

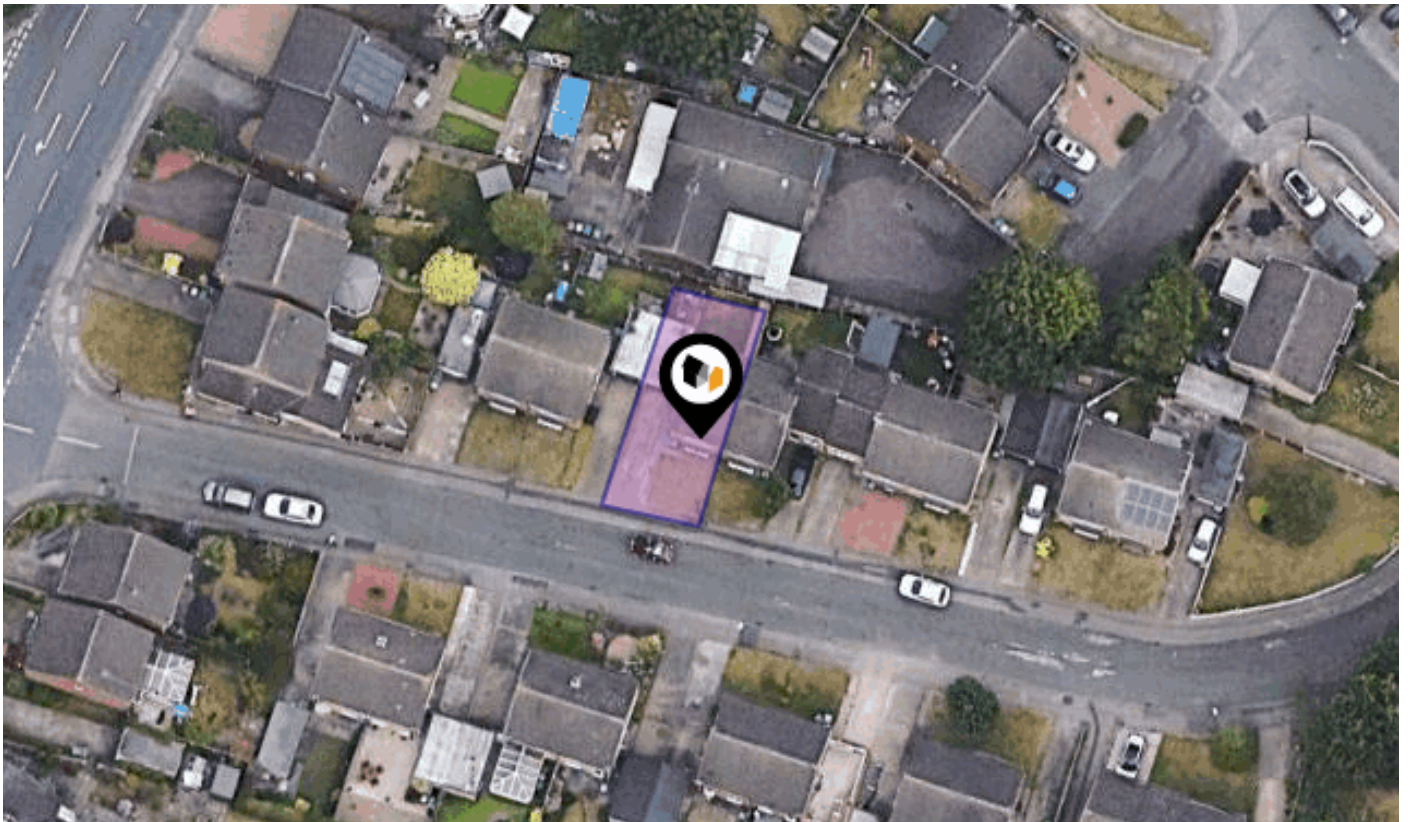


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th June 2024



GARTON CLOSE, NOTTINGHAM, NG6

Martin & Co - Hucknall

36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com



street-view-image



Property

Type:	Semi-Detached	Last Sold £/ft²:	£169
Bedrooms:	2	Tenure:	Freehold
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.04 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,968		
Title Number:	NT170985		
UPRN:	100031548780		

