

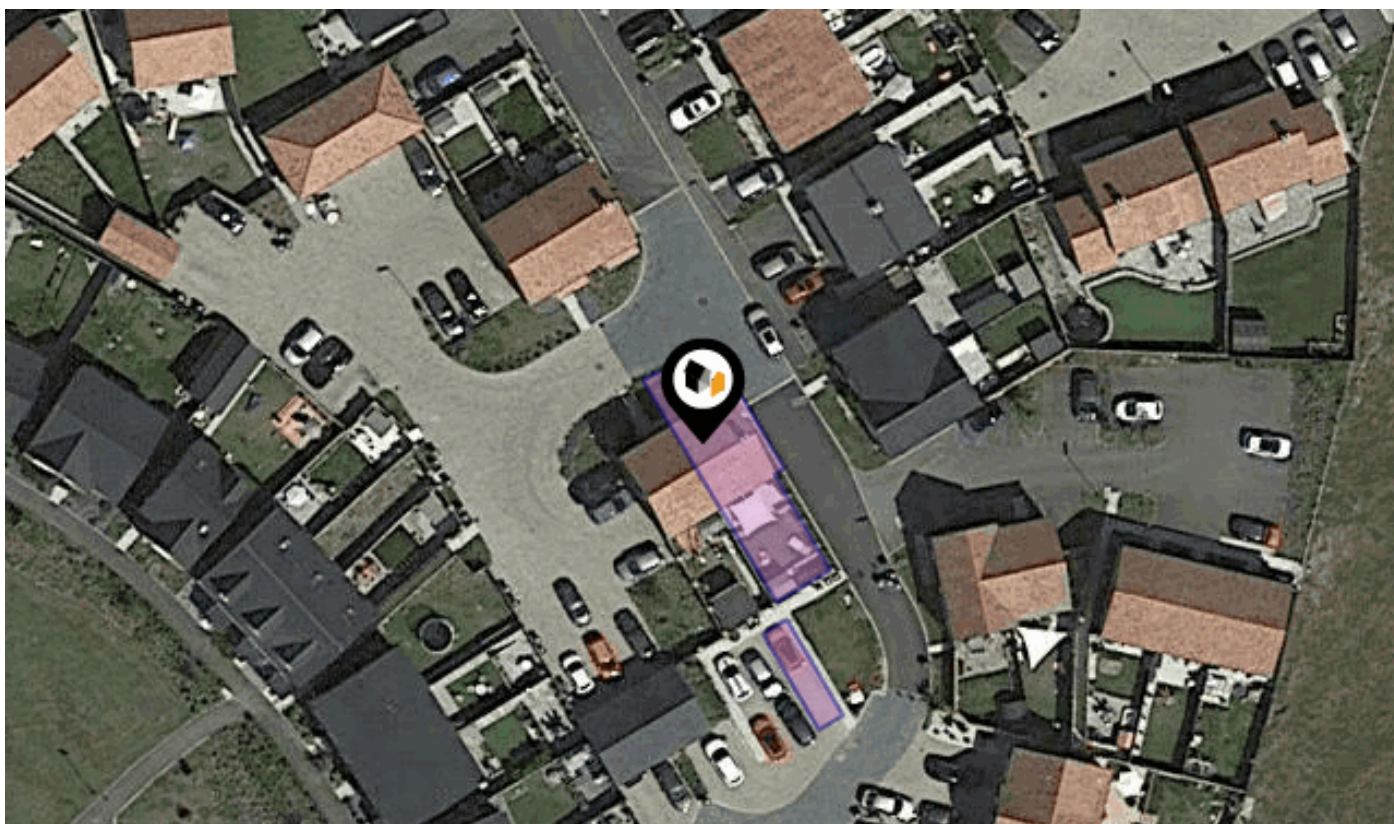


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th June 2024



FOAL CLOSE, ANDOVER, SP11

Brockenhurst

Kingsley House Market Place Whitchurch RG28 7BH

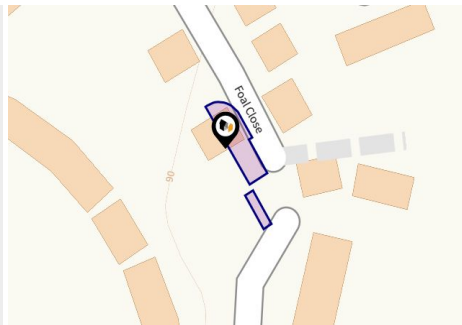
01256 892222

andy@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 753 ft² / 70 m²
Plot Area: 0.04 acres
Year Built : 2018
Council Tax : Band C
Annual Estimate: £1,857
Title Number: HP823614



Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

4 mb/s
1000 mb/s

Mobile Coverage:
 (based on calls indoors)



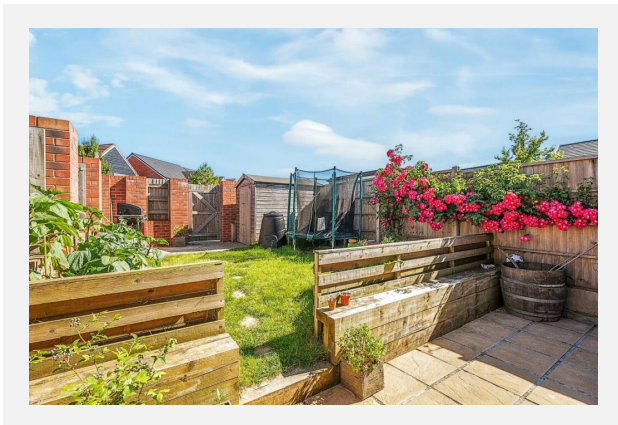
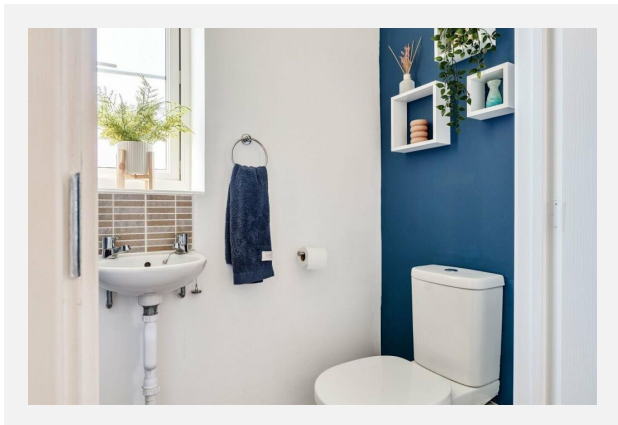
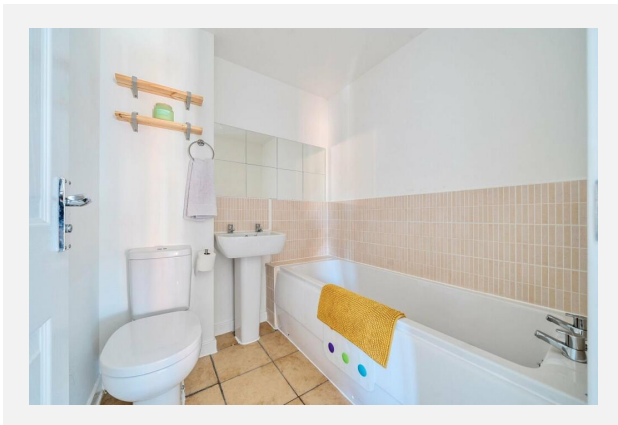
