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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 10th October 2026



10, ATTLEBOROUGH ROAD, NUNEATON, CV11 4HY

Price Estimate : £350,000

Martin & Co | Hinckley

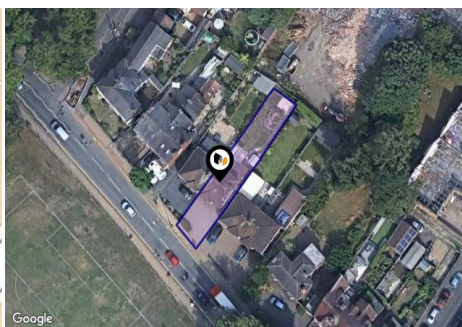
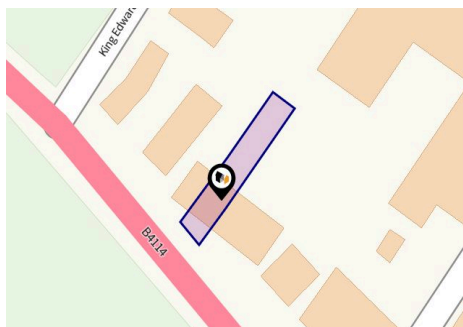
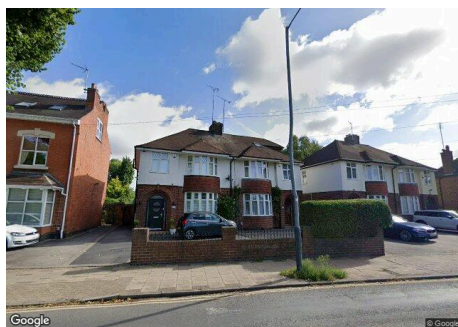
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,323 ft ² / 123 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,946
Title Number:	WK320411
UPRN:	100070136509
Restrictive Covenants:	No

Last Sold Date:	29/09/2021
Last Sold Price:	£275,000
Last Sold £/ft²:	£198
Price Estimate:	£350,000
Tenure:	Freehold

Local Area

Local Authority:	Warwickshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







10 Attleborough Road, NUNEATON, CV11 4HY		Energy rating D	
Valid until 09.10.2036		Certificate number 0639-3967-9200-1796-2204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

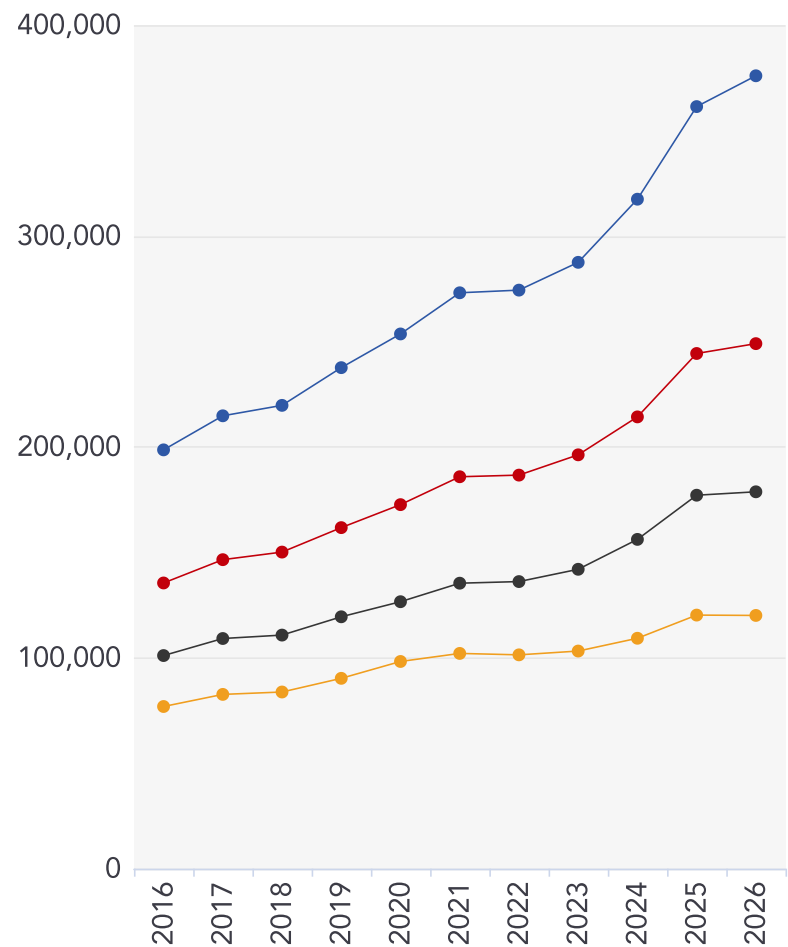
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	123 m ²

18, Attleborough Road, Nuneaton, CV11 4HY					Terraced House
Last Sold Date:	07/08/2024	17/07/2015	29/09/1995		
Last Sold Price:	£270,000	£199,950	£42,000		
22, Attleborough Road, Nuneaton, CV11 4HY					Terraced House
Last Sold Date:	08/12/2023	20/03/2015	23/04/2004	16/03/2001	21/04/1995
Last Sold Price:	£240,000	£186,000	£156,500	£87,000	£56,500
28, Attleborough Road, Nuneaton, CV11 4HY					Detached House
Last Sold Date:	10/11/2023	31/01/2008	24/09/1999		
Last Sold Price:	£230,000	£225,000	£125,000		
16, Attleborough Road, Nuneaton, CV11 4HY					Detached House
Last Sold Date:	30/05/2022				
Last Sold Price:	£226,000				
10, Attleborough Road, Nuneaton, CV11 4HY					Semi-detached House
Last Sold Date:	29/09/2021	20/04/2012			
Last Sold Price:	£275,000	£180,000			
24, Attleborough Road, Nuneaton, CV11 4HY					Terraced House
Last Sold Date:	25/06/2021	14/09/2001			
Last Sold Price:	£200,000	£42,500			
14, Attleborough Road, Nuneaton, CV11 4HY					Semi-detached House
Last Sold Date:	09/04/2020	02/07/2015			
Last Sold Price:	£270,000	£160,000			
2, Attleborough Road, Nuneaton, CV11 4HY					
Last Sold Date:	30/05/2019				
Last Sold Price:	£233,000				
8, Attleborough Road, Nuneaton, CV11 4HY					Semi-detached House
Last Sold Date:	04/07/2016	27/04/2004	20/12/1995		
Last Sold Price:	£171,000	£160,000	£37,500		
6, Attleborough Road, Nuneaton, CV11 4HY					Semi-detached House
Last Sold Date:	07/09/2001	01/11/1996			
Last Sold Price:	£121,500	£79,500			
12, Attleborough Road, Nuneaton, CV11 4HY					Semi-detached House
Last Sold Date:	01/10/1997				
Last Sold Price:	£63,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in CV11