Local Area

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

Satellite/Fibre TV Availability:



NOTTINGHAM, NG6

Energy rating

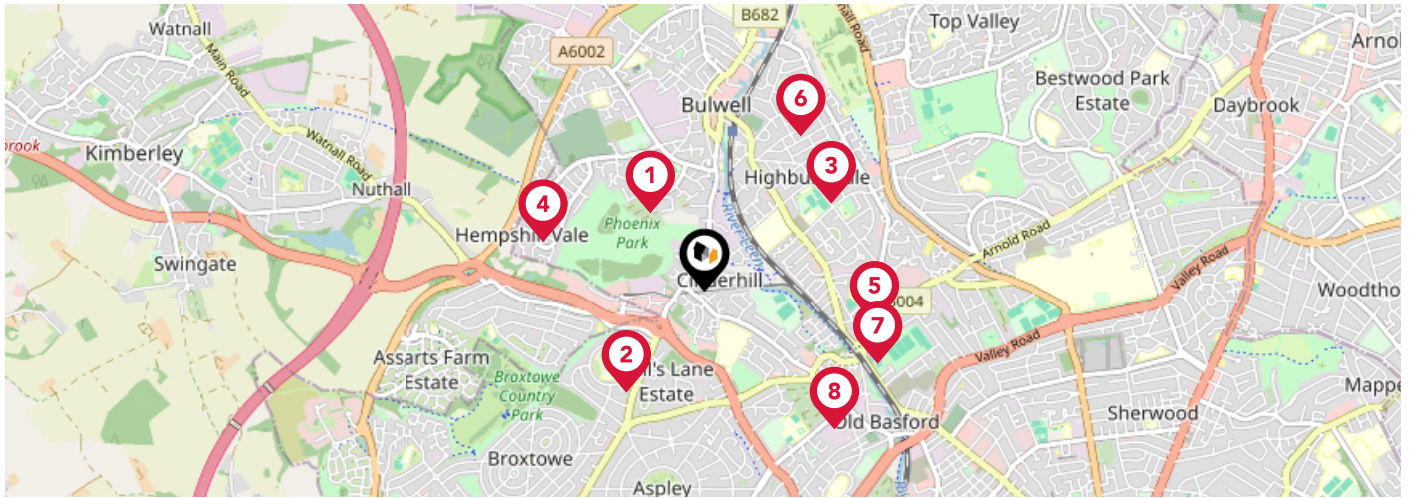
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Valid until 28.05.2034

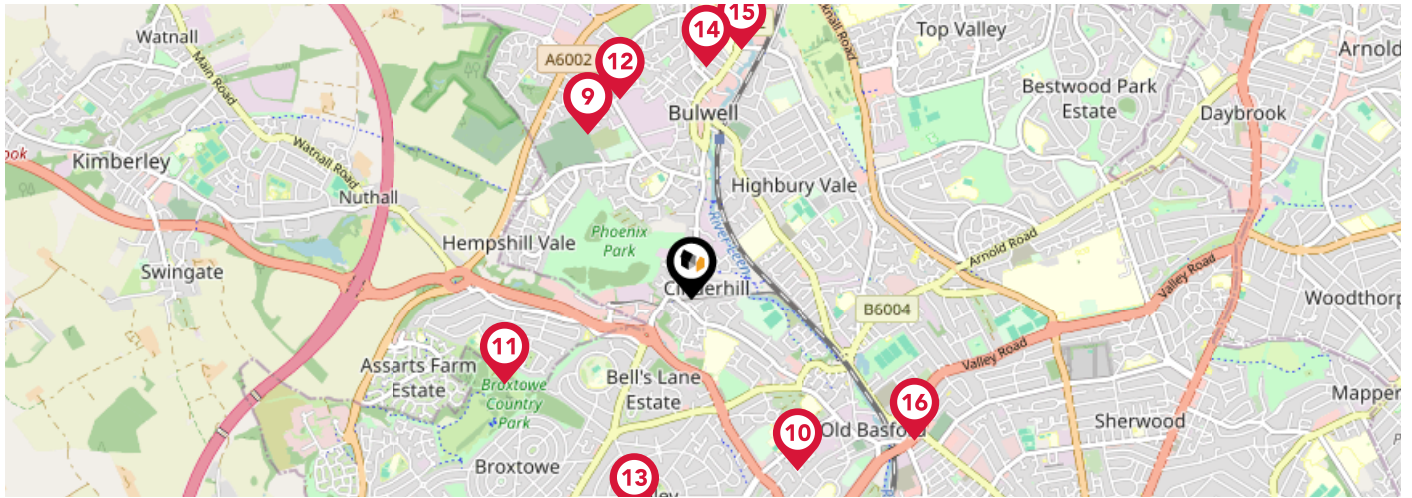
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

