

CARL MYERS



BESPOKE ESTATE AGENT

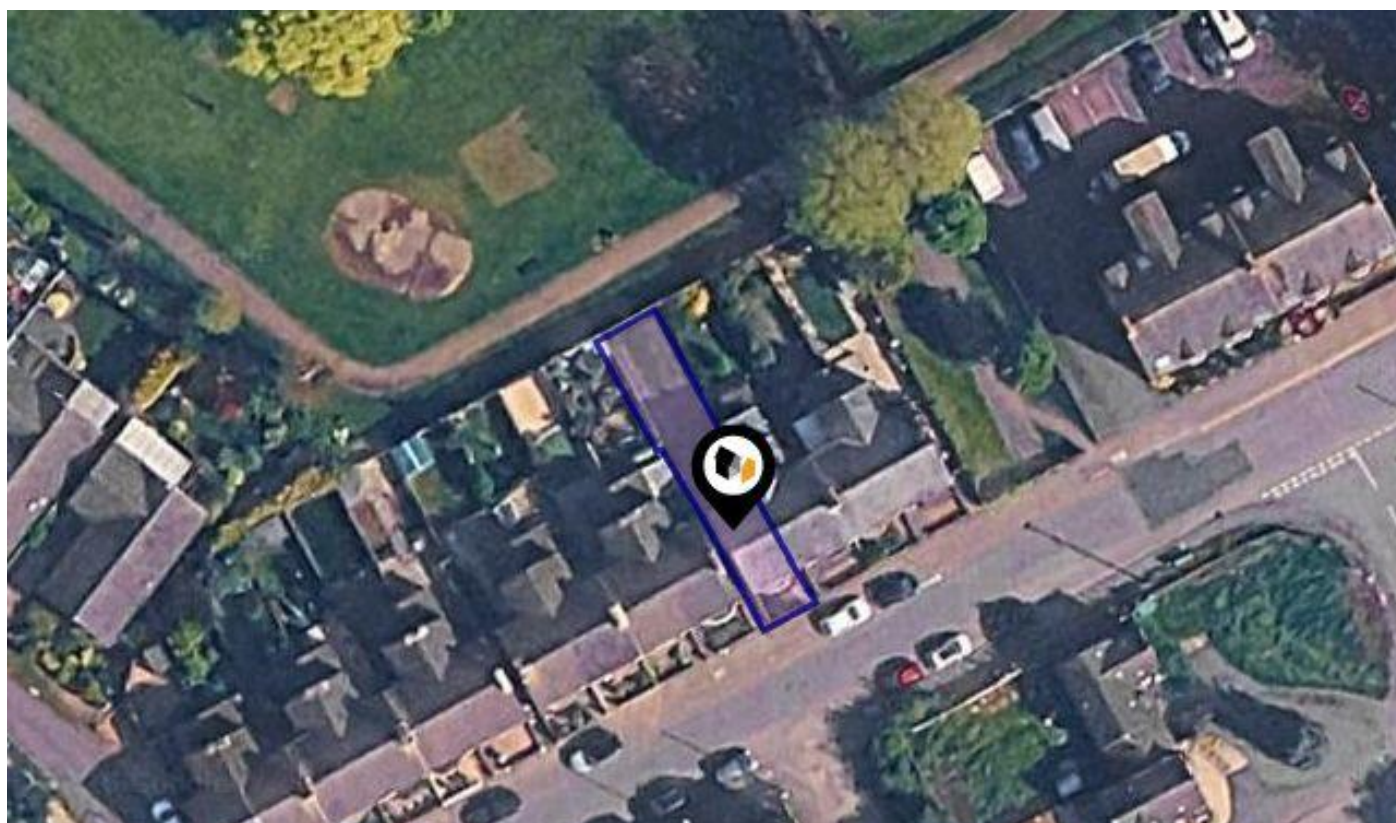


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st July 2026



WASHBROOK ROAD, RUSHDEN, NN10

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@expuk.com

www.carlmyers.co.uk

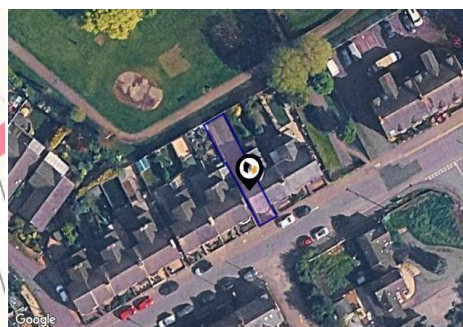


Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,616		
Title Number:	NN187524		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	64 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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Gallery Photos

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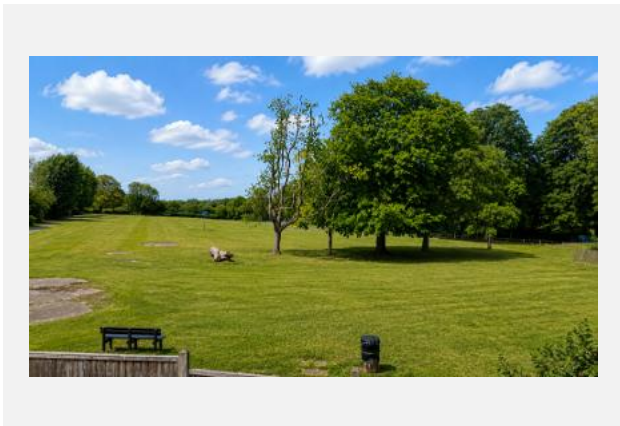


Gallery Photos

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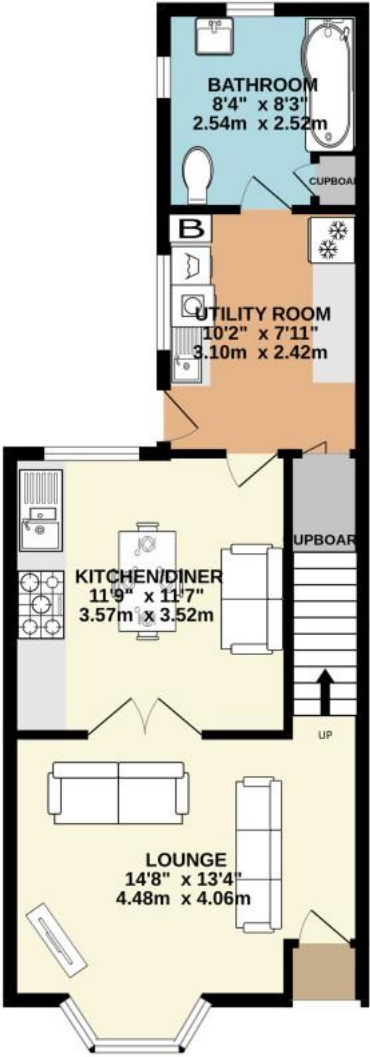


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WASHBROOK ROAD, RUSHDEN, NN10

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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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Property Reference: NN10

Energy rating: **D**

Valid until 14.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 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:	86 m ²