Detached

+89.32%

Semi-Detached

+83.77%

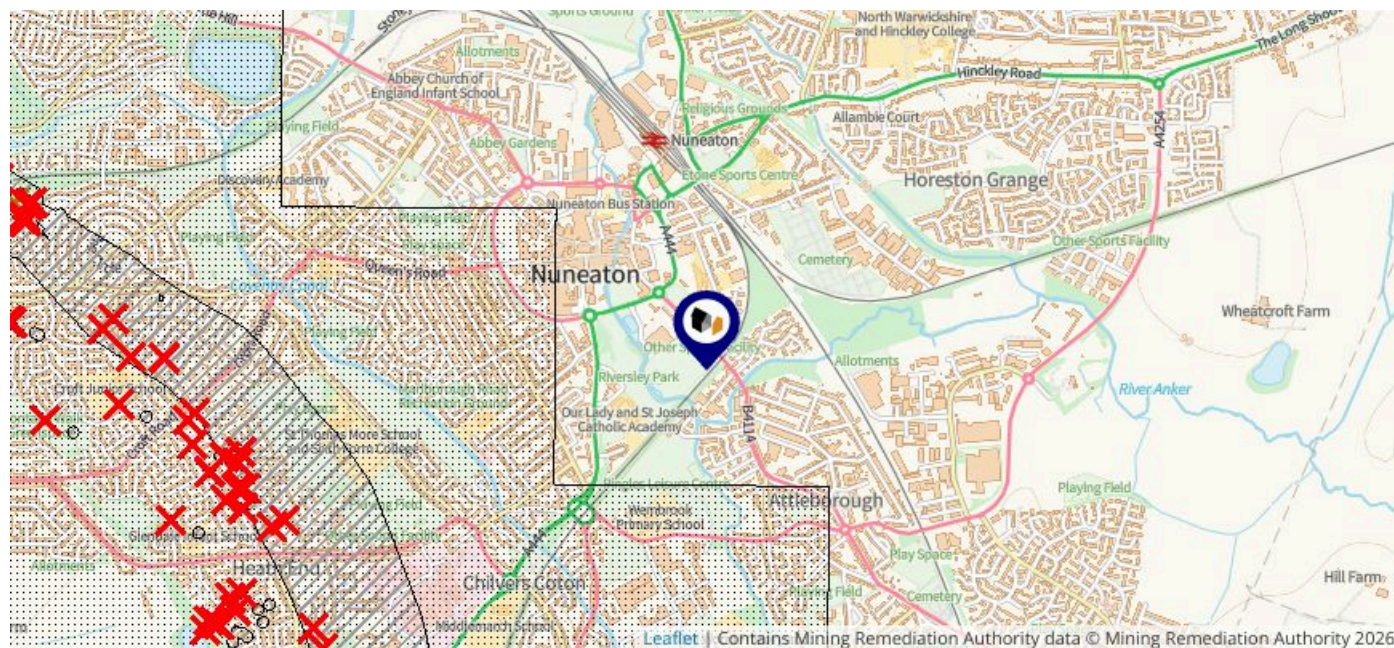
Terraced

+76.83%

Flat

+56.15%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

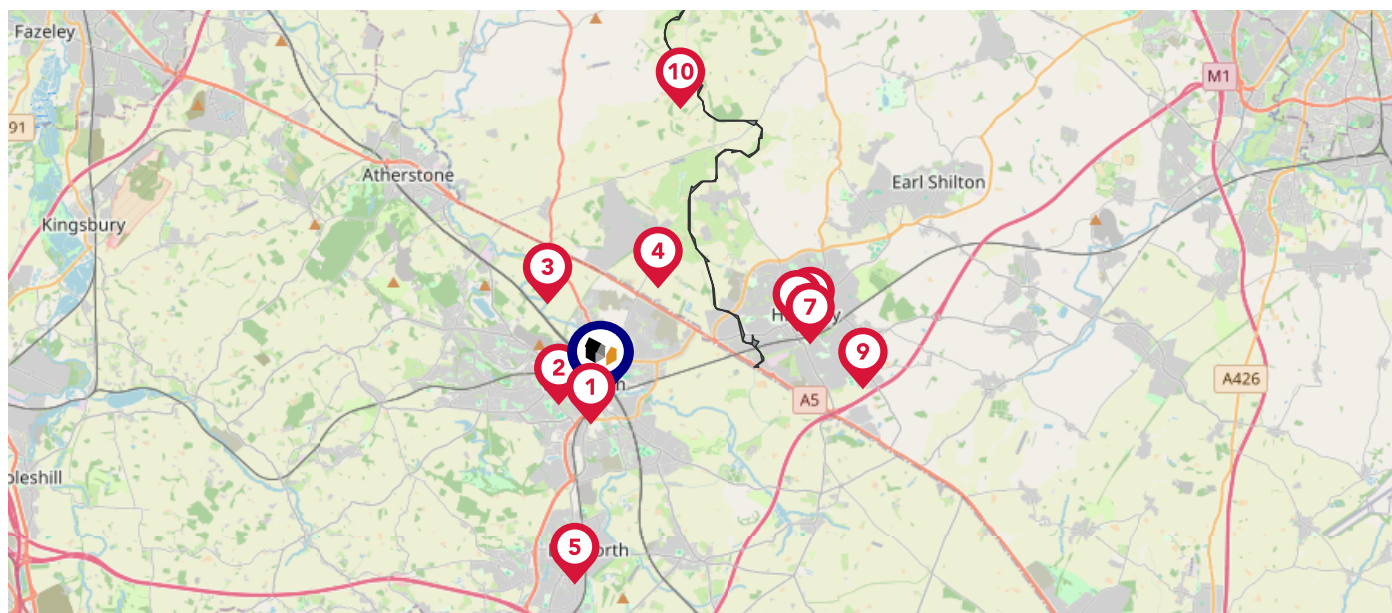
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

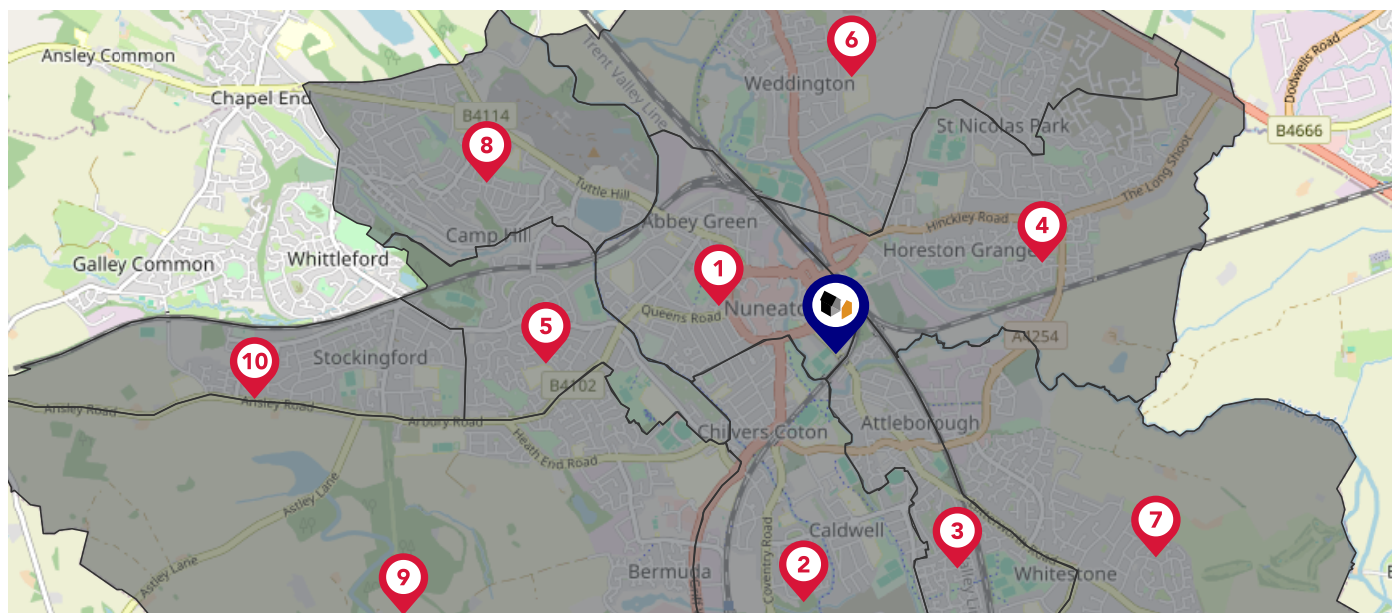
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-------------------------|
| 1 | Nuneaton Town Centre |
| 2 | Abbey |
| 3 | Caldecote |
| 4 | Higham on the Hill |
| 5 | Bedworth Town Centre |
| 6 | Hinckley, Hollycroft |
| 7 | Hinckley - Town Centre |
| 8 | Hinckley - Druid Street |
| 9 | Burbage |
| 10 | Ashby-de-la-Zouch Canal |