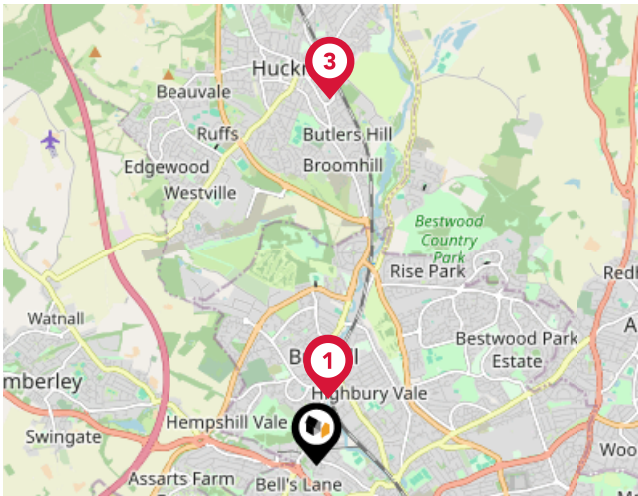
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	55 m ²



		Nursery	Primary	Secondary	College	Private
	Crabtree Farm Primary School Ofsted Rating: Requires Improvement Pupils: 427 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rosslyn Park Primary and Nursery School Ofsted Rating: Good Pupils: 689 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Perpetual Succour Catholic Primary School Ofsted Rating: Good Pupils: 245 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hempsill Hall Primary School Ofsted Rating: Good Pupils: 452 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwark Primary School Ofsted Rating: Good Pupils: 702 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cantrell Primary and Nursery School Ofsted Rating: Good Pupils: 485 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Crescent School Ofsted Rating: Good Pupils: 99 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Basford School Ofsted Rating: Outstanding Pupils: 485 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

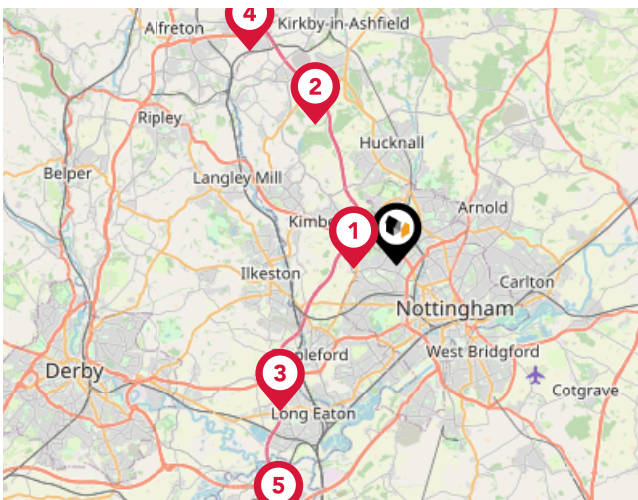


	Nursery	Primary	Secondary	College	Private
Snape Wood Primary and Nursery School Ofsted Rating: Good Pupils: 195 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ellis Guilford School Ofsted Rating: Requires Improvement Pupils: 1306 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horsendale Primary School Ofsted Rating: Good Pupils: 208 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rufford Primary and Nursery School Ofsted Rating: Good Pupils: 424 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ambleside Primary School Ofsted Rating: Inadequate Pupils: 690 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bulwell St Mary's Primary and Nursery School Ofsted Rating: Good Pupils: 282 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Bulwell Academy Ofsted Rating: Good Pupils: 984 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heathfield Primary and Nursery School Ofsted Rating: Good Pupils: 666 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