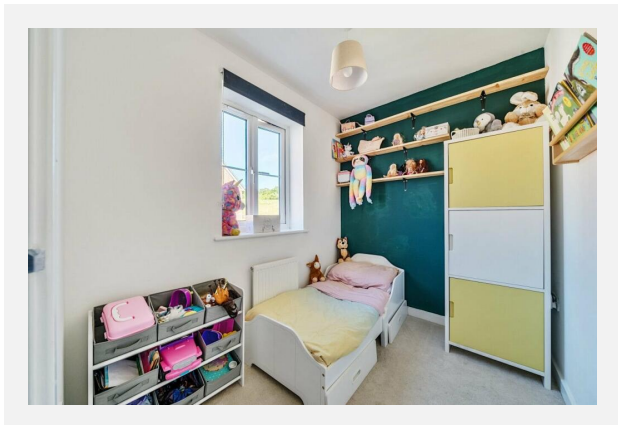
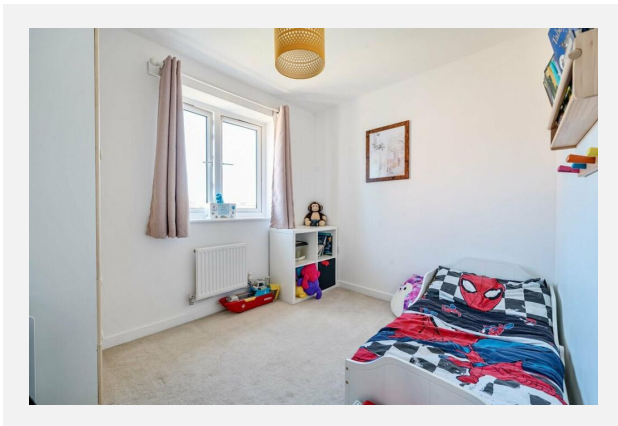
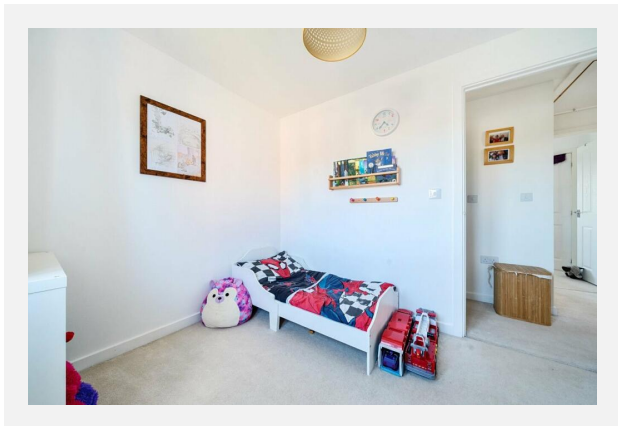
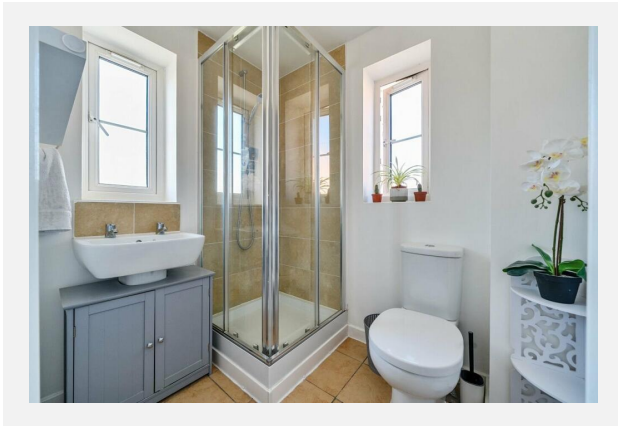
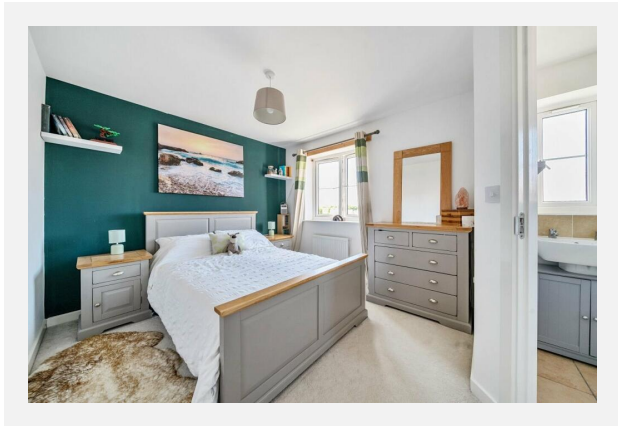
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos