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



Abbey Ward



Wem Brook Ward



Attleborough Ward



St. Nicolas Ward



Bar Pool Ward



Weddington Ward



Whitestone Ward



Camp Hill Ward

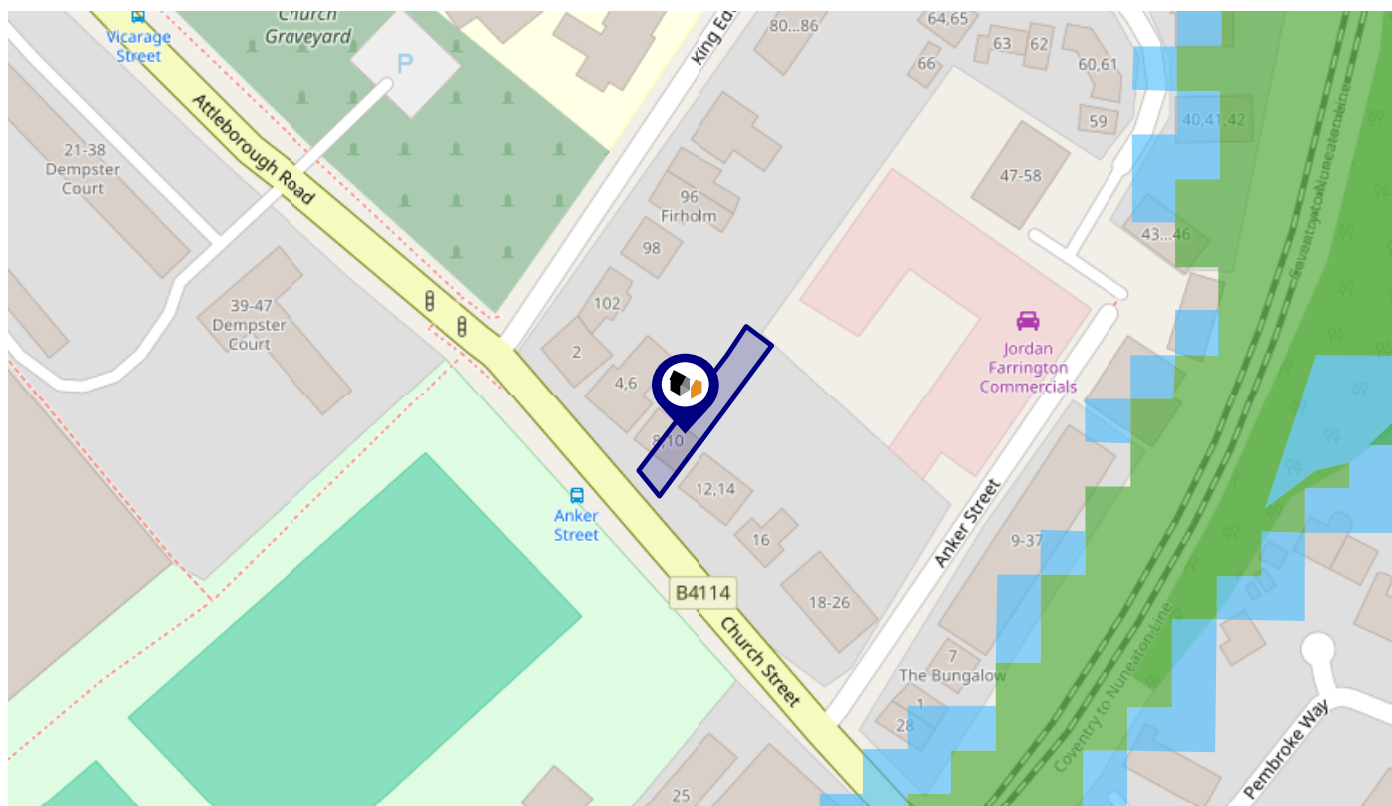


Arbury Ward



Kingswood Ward

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.

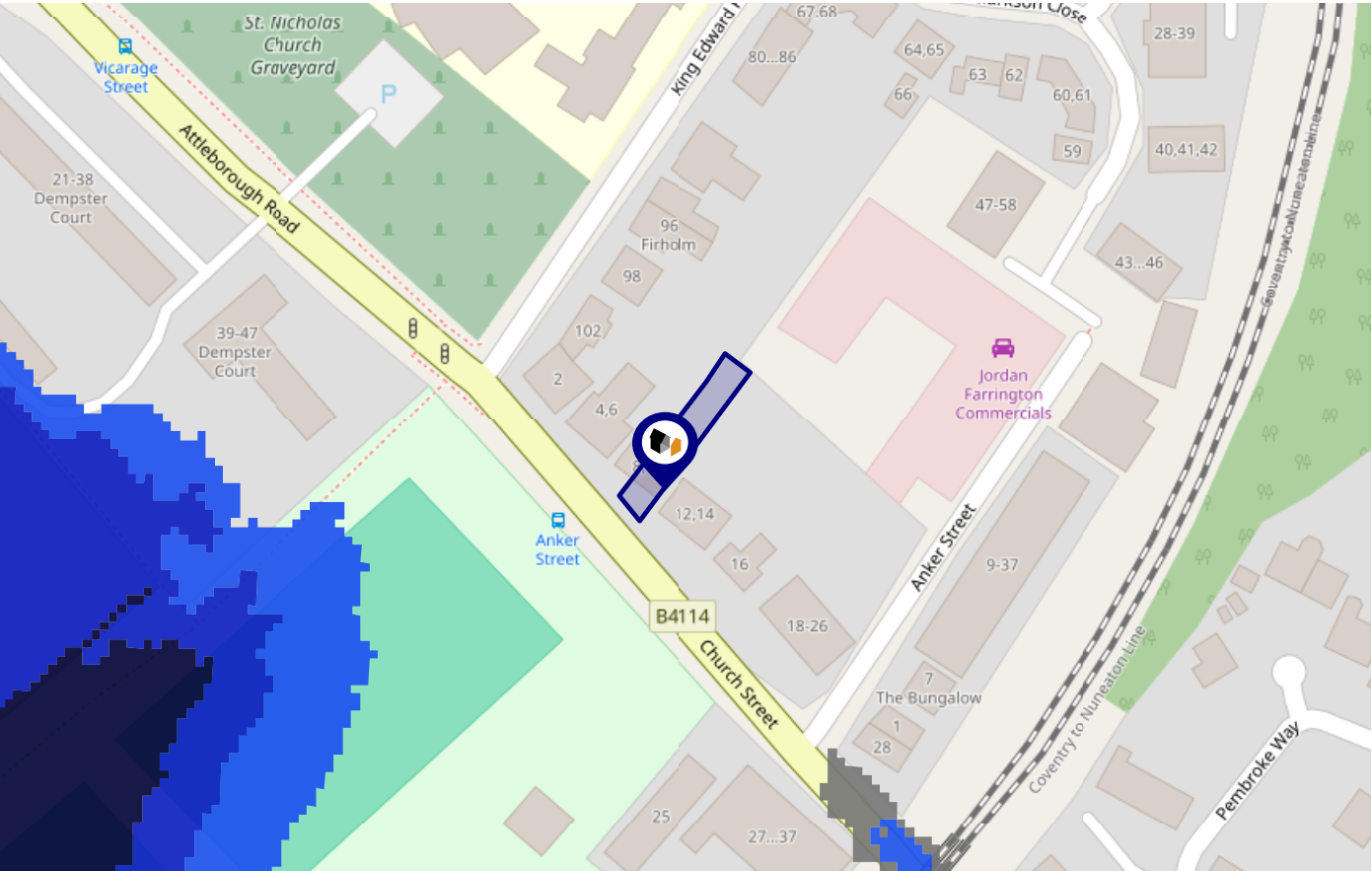
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

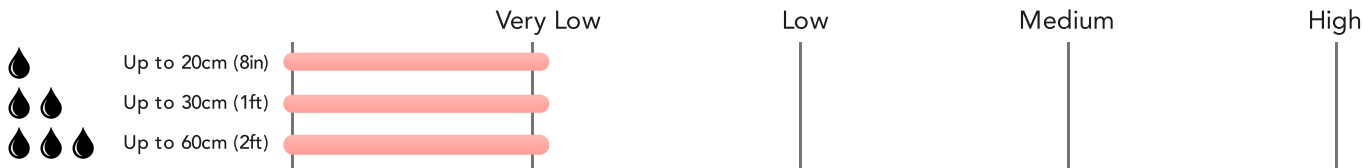


Risk Rating: Very low

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.