Market

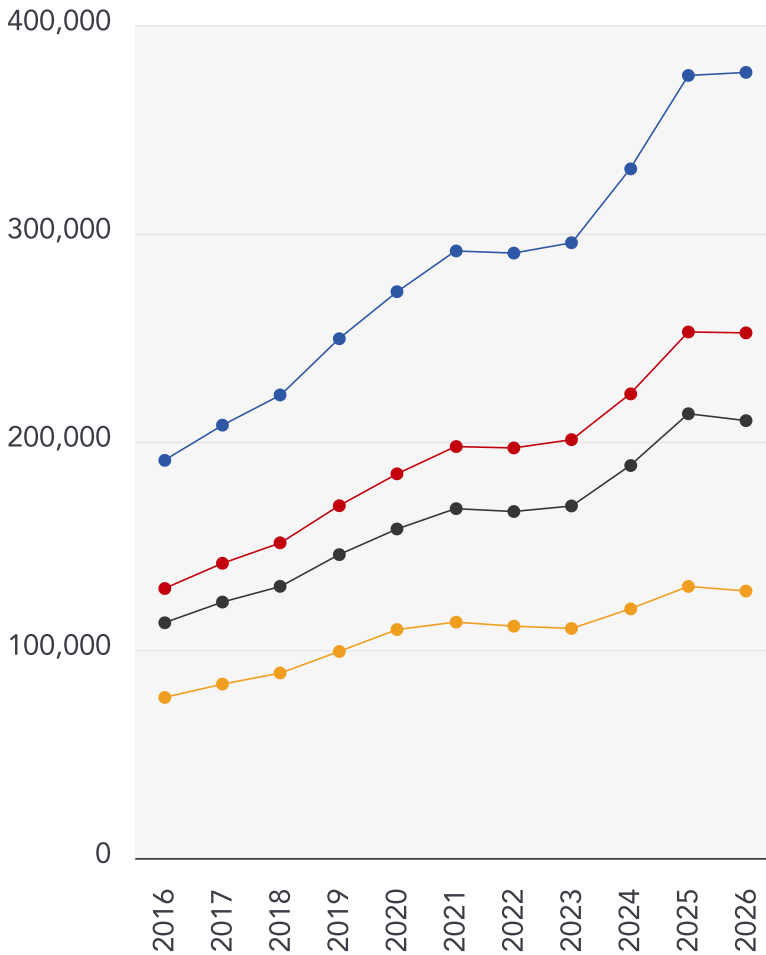
House Price Statistics

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



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

Maps

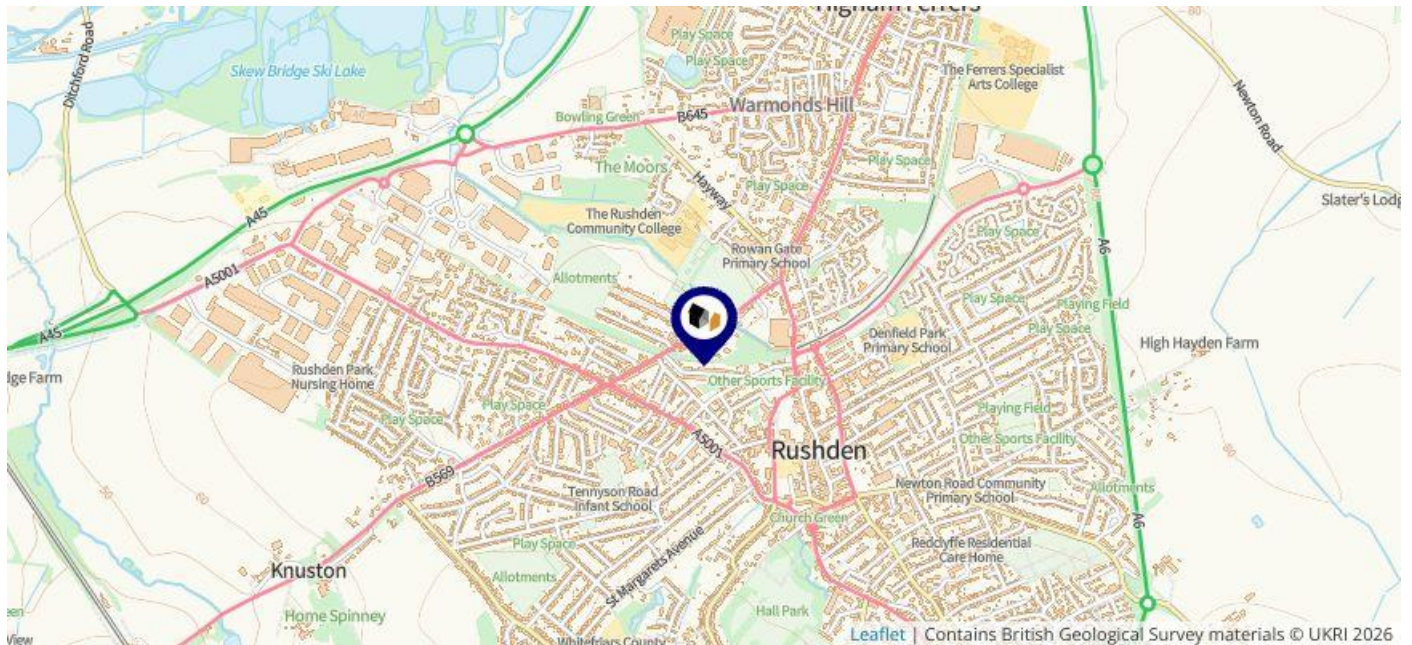
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

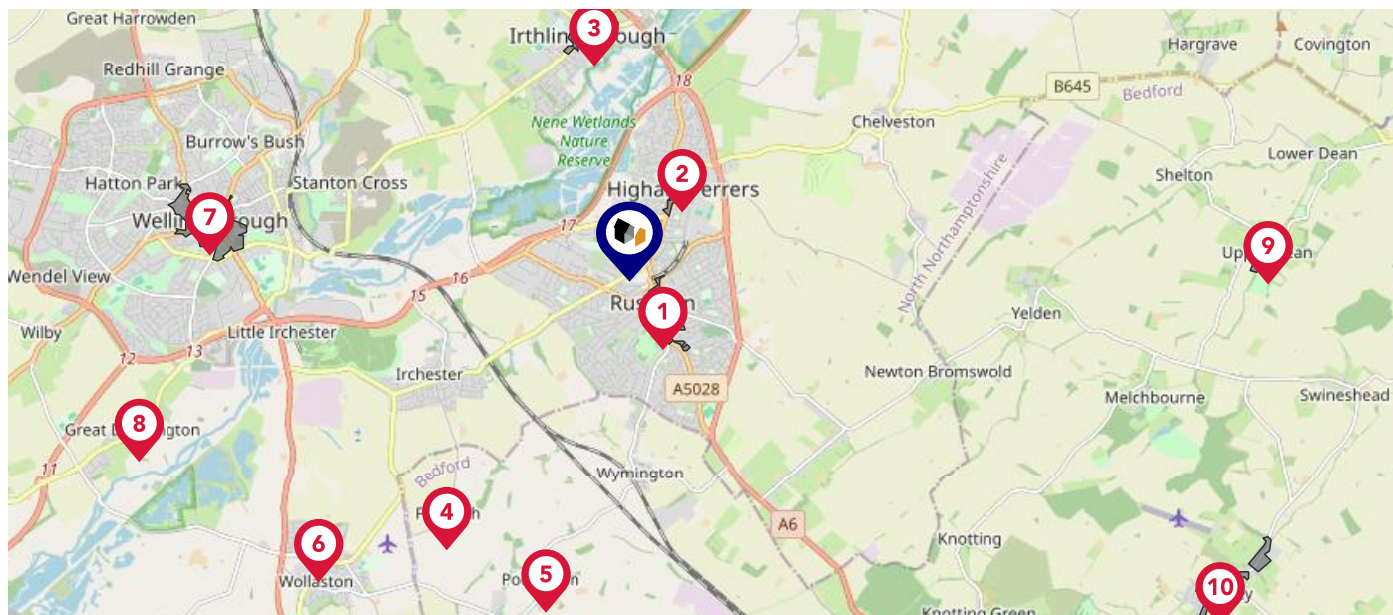
Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Rushden
- 2 Higham Ferrers
- 3 Irthlingborough
- 4 Farndish
- 5 Podington
- 6 Wollaston
- 7 Wellingborough
- 8 Great Doddington
- 9 Upper Dean
- 10 Riseley

