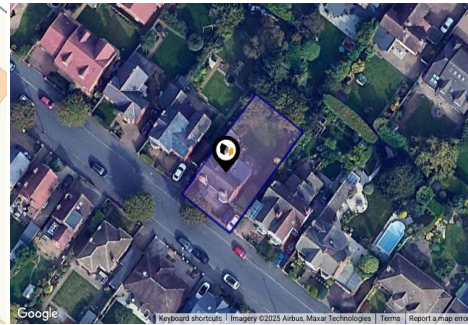
43 Nene Court Wellingborough Northamptonshire NN8 1LD

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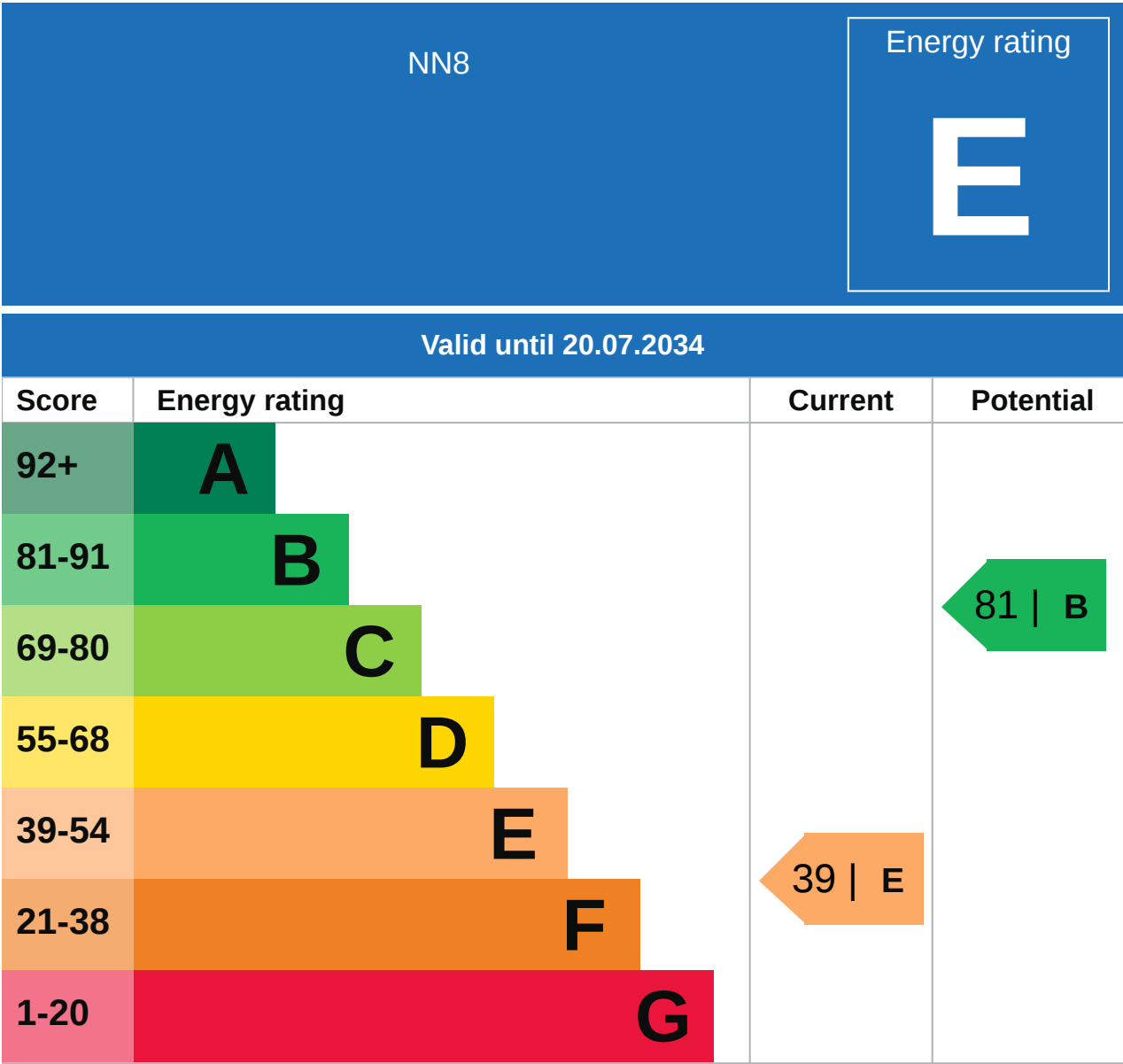