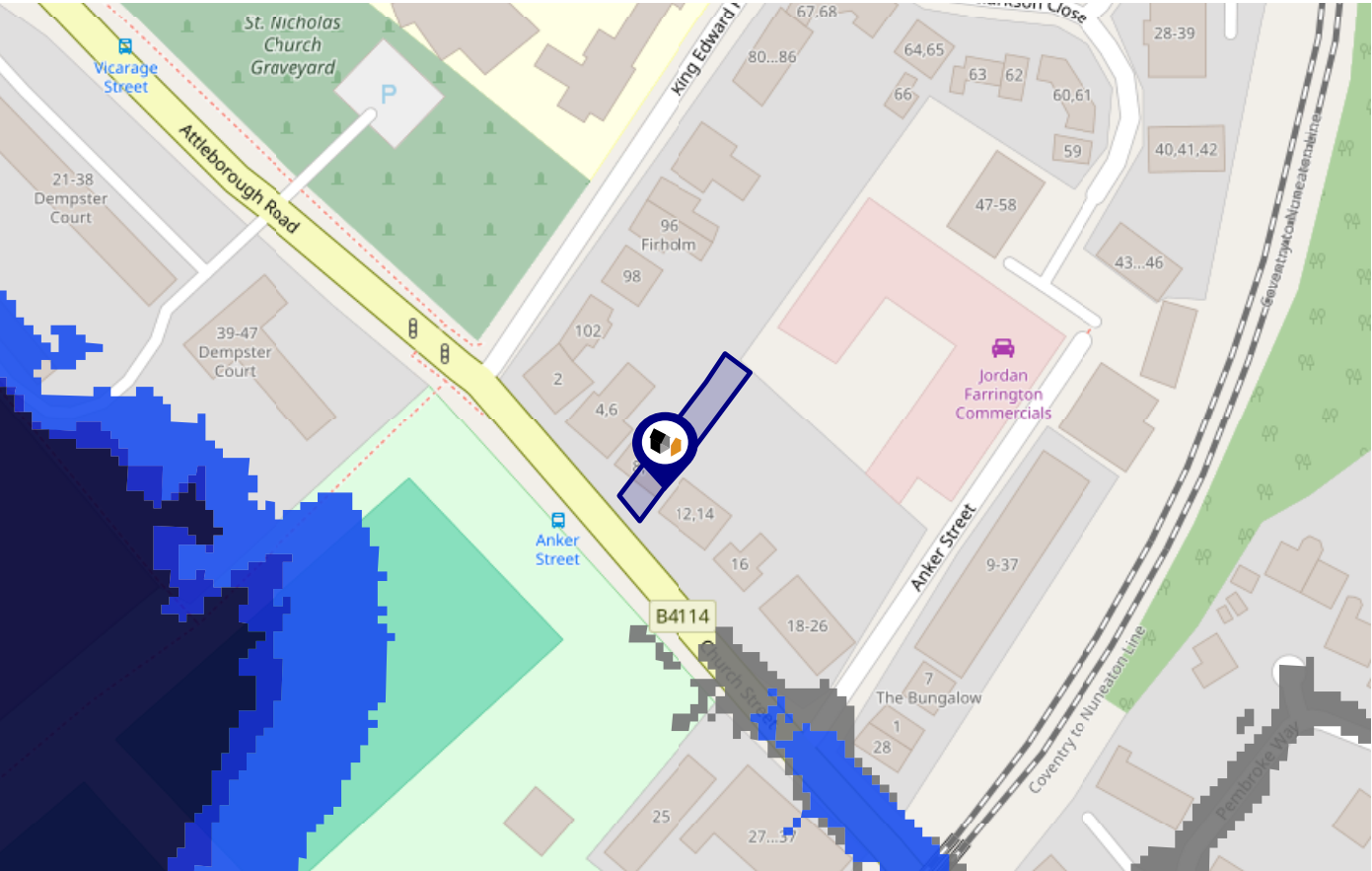
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

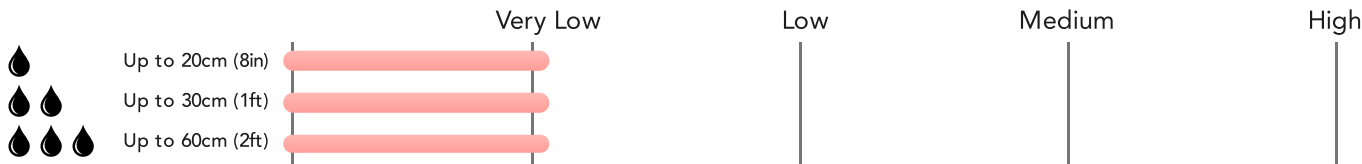


Risk Rating: Very low

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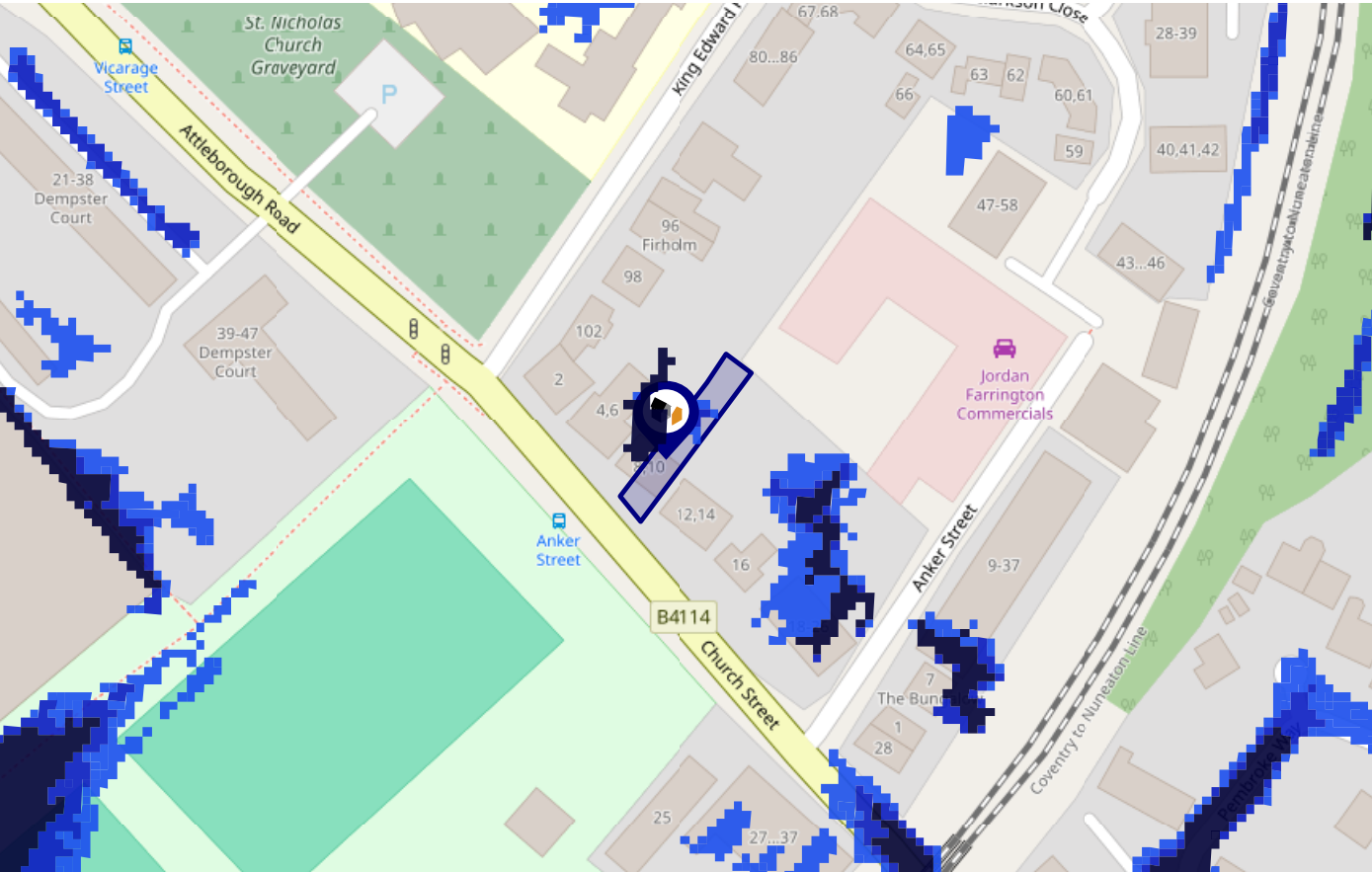
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