Maps

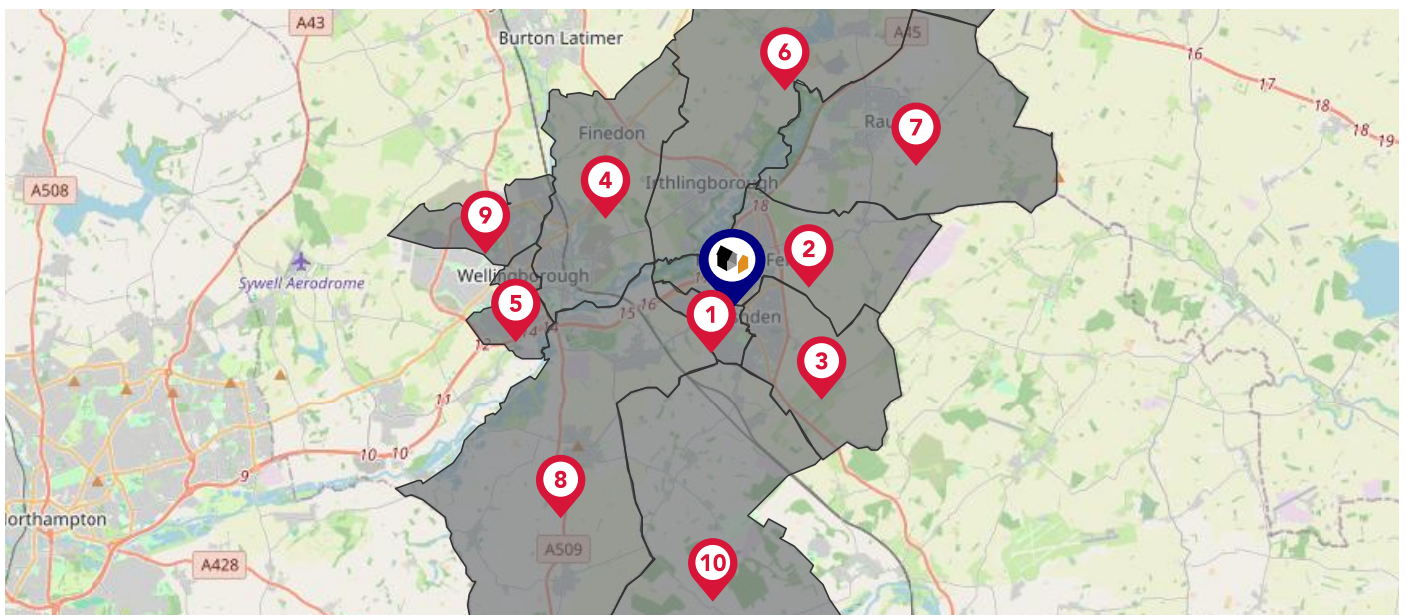
Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Rushden Pemberton West Ward
-  2 Higham Ferrers Ward
-  3 Rushden South Ward
-  4 Finedon Ward
-  5 Croyland and Swanspool Ward
-  6 Irthlingborough Ward
-  7 Raunds Ward
-  8 Irchester Ward
-  9 Hatton Park Ward
-  10 Harrold Ward

Maps

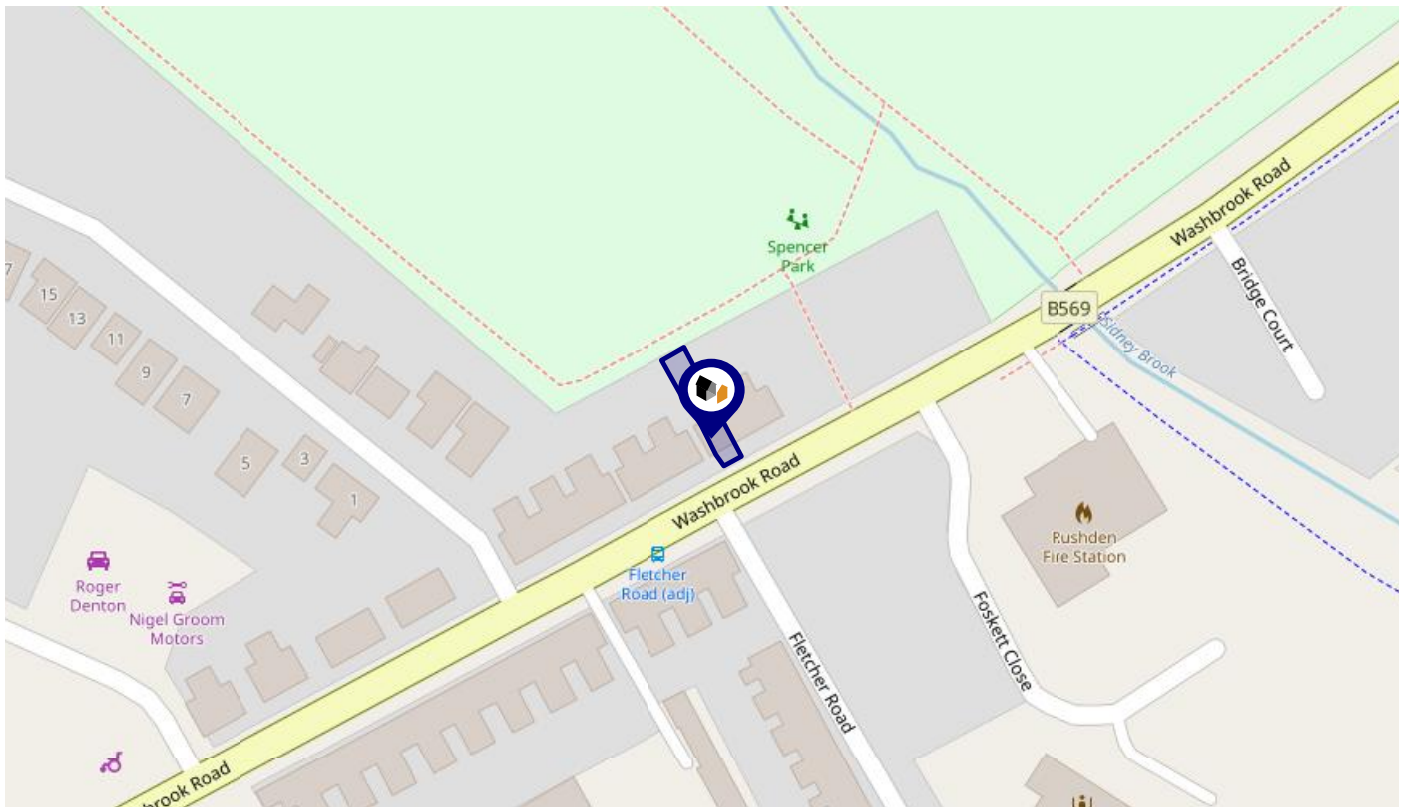
Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

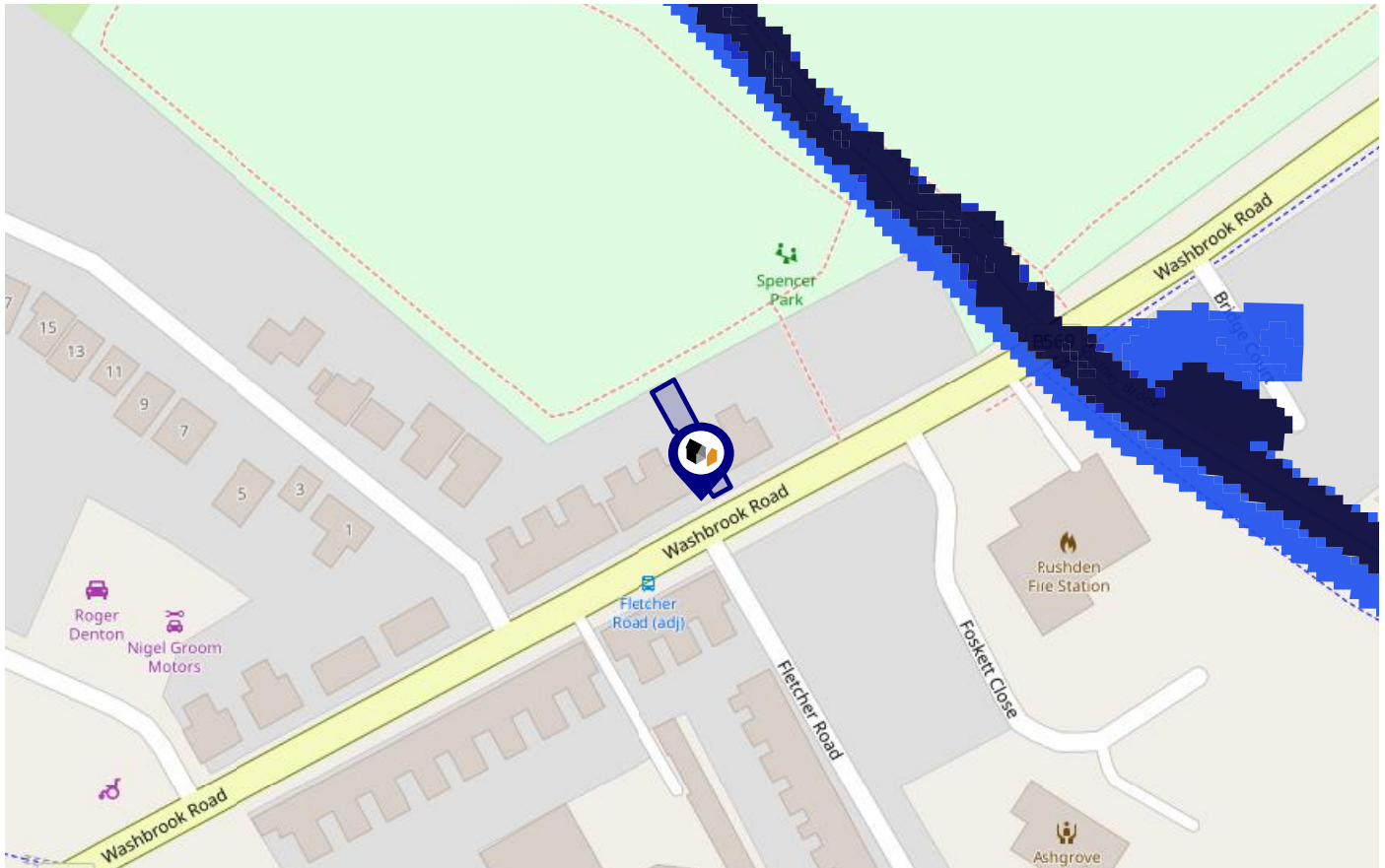
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