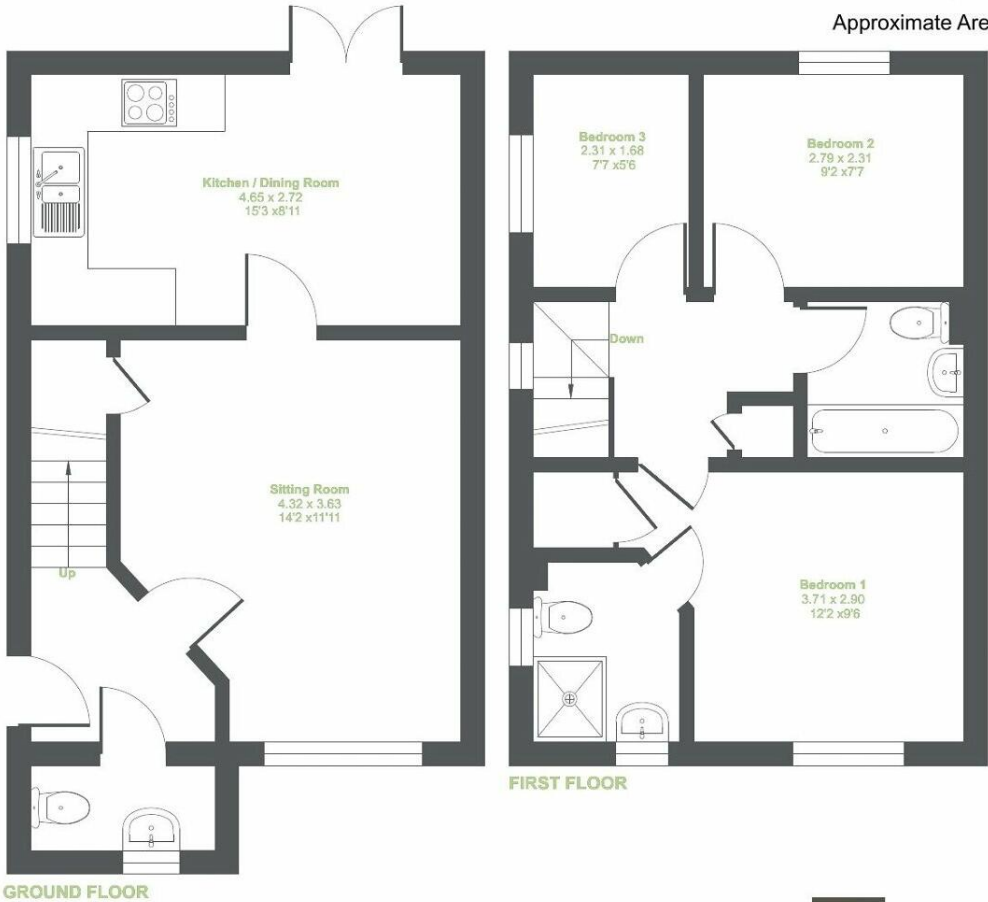


FOAL CLOSE, ANDOVER, SP11

Foal Close, Andover, SP11

Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Brockenhurst Estate Agents. REF: 1146651