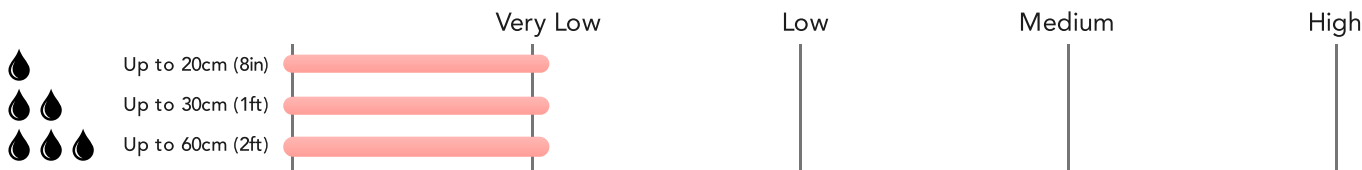


Risk Rating: Very low

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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

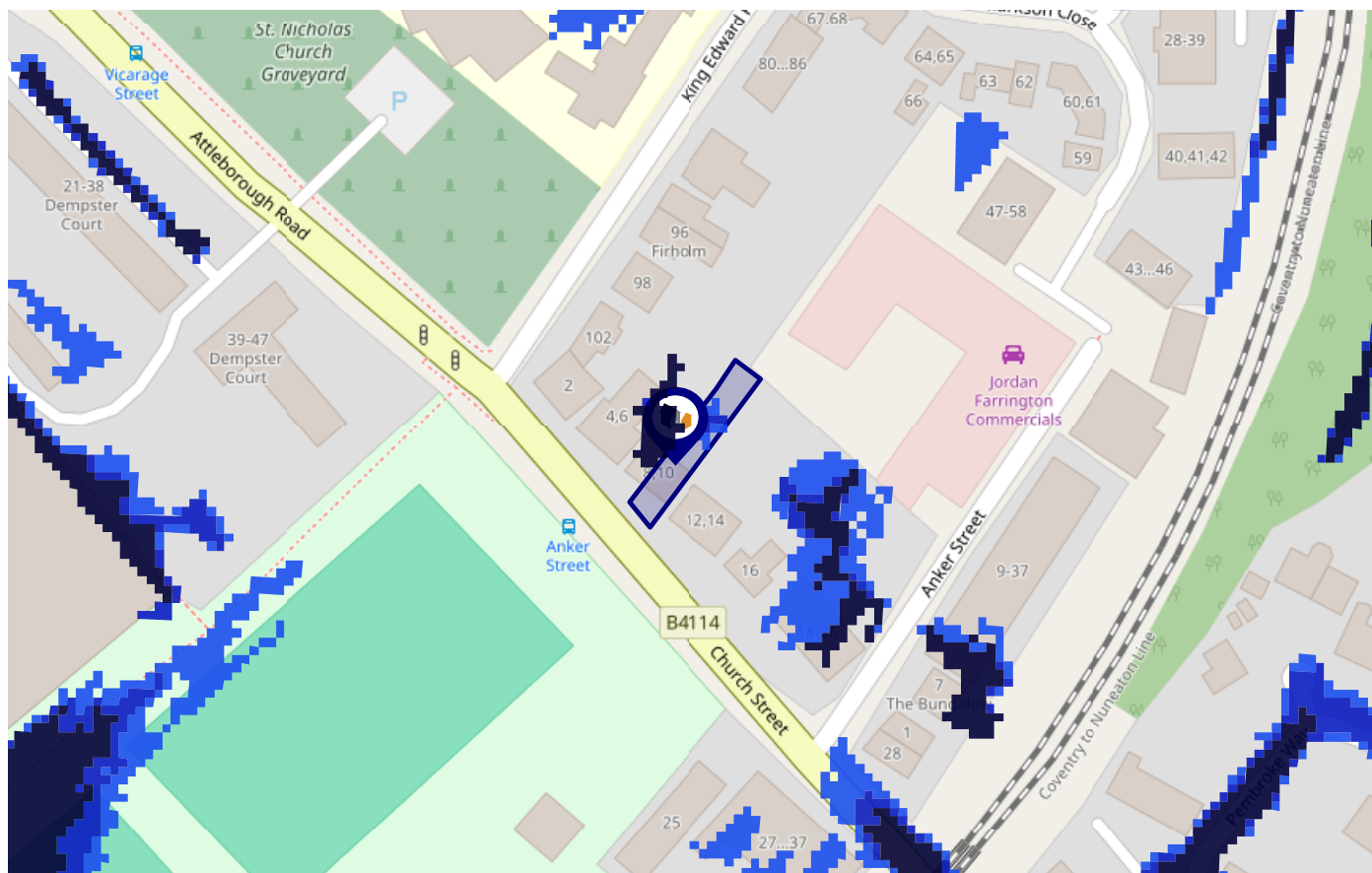
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

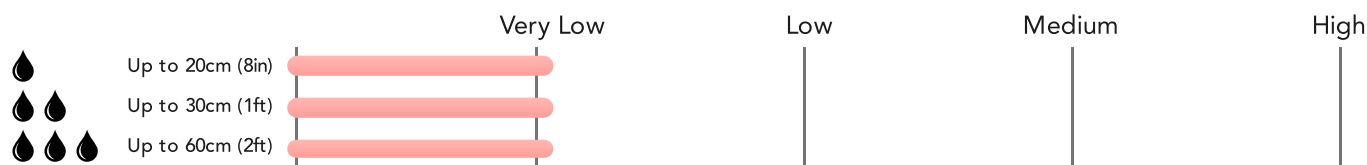


Risk Rating: Very low

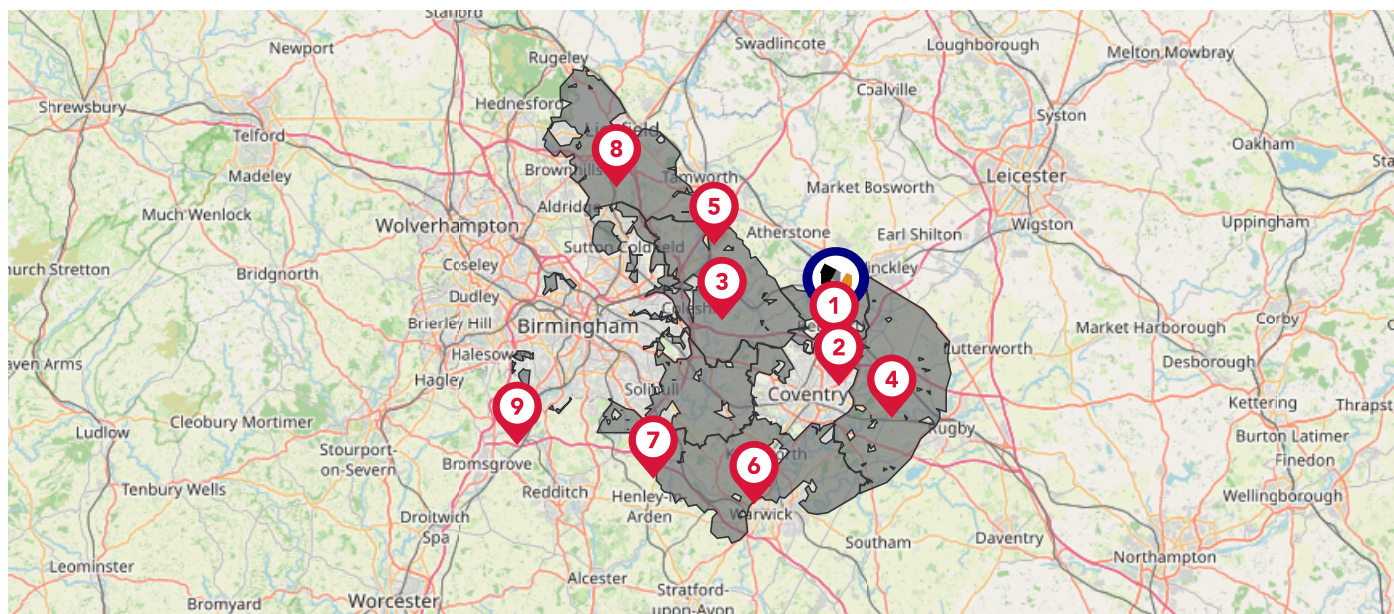
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Rugby