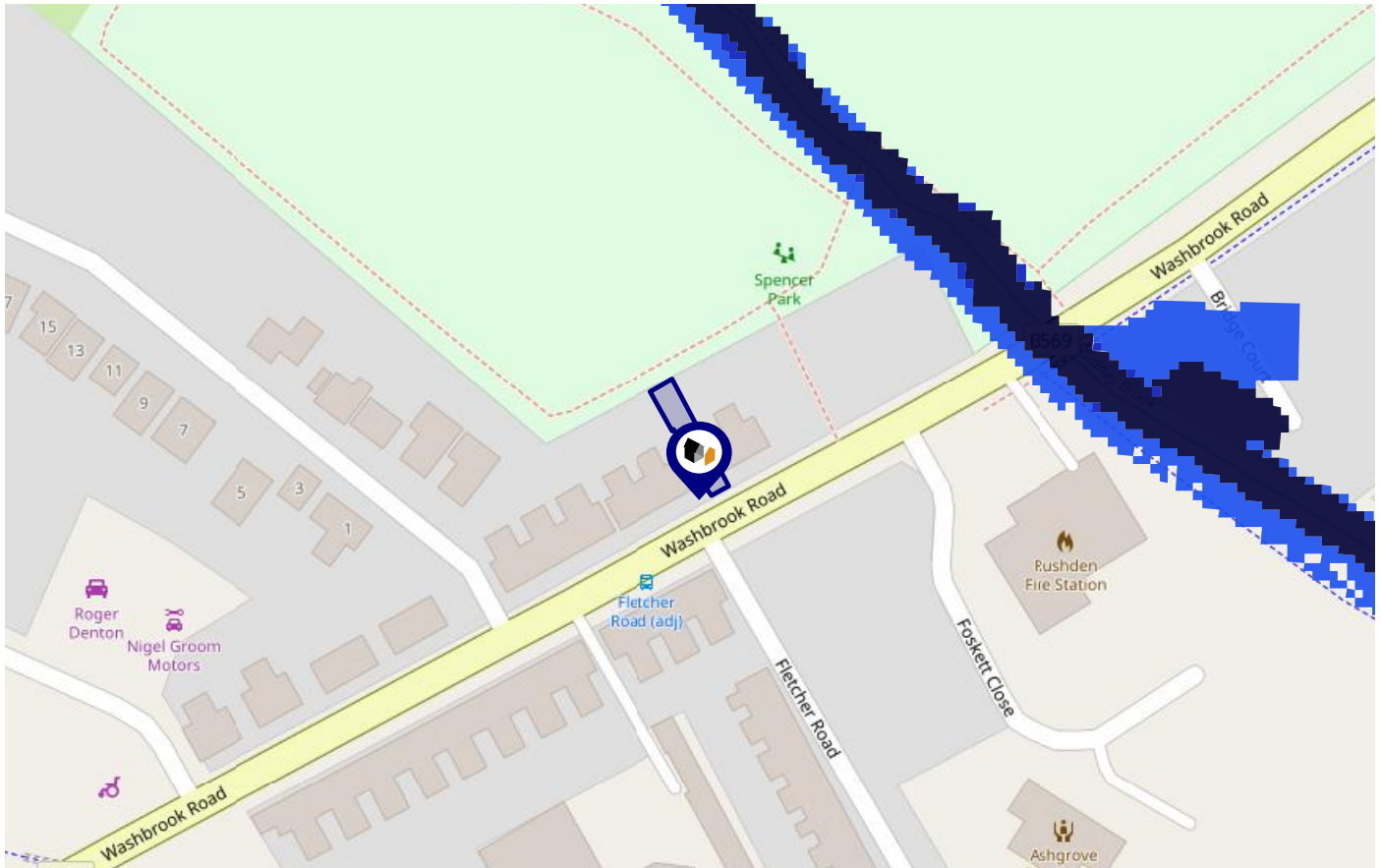
Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

Flood Risk

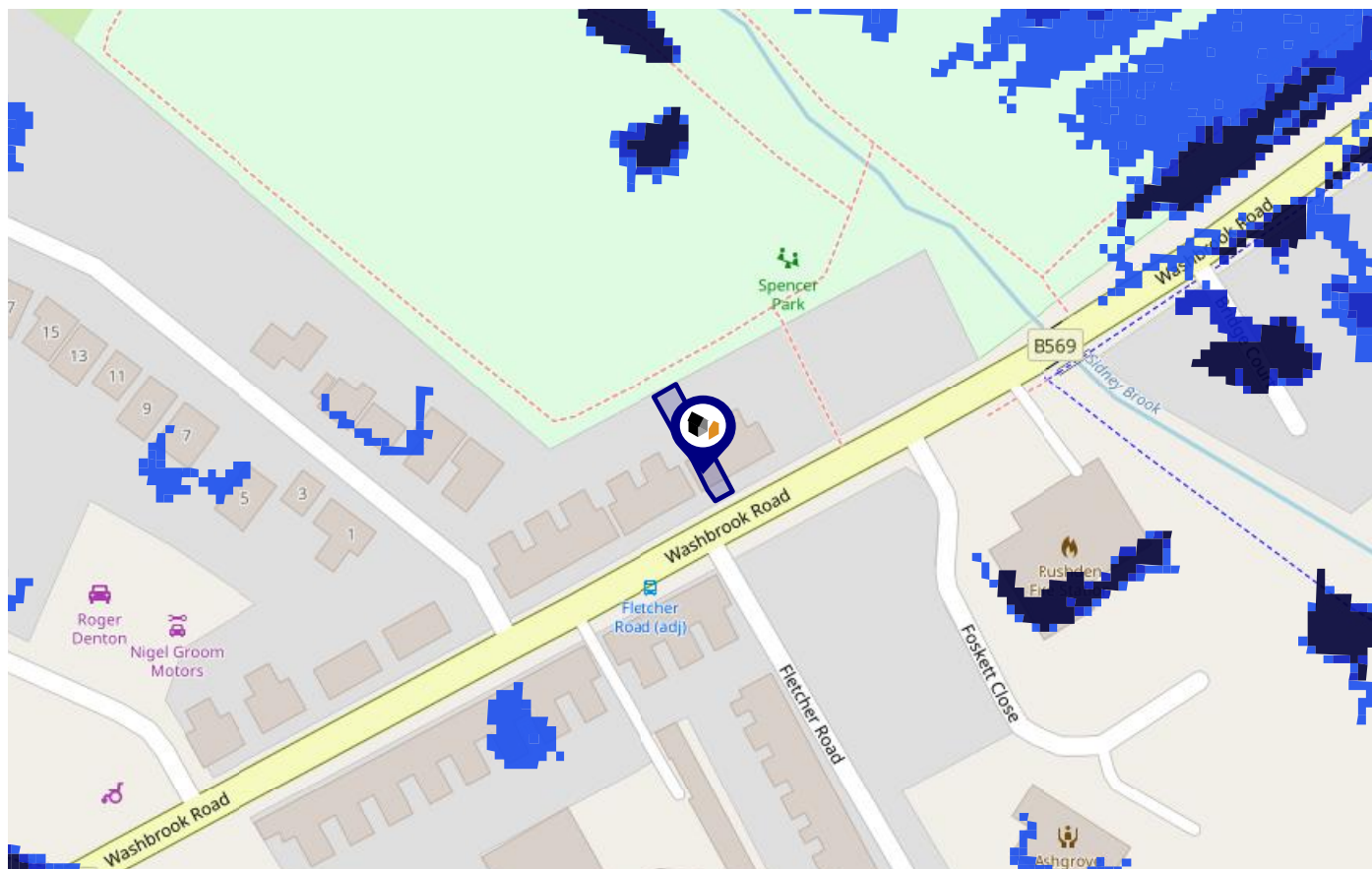
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