Property

Type:	Detached	Price Estimate:	£707,000
Bedrooms:	4	Rental Estimate:	£2,750
Floor Area:	1,829 ft ² / 170 m ²	Yield:	4.67 %
Plot Area:	0.11 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,678		
Title Number:	NN182270		

Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				



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 installed before 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	170 m ²

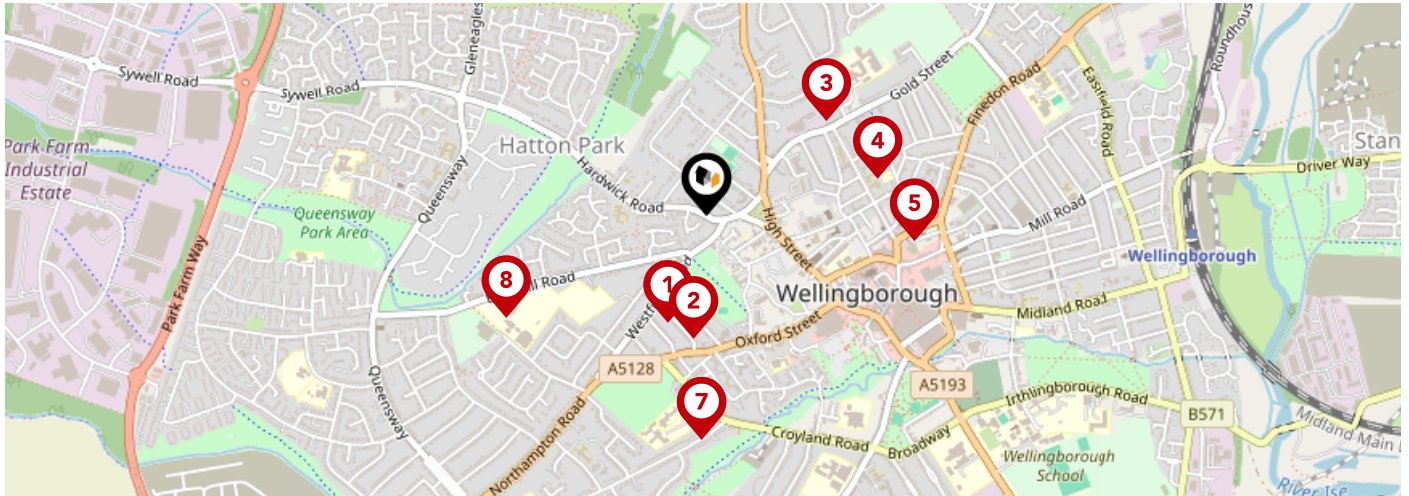
Stamp Duty

At the asking price (£595,000), the current stamp duty payments are as follows (as of Feb 2025).

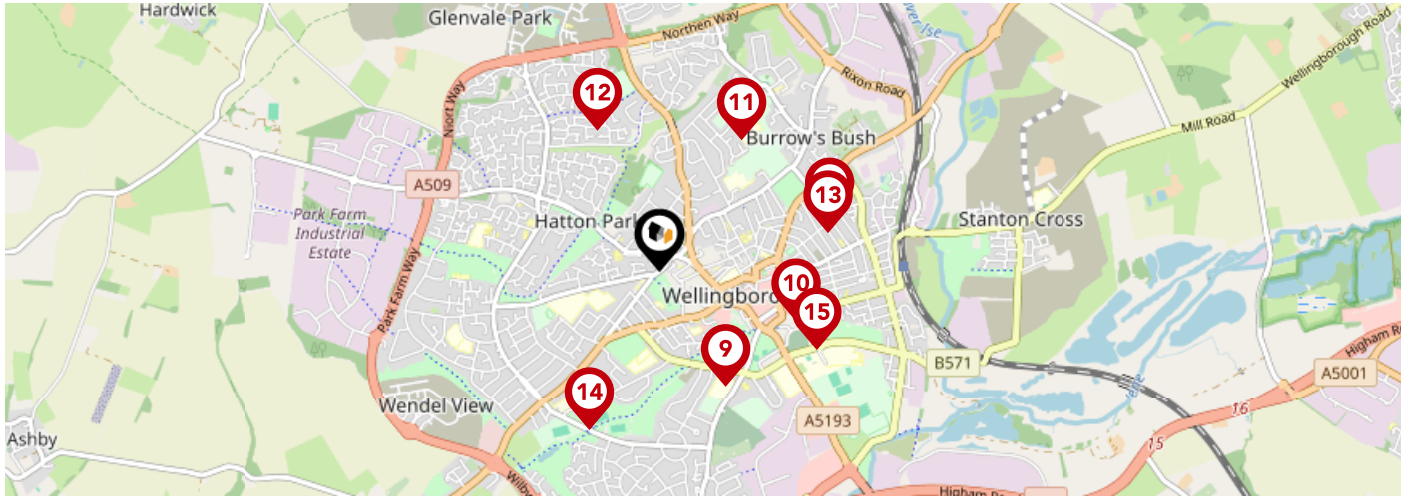
First Time Buyer - £8500 (£19,750 from April 2025)