Birmingham Green Belt - Tamworth



Birmingham Green Belt - Warwick



Birmingham Green Belt - Solihull

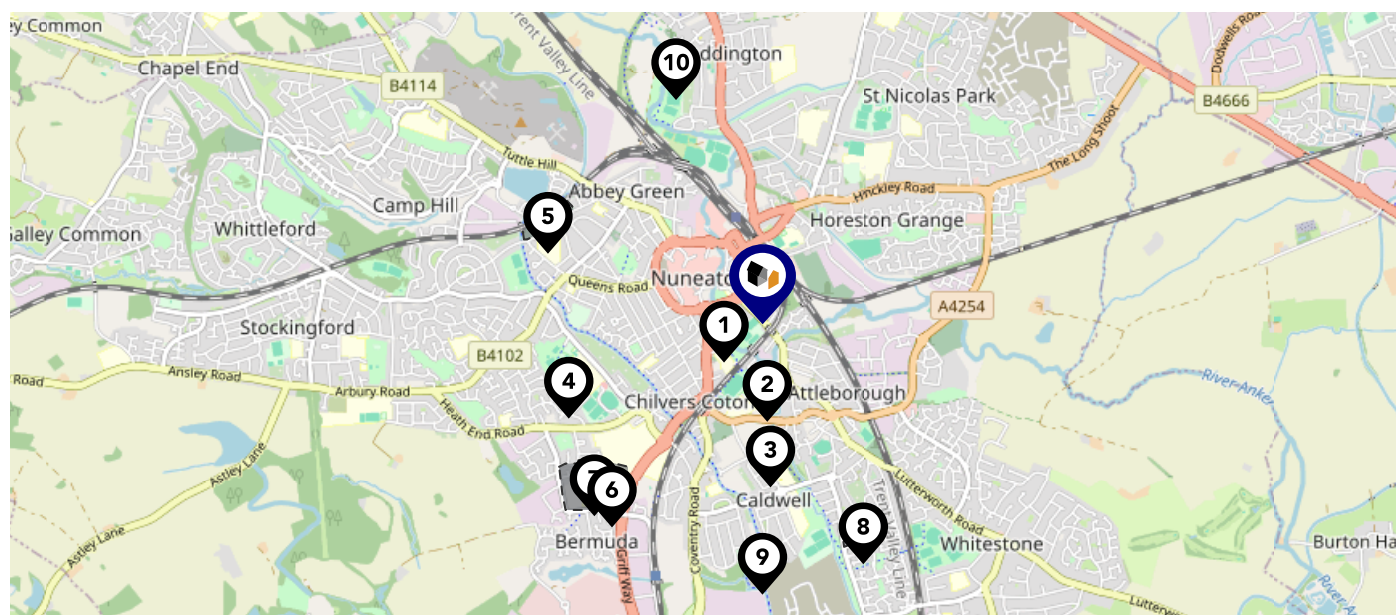


Birmingham Green Belt - Lichfield



Birmingham Green Belt - Birmingham

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.



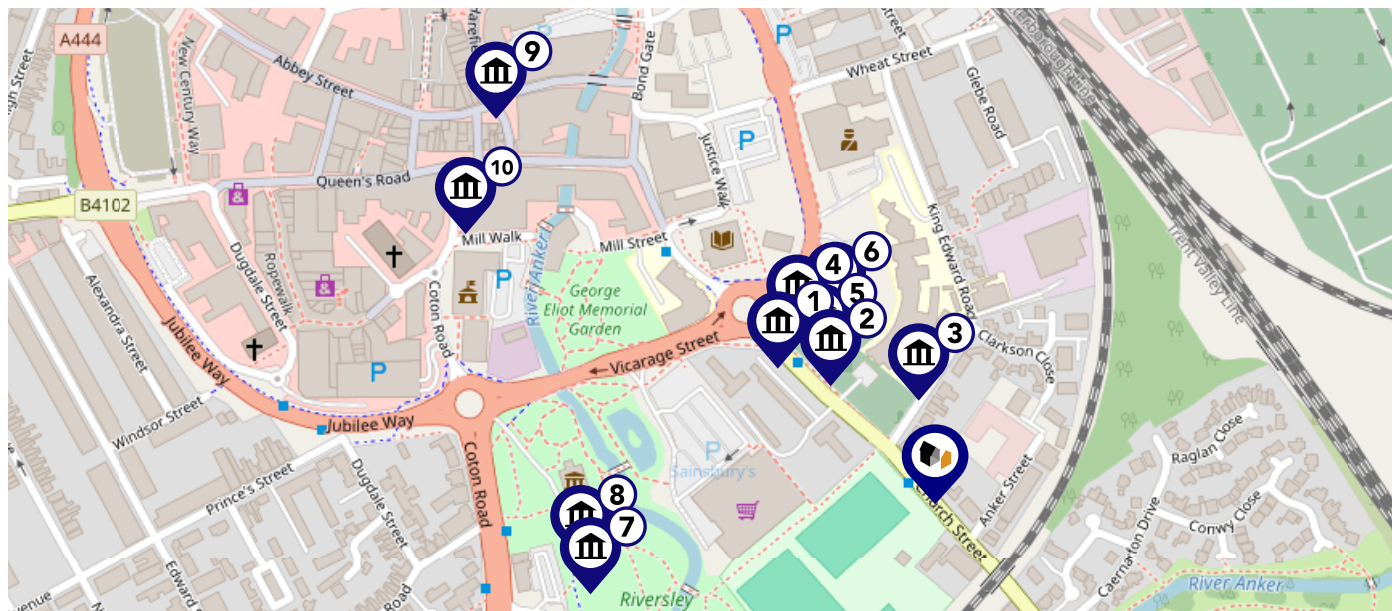
Nearby Landfill Sites

	Riversley Park-Coton Road, Nuneaton, Warwickshire	Historic Landfill	
	Pingle Court-Off Pingle Court Road, Nuneaton, Warwickshire	Historic Landfill	
	Running Track-Off Caldwell Road, Nuneaton, Warwickshire	Historic Landfill	
	Greenmoor Road School-Greenmoor Road, Nuneaton, Warwickshire	Historic Landfill	
	Vernons Lane Playing Fields-Vernons Road, Nuneaton, Warwickshire	Historic Landfill	
	Bermuda Road. Tip-Bermuda Road, Nuneaton, Warwickshire	Historic Landfill	
	Bermuda Landfill Site-Paradise Farm, Harefield Lane, Bermuda, Nuneaton, Warwickshire	Historic Landfill	
	Marston Lane-Marston Lane, Nuneaton, Warwickshire	Historic Landfill	
	Caldwell Caravan Park-Sorrell Road, Bedworth, Warwickshire	Historic Landfill	
	Church Lane-Off Church Lane, Weddington, Nuneaton, Warwickshire	Historic Landfill	