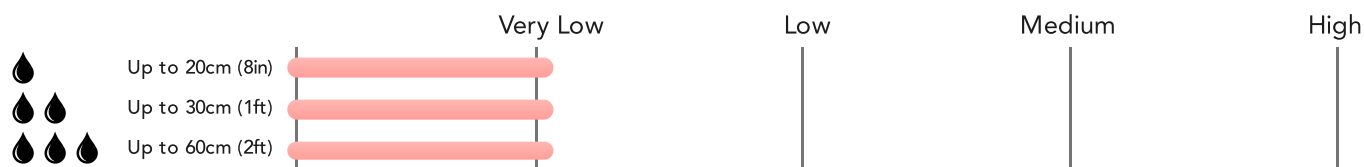


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Chance of flooding to the following depths at this property:



Flood Risk

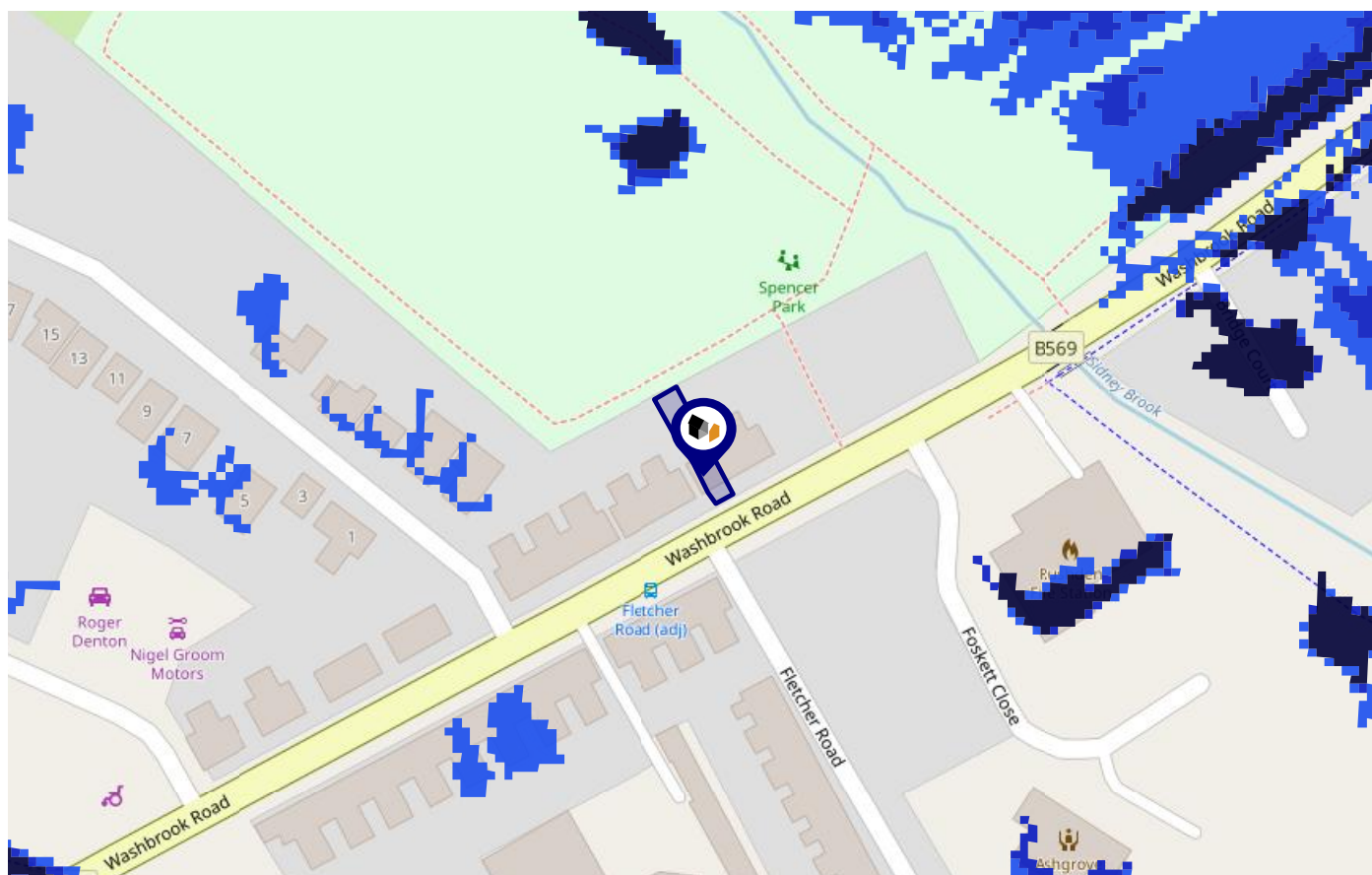
Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