Property EPC - Certificate



Energy rating

B

Valid until 22.04.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

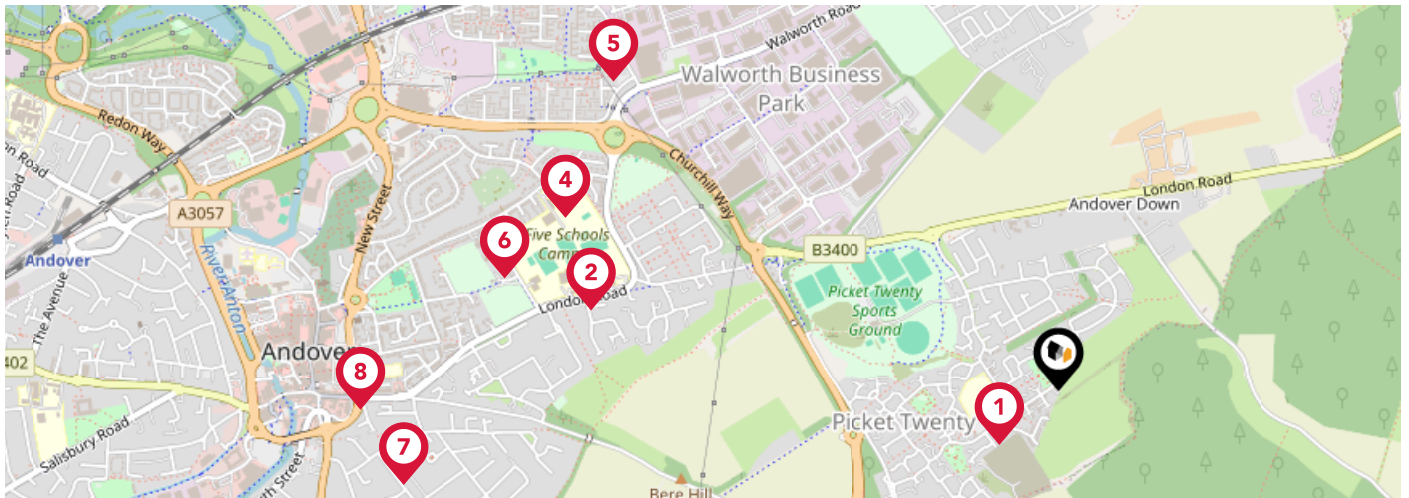
EPC - Additional Data



Additional EPC Data

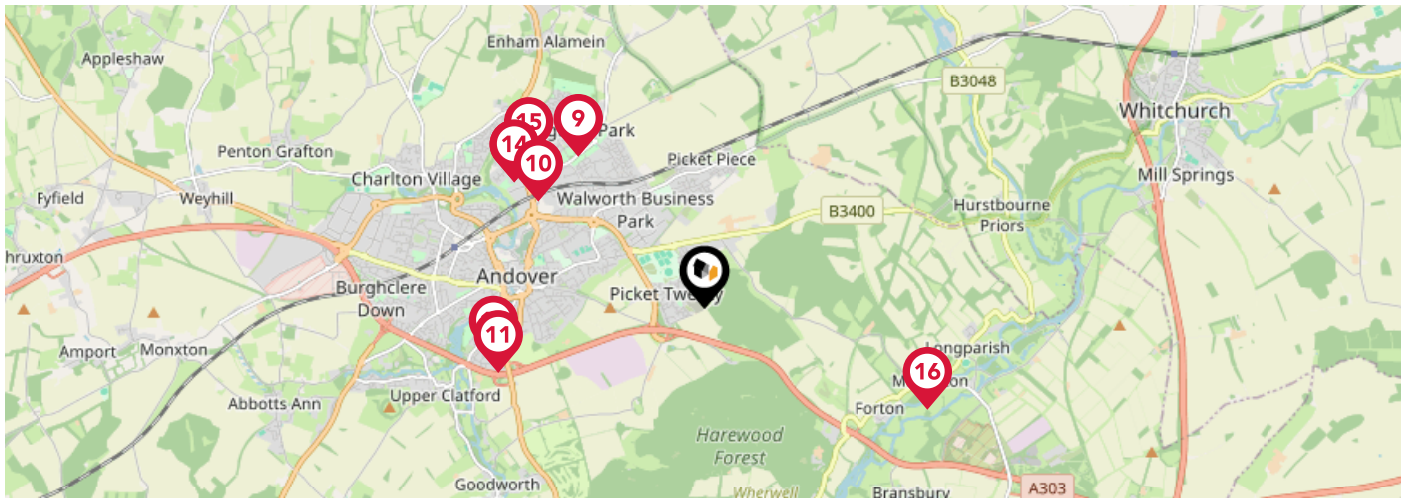
| | |
|-------------------------------------|---|
| Property Type: | Semi-detached house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.27 W/m ² K |
| Walls Energy: | Very good |
| Roof: | Average thermal transmittance 0.14 W/m ² K |
| Roof Energy: | Very 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: | Average thermal transmittance 0.19 W/m ² K |
| Total Floor Area: | 70 m ² |









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Pilgrims' Cross CofE Aided Primary School Ofsted Rating: Requires Improvement Pupils: 382 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Winton Community Academy Ofsted Rating: Good Pupils: 656 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Norman Gate School Ofsted Rating: Outstanding Pupils: 91 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Vigo Primary School Ofsted Rating: Requires Improvement Pupils: 471 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Icknield School Ofsted Rating: Outstanding Pupils: 81 Distance:1.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Mark Way School Ofsted Rating: Outstanding Pupils: 79 Distance:1.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Wolverdene Special School Ofsted Rating: Good Pupils: 68 Distance:1.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Andover Church of England Primary School Ofsted Rating: Good Pupils: 201 Distance:1.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