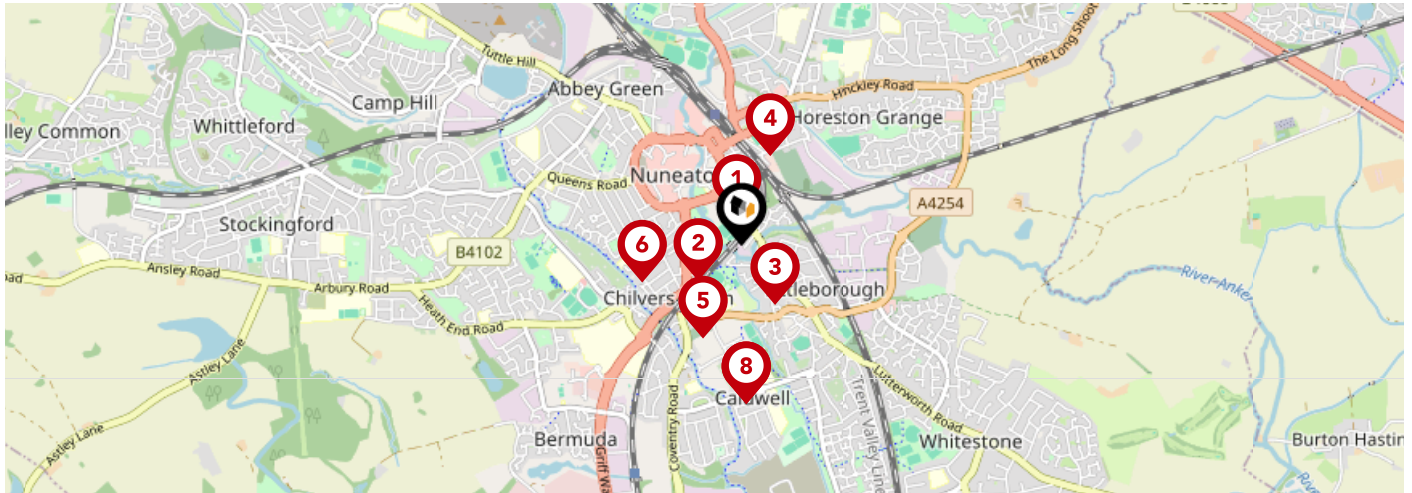
Maps

Listed Buildings

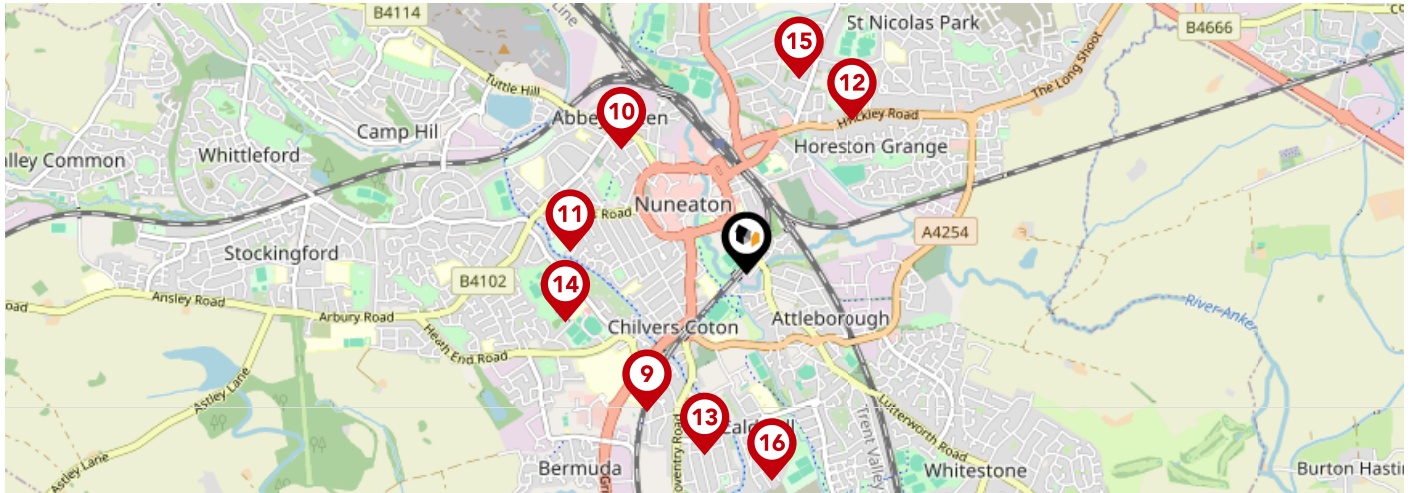
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1444661 - Old Boys Of Vicarage Street School War Memorial	Grade II	0.1 miles
	1034981 - Chest Tomb Approximately 20 Metres South East Of South Door Of Church Of St Nicolas	Grade II	0.1 miles
	1299422 - King Edward The Sixth College	Grade II	0.1 miles
	1116393 - The Old Grammar School	Grade II	0.1 miles
	1299514 - Church Of St Nicolas	Grade I	0.1 miles
	1034949 - The Old Vicarage	Grade II	0.1 miles
	1438676 - Nuneaton War Memorial	Grade II	0.2 miles
	1438689 - Nuneaton Boer War Memorial	Grade II	0.2 miles
	1253714 - Midland Bank	Grade II	0.3 miles
	1299392 - Barclay's Bank	Grade II	0.3 miles