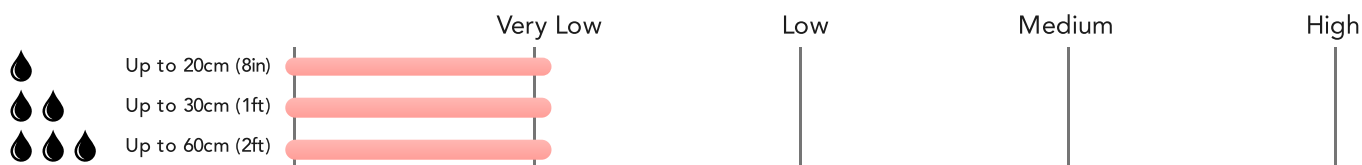


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

Maps

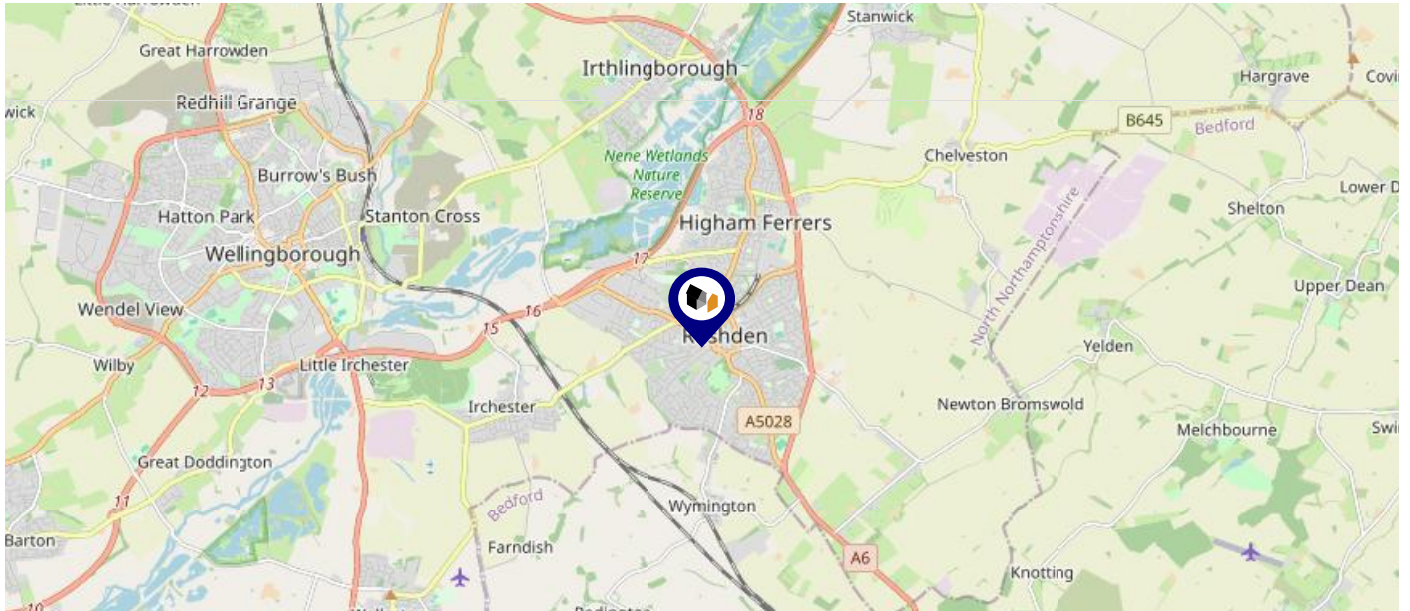
Green Belt

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

Maps

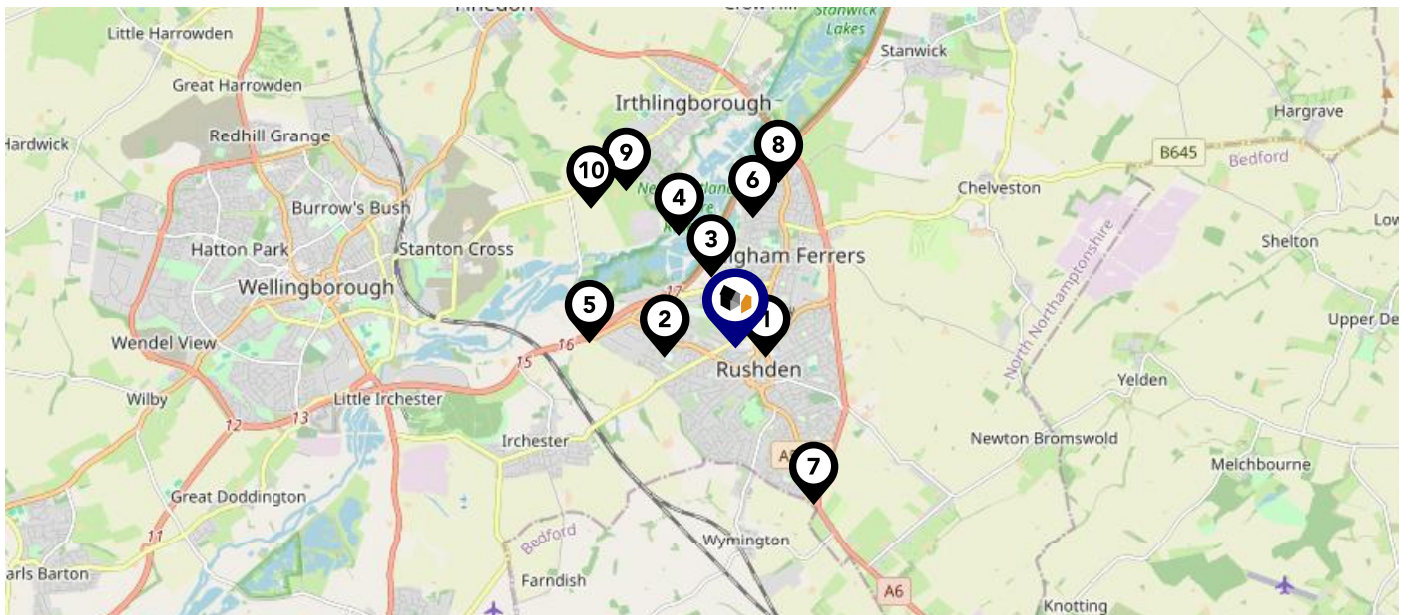
Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EMGAS Shirley Road-Rushden	Historic Landfill	<input type="checkbox"/>
2	Privately Owned Tip-Wellingborough Road, Rushden, Norfolk	Historic Landfill	<input type="checkbox"/>
3	Rushden and Higham Ferrers Bypass-Skewbridge, Rushden	Historic Landfill	<input type="checkbox"/>
4	Rushden Pit-Northampton Road, Rushden	Historic Landfill	<input type="checkbox"/>
5	Railway Cutting-East Of Ditchfield Road, Rushden	Historic Landfill	<input type="checkbox"/>
6	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill	<input type="checkbox"/>
7	Manor Park-Bedford Road, Rushden	Historic Landfill	<input type="checkbox"/>
8	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill	<input type="checkbox"/>
9	OS Plot 182, South Of Wellingborough Road-Irthlingborough	Historic Landfill	<input type="checkbox"/>
10	Westfield Lodge-Wellingborough Road, Irthlingborough, East Northamptonshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings











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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1226117 - Former John White Shoe Factory	Grade II	0.3 miles
 1225972 - War Memorial Approximately 30 Metres West Of Church Of St Mary	Grade II	0.5 miles
 1225971 - Chest Tomb Approximately 1 Metre South Of South Aisle Of Church Of St Mary	Grade II	0.5 miles
 1391028 - William Green And Sons, Cromwell Works	Grade II	0.5 miles
 1225970 - Chest Tomb Approximately 1 Metre East Of Chancel Of Church Of St Mary	Grade II	0.5 miles
 1266098 - Church Of St Mary	Grade I	0.5 miles
 1226001 - The Old Rectory	Grade II	0.5 miles
 1391030 - 5a & 7, Crabb Street	Grade II	0.6 miles
 1391029 - Cunnington Bros.	Grade II	0.6 miles
 1191909 - 67, High Street	Grade II	0.6 miles

Area Schools

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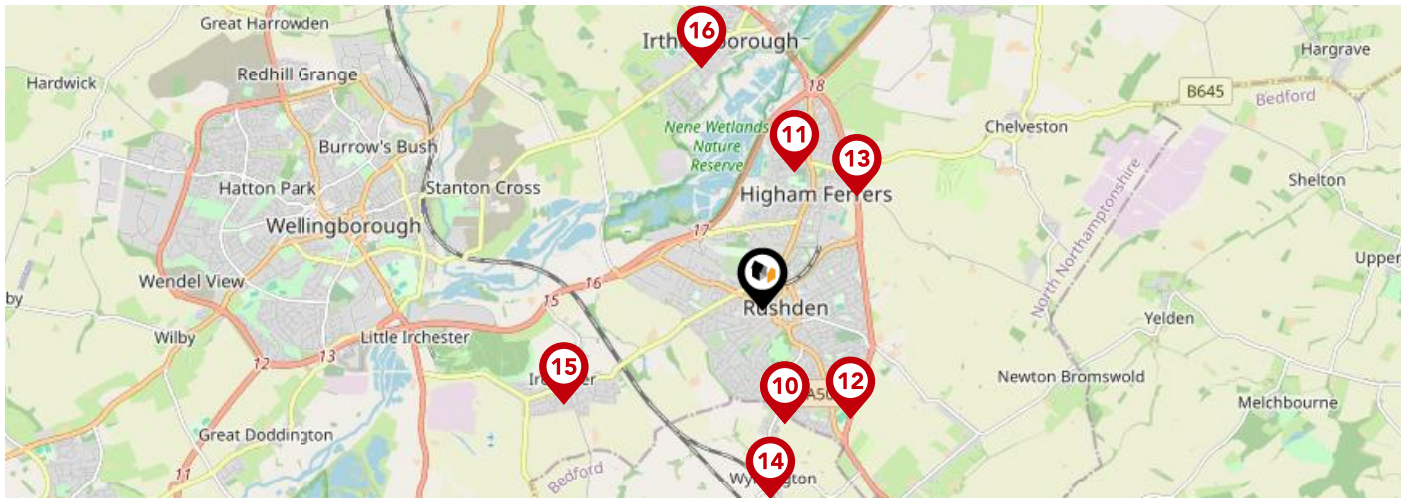
		Nursery	Primary	Secondary	College	Private
1	Rushden Academy Ofsted Rating: Good Pupils: 892 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement Pupils: 147 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Denfield Park Primary School Ofsted Rating: Good Pupils: 432 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newton Road School Ofsted Rating: Requires improvement Pupils: 243 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefriars Primary School Ofsted Rating: Good Pupils: 411 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>