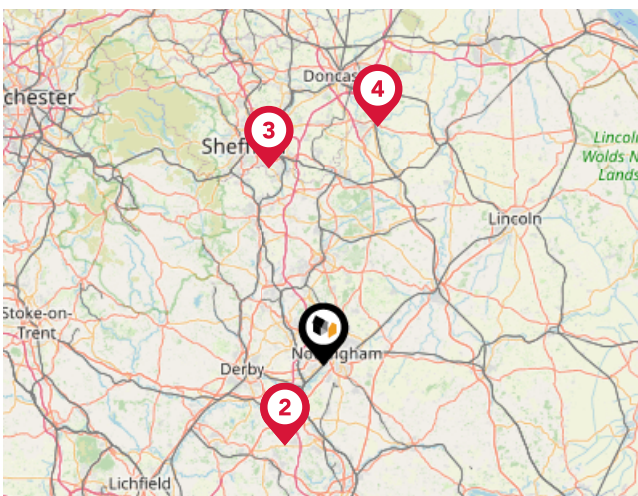
National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	0.6 miles
2	Bulwell Rail Station	0.62 miles
3	Hucknall Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	1.55 miles
2	M1 J27	5.79 miles
3	M1 J25	6.71 miles
4	M1 J28	9.28 miles
5	M1 J24A	10.17 miles

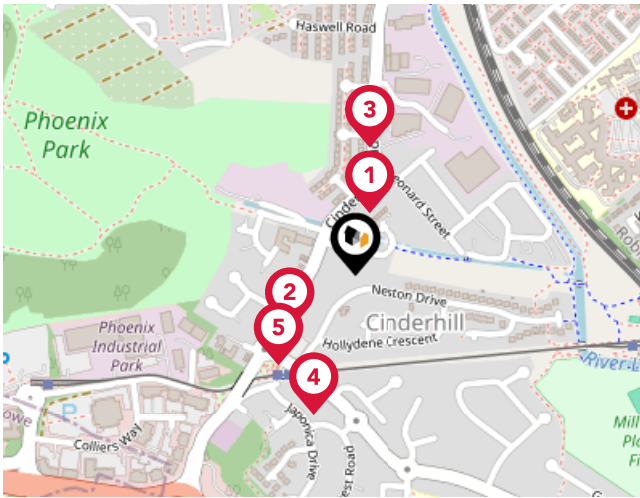


Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	12.61 miles
2	East Midlands Airport	12.63 miles
3	Sheffield City Airport	29 miles
4	Robin Hood Doncaster Sheffield Airport	34.75 miles

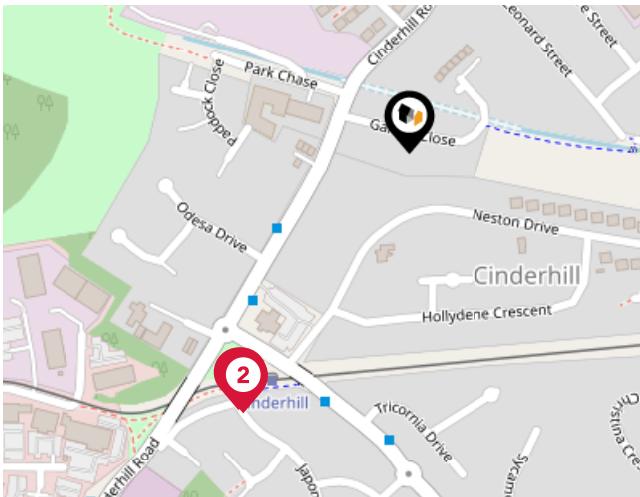
Area

Transport (Local)