Moving Home - £17,250 (£19,750 from April 2025)

Additional Property (keeping main residence) - £47,000 (£49,500 from April 2025)



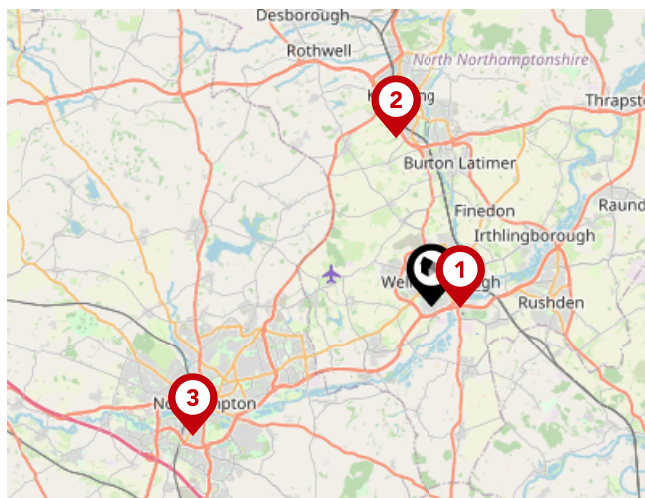
		Nursery	Primary	Secondary	College	Private
1	Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sir Christopher Hatton Academy Ofsted Rating: Good Pupils: 1475 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Avenue Infant School Ofsted Rating: Good Pupils: 178 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Park Junior School, Wellingborough Ofsted Rating: Good Pupils: 241 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Croyland Primary School Ofsted Rating: Good Pupils: 415 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
9	Friars Academy Ofsted Rating: Outstanding Pupils: 151 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Refocus Ofsted Rating: Good Pupils: 41 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Oakway Academy Ofsted Rating: Good Pupils: 590 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Redwell Primary School Ofsted Rating: Good Pupils: 630 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Victoria Primary Academy Ofsted Rating: Good Pupils: 409 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Our Lady's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 356 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	All Saints CEVA Primary School and Nursery Ofsted Rating: Good Pupils: 241 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding Pupils: 268 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

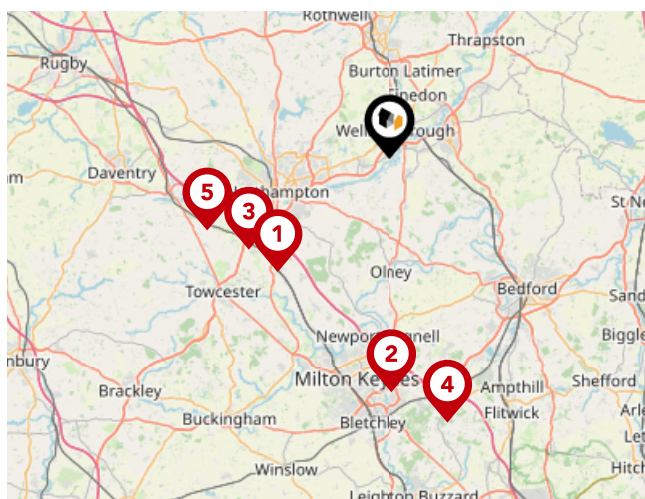
Area

Transport (National)