Area Schools

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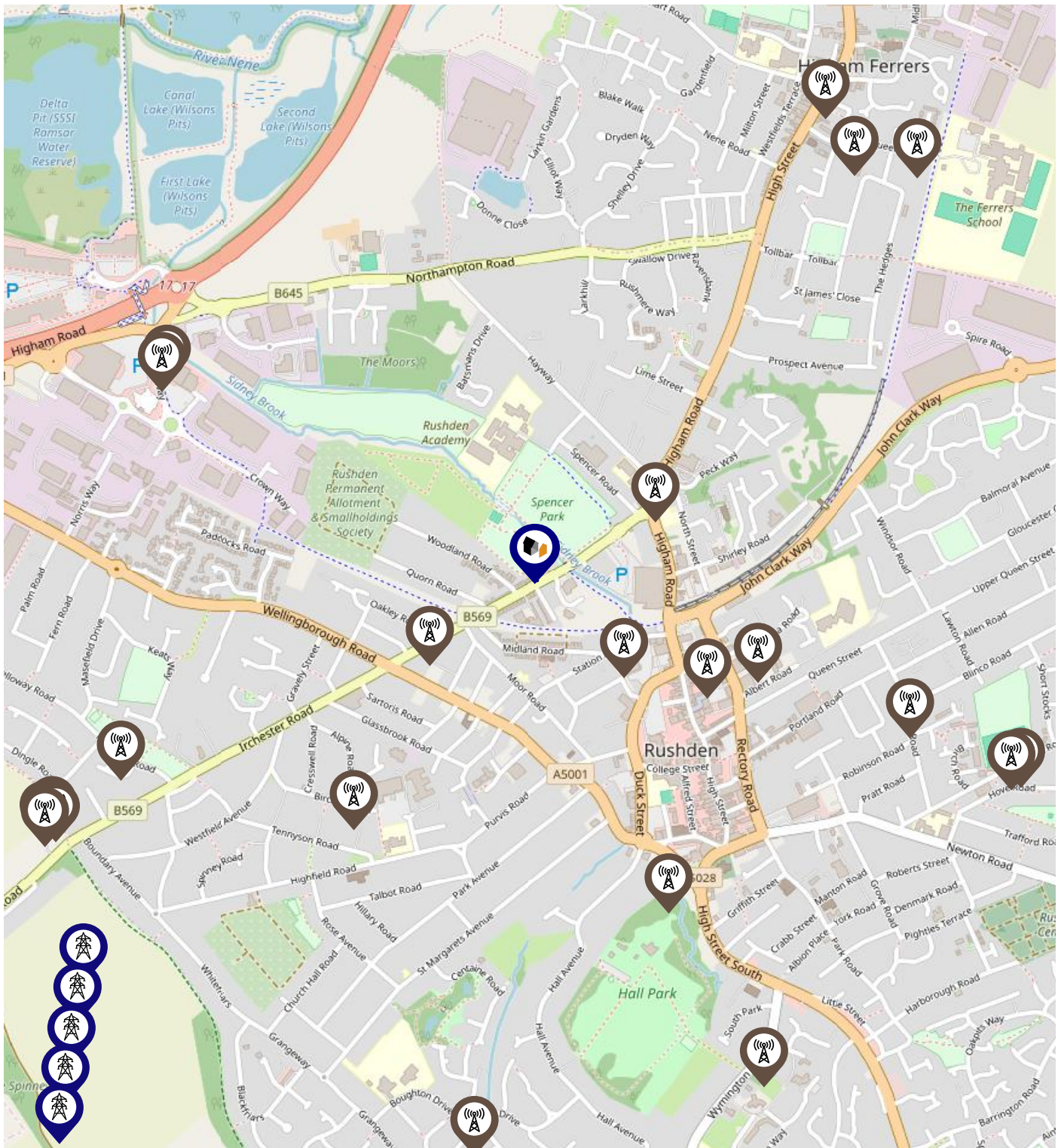
		Nursery	Primary	Secondary	College	Private
	South End Infant School Ofsted Rating: Good Pupils: 246 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South End Junior School Ofsted Rating: Good Pupils: 346 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rushden Primary Academy Ofsted Rating: Good Pupils: 389 Distance:1.28	<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:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 142 Distance:1.72	<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:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



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Key:

-  Power Pylons
-  Communication Masts

Environment

Radon Gas

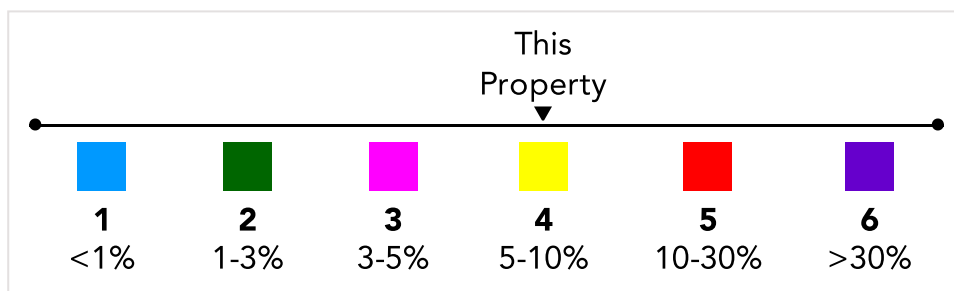
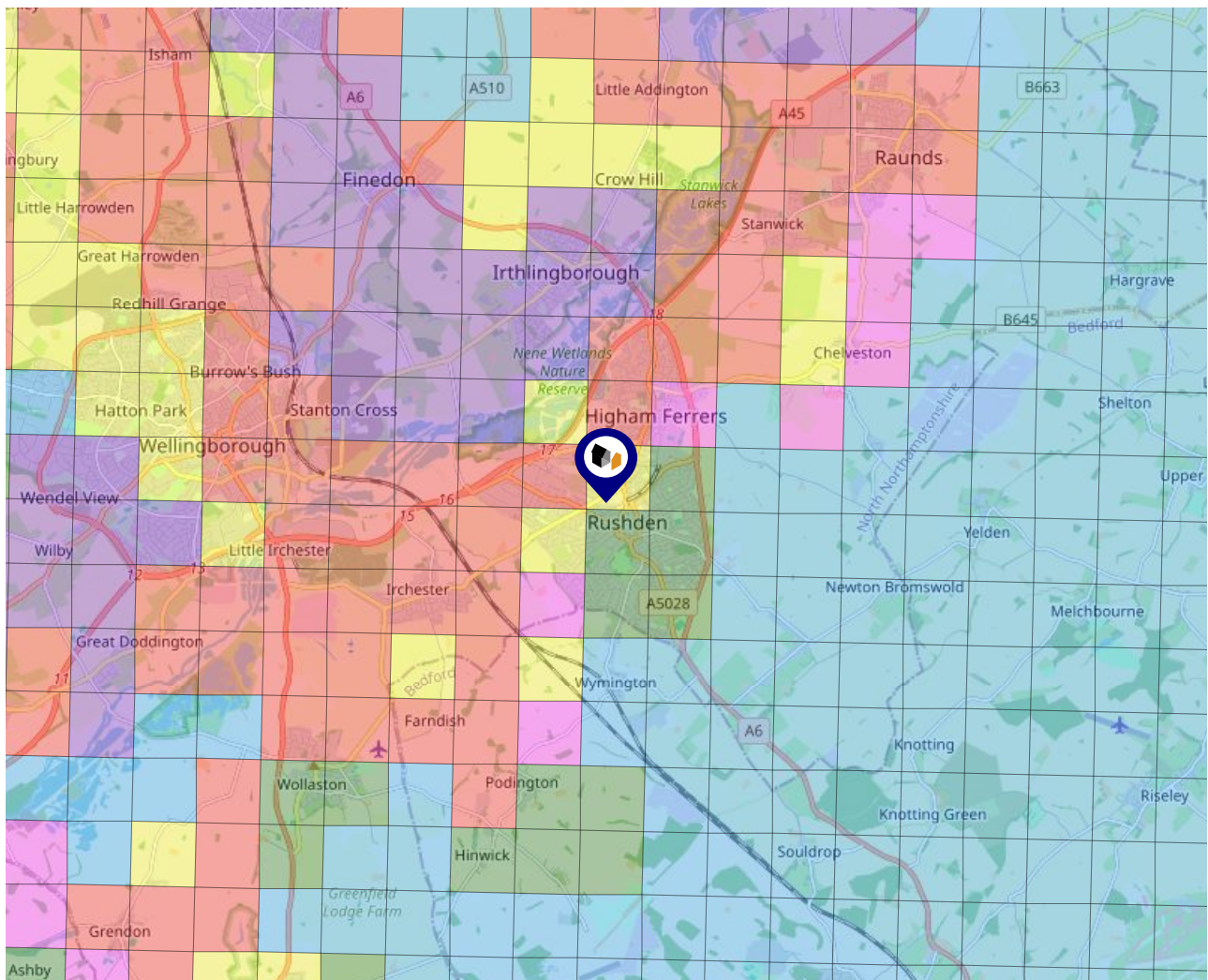
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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).