Bus Stops/Stations

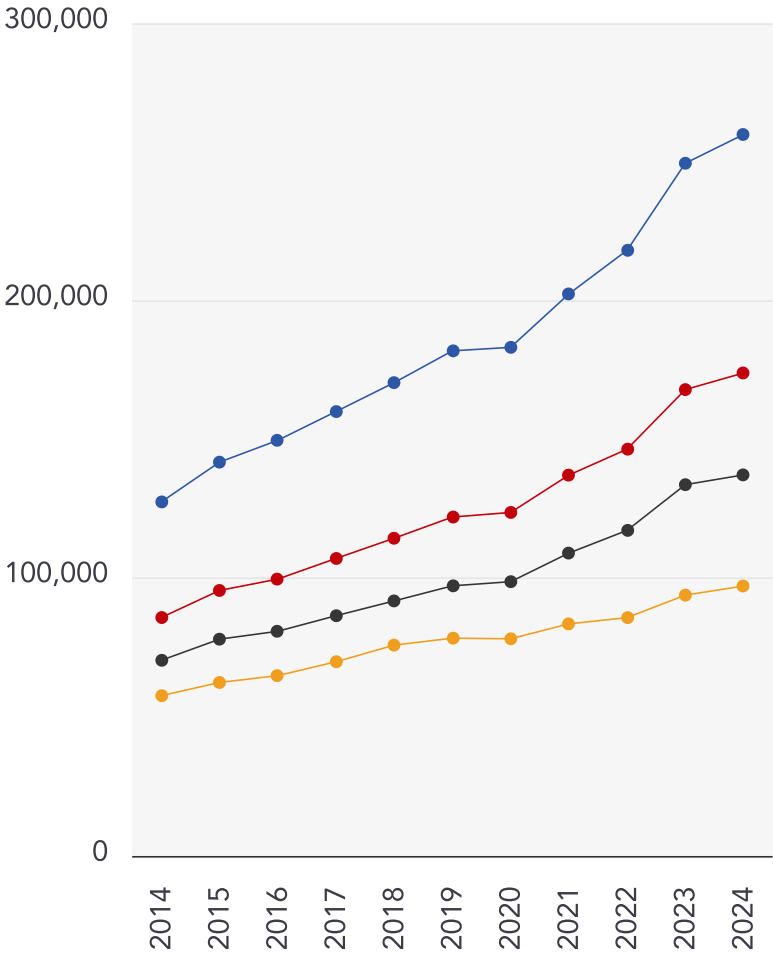
Pin	Name	Distance
1	Leonard Street	0.07 miles
2	Headstocks	0.09 miles
3	Leonard Street	0.14 miles
4	Tricornia Drive	0.16 miles
5	Headstocks	0.13 miles



Local Connections

Pin	Name	Distance
1	Cinderhill Tram Stop	0.17 miles
2	Cinderhill Tram Stop	0.17 miles
3	Cinderhill Tram Stop	0.17 miles

10 Year History of Average House Prices by Property Type in NG6



Detached

+103.77%

Semi-Detached

+102.57%

Terraced

+94.75%

Flat

+68.43%



Martin & Co - Hucknall

We specialise in residential lettings and house sales across Hucknall, Arnold, Bestwood and the surrounding areas and have been delivering exceptional customer service to local residents, since 2008.

The Martin & Co office is situated on the main high street in the heart of the town centre. Hucknall is a vibrant town with good public transport including a tram and train station, and with good schools it is an ideal location for families.

Testimonial 1



Rosie and the team at Martin and Co, Hucknall provided an excellent service selling my flat, with regular updates and a really efficient sale. Very much appreciated during such uncertain times!

Testimonial 2



Tenant review: Absolutely excellent service from Rosie and Katie at Hucknall Martin & Co. Processed queries quickly with positive customer relations, and treated us with respect by always ensuring we were politely asked before any visits to the premises were conducted (not many agencies actually adhere to this courtesy in practice from our experience!).

Testimonial 3



Katie and Ian are a pleasure to deal with and are extremely professional in their approach. I have complete faith in them and their expertise. I highly recommending their services to anyone for all domestic and commercial requirements for all property services.



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/MartinCoUK



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Martin & Co - Hucknall

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