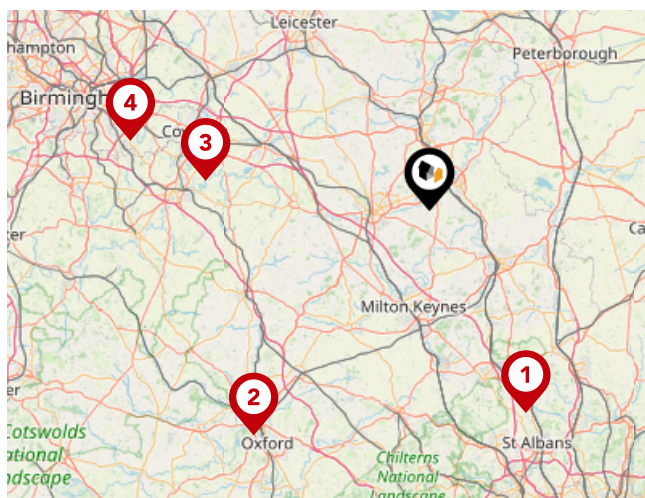
National Rail Stations

Pin	Name	Distance
	Wellingborough Rail Station	1.09 miles
	Kettering Rail Station	6.22 miles
	Northampton Rail Station	9.85 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M1 J15	11.63 miles
	M1 J14	17.04 miles
	M1 J15A	12.2 miles
	M1 J13	19.69 miles
	M1 J16	14.25 miles

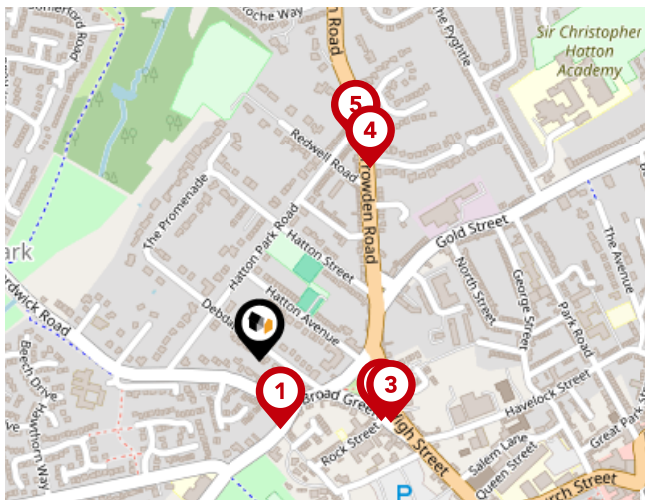


Airports/Helipads

Pin	Name	Distance
	Luton Airport	32.54 miles
	Kidlington	41.72 miles
	Baginton	32.94 miles
	Birmingham Airport	44.63 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buckwell Green	0.08 miles
2	Wharton Close	0.15 miles
3	Wharton Close	0.16 miles
4	Hatton Park Road	0.25 miles
5	Hatton Park Road	0.27 miles



Tom Cheshire - Director

Tom first joined Henderson Connellan in 2009 and with his dedication to clients, passion for hard work and desire for success he quickly became the company's benchmark for performance.

As a Director in our Market Harborough Team, Tom's contribution was instrumental in the success of the Branch, gaining number 1 status and delivering an award winning service. As well as extensive Estate Agency experience, Tom has also worked for Rightmove, which gives him a unique approach to the estate agency business. Tom has the ability to offer unrivalled expertise in customer service, property marketing, local market trends and after-sales advice.

The combination of the innovative brand that is Henderson Connellan together with Tom's skills, experience and personality is a union that we're excited to bring to home owners in the Nene Valley. This is why we are; 'Known for Quality, Known as Henderson Connellan'.

Testimonial 1



Having moved many times in the past, Henderson Connellan are hands down the best agents I have ever dealt with. Service was second to none , with continual updates and quick replies to queries, right through to completion. Would not hesitate to recommend them to anyone!

Testimonial 2



Excellent service from Tom and Simon, selling our home very quickly for a really good price. Fully supportive throughout the process. They can be totally recommended to sell your house!

Testimonial 3



The best estate agents ever! Extremely helpful, polite, innovative and they get the job done.

Testimonial 4



Our experience with Henderson Connellan was a very pleasant one, with a house sale that was far from straightforward Tom, Lily and Simon remained professional throughout and always managed to keep the stress to a minimum!



/hcnenevalley/

Henderson Connellan

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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