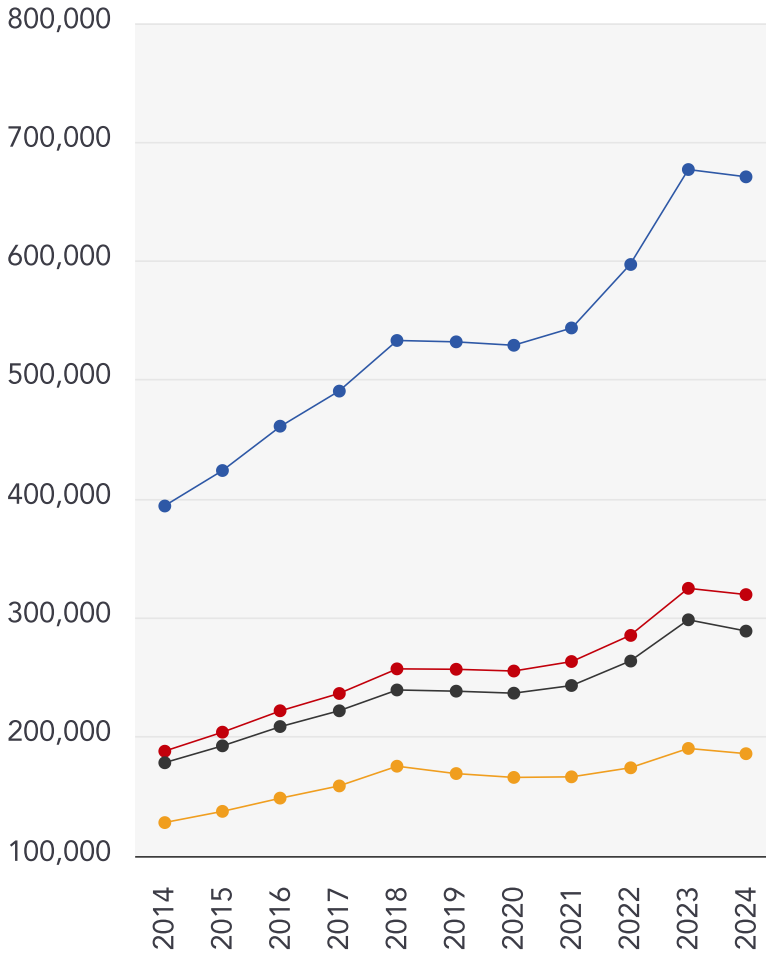
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Endeavour Primary School Ofsted Rating: Good Pupils: 575 Distance:1.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Smannell Field School Ofsted Rating: Good Pupils: 14 Distance:1.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Anton Infant School Ofsted Rating: Good Pupils: 180 Distance:2.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Anton Junior School Ofsted Rating: Outstanding Pupils: 254 Distance:2.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Knights Enham Nursery and Infant School Ofsted Rating: Good Pupils: 208 Distance:2.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Knight's Enham Junior School Ofsted Rating: Good Pupils: 213 Distance:2.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Roman Way Primary School Ofsted Rating: Good Pupils: 248 Distance:2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Longparish Church of England Primary School Ofsted Rating: Outstanding Pupils: 107 Distance:2.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SP11



Detached

+70.18%

Semi-Detached

+69.98%

Terraced

+62.02%

Flat

+45.21%



Brockenhurst

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.



Testimonial 1



I cannot praise Brockenhurst enough for their support during a particularly challenging sale/purchase. Andy, in particular, communicated with us day and night and was meticulous in ensuring we were kept in the loop at all times. Arranging viewings was really easy and feedback from Brockenhurst was always constructive. We sold very quickly thanks to the team at Brockenhurst. We wouldn't hesitate to use them in future.

Testimonial 2



We chose Brockenhurst as they were friendly and knowledgeable from the get go. We were assured that we would be taken care of and kept up to date throughout the process – and that was completely true. We sold our house in 2 days, and Andy was thoughtful throughout the madness of that. He has updated us with every element of the process and even just checks in to make sure all is ok. I'm not sure another estate agent would ever live up to them.

Testimonial 3



I would highly recommend Brockenhurst Estate Agents. The communication has been outstanding, always professional and timely, no matter who we spoke to they had an excellent understanding of our sale/purchase. We sold and purchased a house with Brockenhurst Estate Agents within 3 months, from day one the professionalism and support has been exceptional. Although all the team were amazing I would like to single out Andy who was amazing!

Brockenhurst

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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Brockenhurst

Kingsley House Market Place Whitchurch
RG28 7BH
01256 892222
andy@brockenhurst.info
www.brockenhurst.info