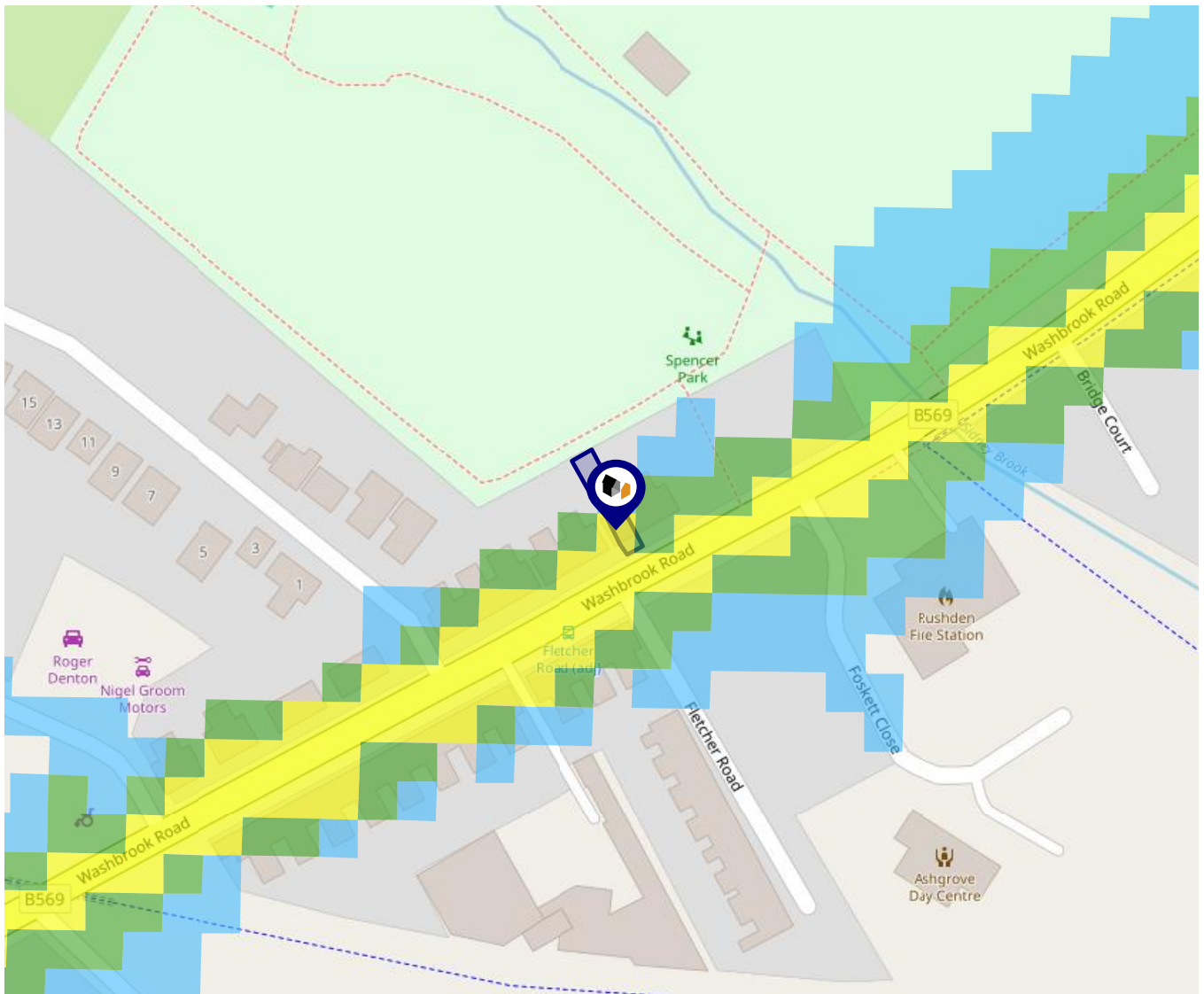


Local Area Road Noise

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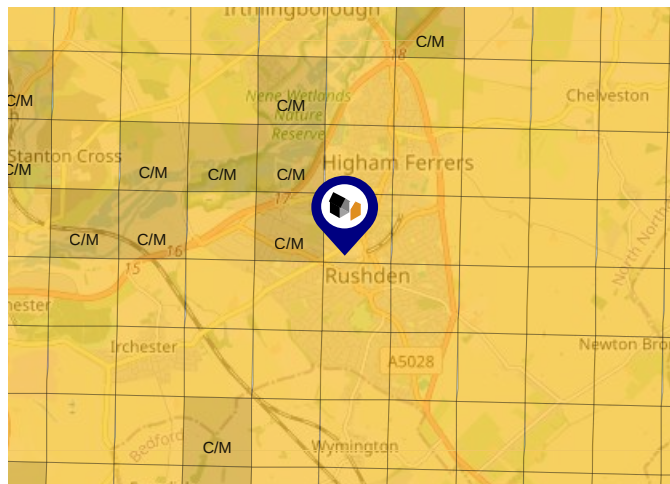


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)

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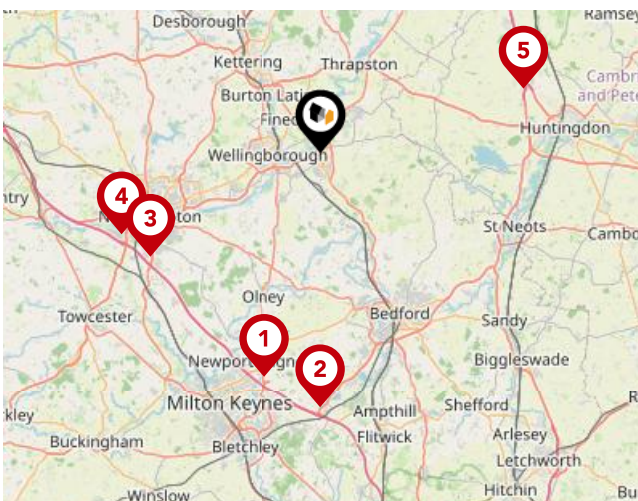


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National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.14 miles
2	Kettering Rail Station	8.69 miles
3	Bedford Rail Station	12.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	16.82 miles
2	M1 J13	18.52 miles
3	M1 J15	14.46 miles
4	M1 J15A	15.57 miles
5	A1(M) J13	15.46 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	30.3 miles
2	Cambridge	33.55 miles
3	Kidlington	43.92 miles
4	Baginton	37.16 miles

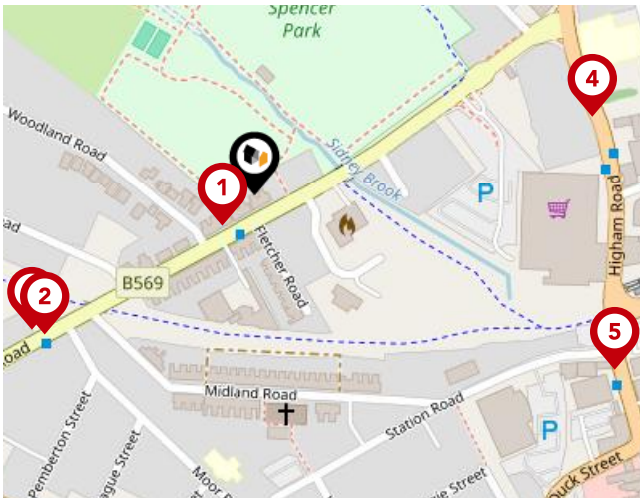
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Fletcher Road	0.03 miles
2	Moor Road	0.14 miles
3	Moor Road	0.15 miles
4	Rushden ASDA	0.2 miles
5	(Rushden) Station Road	0.23 miles

Carl Myers Bespoke Estate Agent powered by eXp **About Us**



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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

Carl Myers Bespoke Estate Agent powered by eXp **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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Carl Myers Bespoke Estate Agent powered by eXp

Lettering

07867 528633/01536 903036

carl.myers@expuk.com

www.carlmyers.co.uk