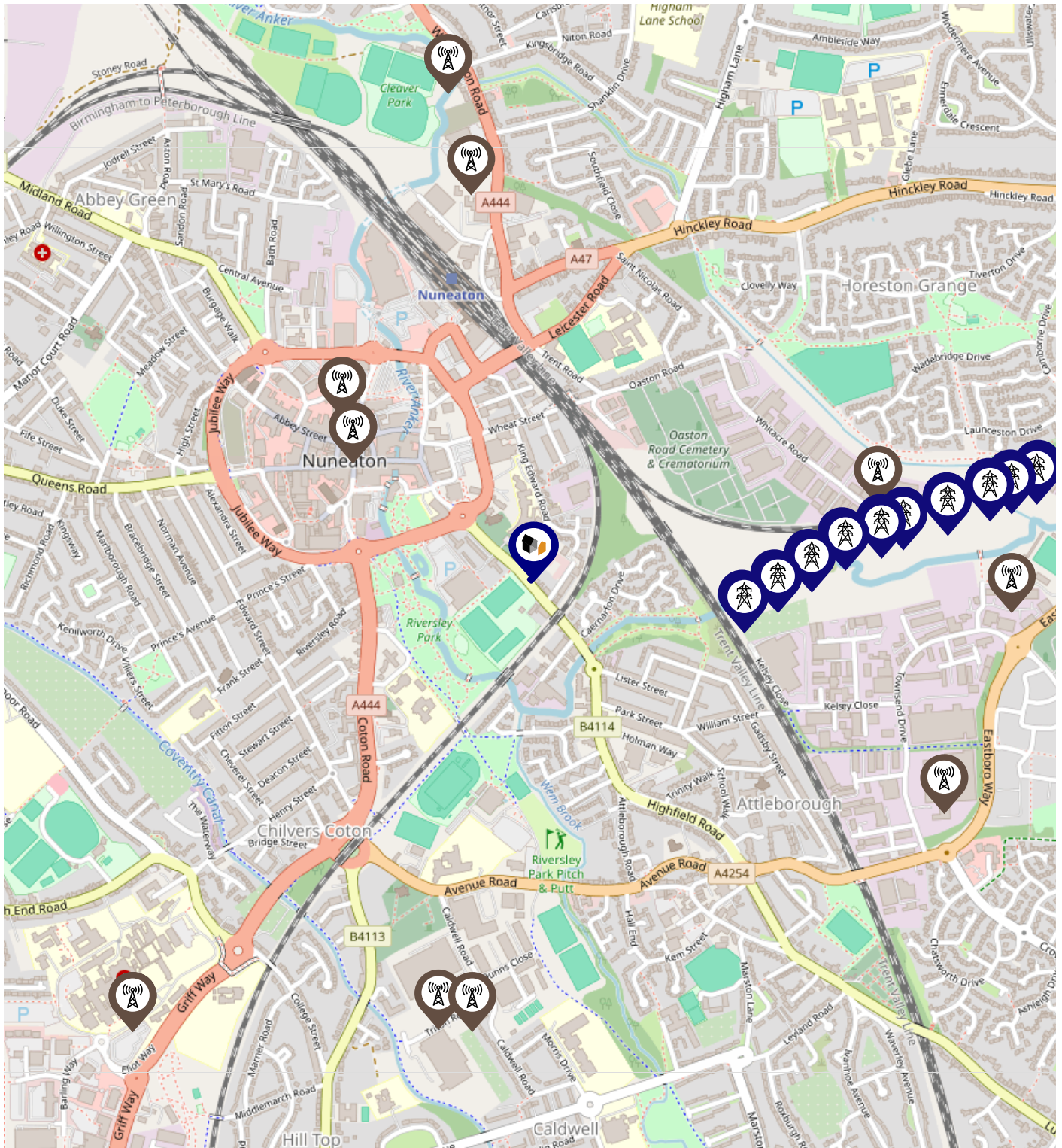
		Nursery	Primary	Secondary	College	Private
1	King Edward VI College Ofsted Rating: Good Pupils:0 Distance:0.13	☐	☐	☒	☐	☐
2	Our Lady & St. Joseph Catholic Academy Ofsted Rating: Outstanding Pupils: 557 Distance:0.25	☐	☒	☐	☐	☐
3	ALP Nuneaton Ofsted Rating: Good Pupils: 33 Distance:0.31	☐	☐	☒	☐	☐
4	Etone College Ofsted Rating: Good Pupils: 1089 Distance:0.42	☐	☐	☒	☐	☐
5	Wembrook Primary School Ofsted Rating: Good Pupils: 666 Distance:0.46	☐	☒	☐	☐	☐
6	Chilvers Coton Community Infant School Ofsted Rating: Good Pupils: 224 Distance:0.47	☐	☒	☐	☐	☐
7	Oak Wood Primary School Ofsted Rating: Good Pupils: 140 Distance:0.72	☐	☒	☐	☐	☐
8	Oak Wood Secondary School Ofsted Rating: Good Pupils: 167 Distance:0.72	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Middlemarch School Ofsted Rating: Good Pupils: 193 Distance:0.77	☐	☒	☐	☐	☐
	Abbey CofE Infant School Ofsted Rating: Outstanding Pupils: 203 Distance:0.8	☐	☒	☐	☐	☐
	Queen's Church of England Academy Ofsted Rating: Good Pupils: 355 Distance:0.8	☐	☒	☐	☐	☐
	North Warwickshire and South Leicestershire College Ofsted Rating: Good Pupils:0 Distance:0.84	☐	☐	☒	☐	☐
	All Saints CofE Primary School and Nursery, Nuneaton Ofsted Rating: Good Pupils: 242 Distance:0.84	☐	☒	☐	☐	☐
	St Thomas More Catholic School and Sixth Form College Ofsted Rating: Good Pupils: 1069 Distance:0.84	☐	☐	☒	☐	☐
	Higham Lane School Ofsted Rating: Outstanding Pupils: 1425 Distance:0.91	☐	☐	☒	☐	☐
	George Eliot Academy Ofsted Rating: Good Pupils: 805 Distance:0.94	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

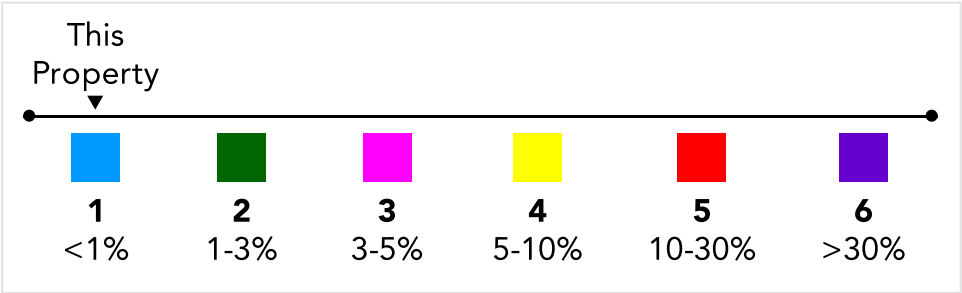
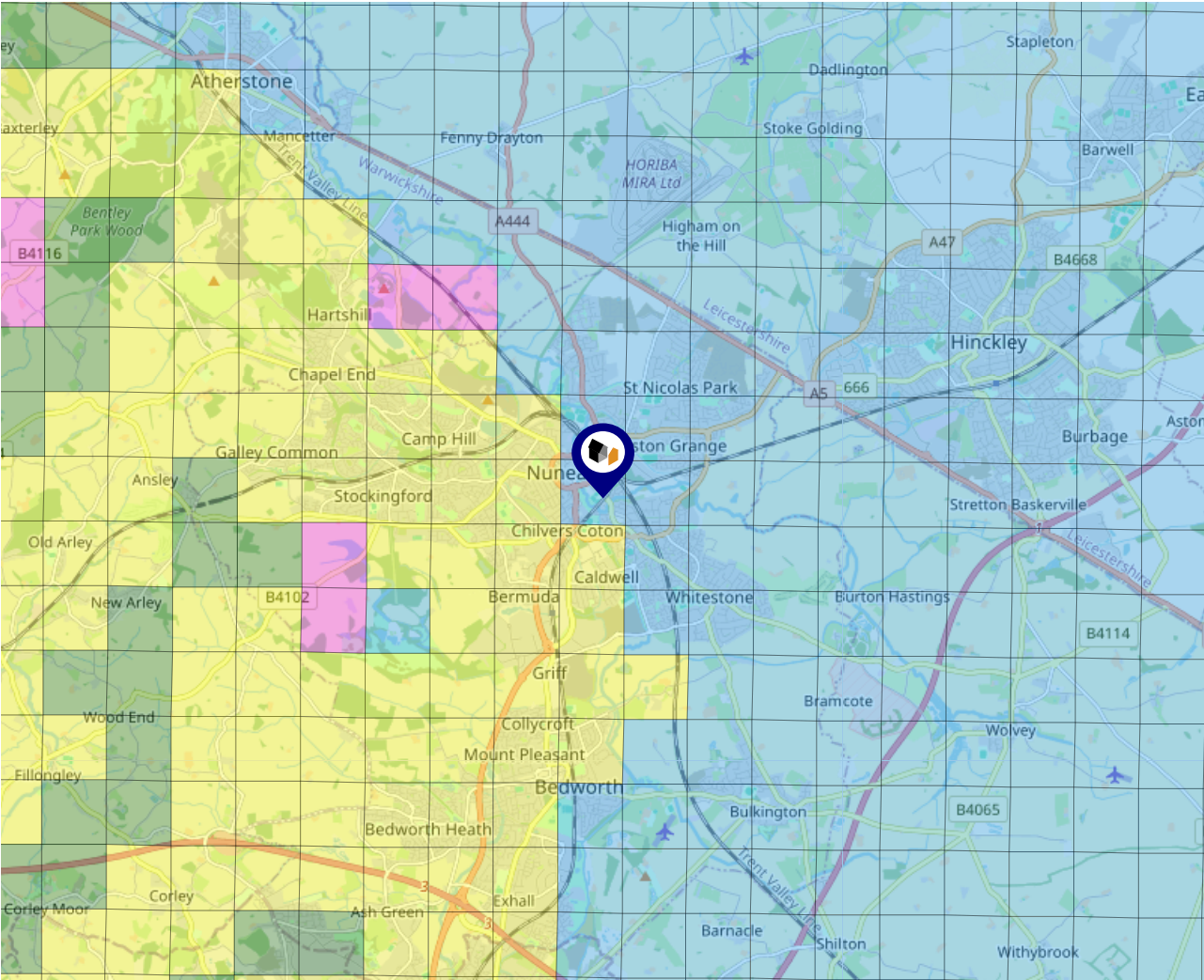


Key:

-  Power Pylons
-  Communication Masts

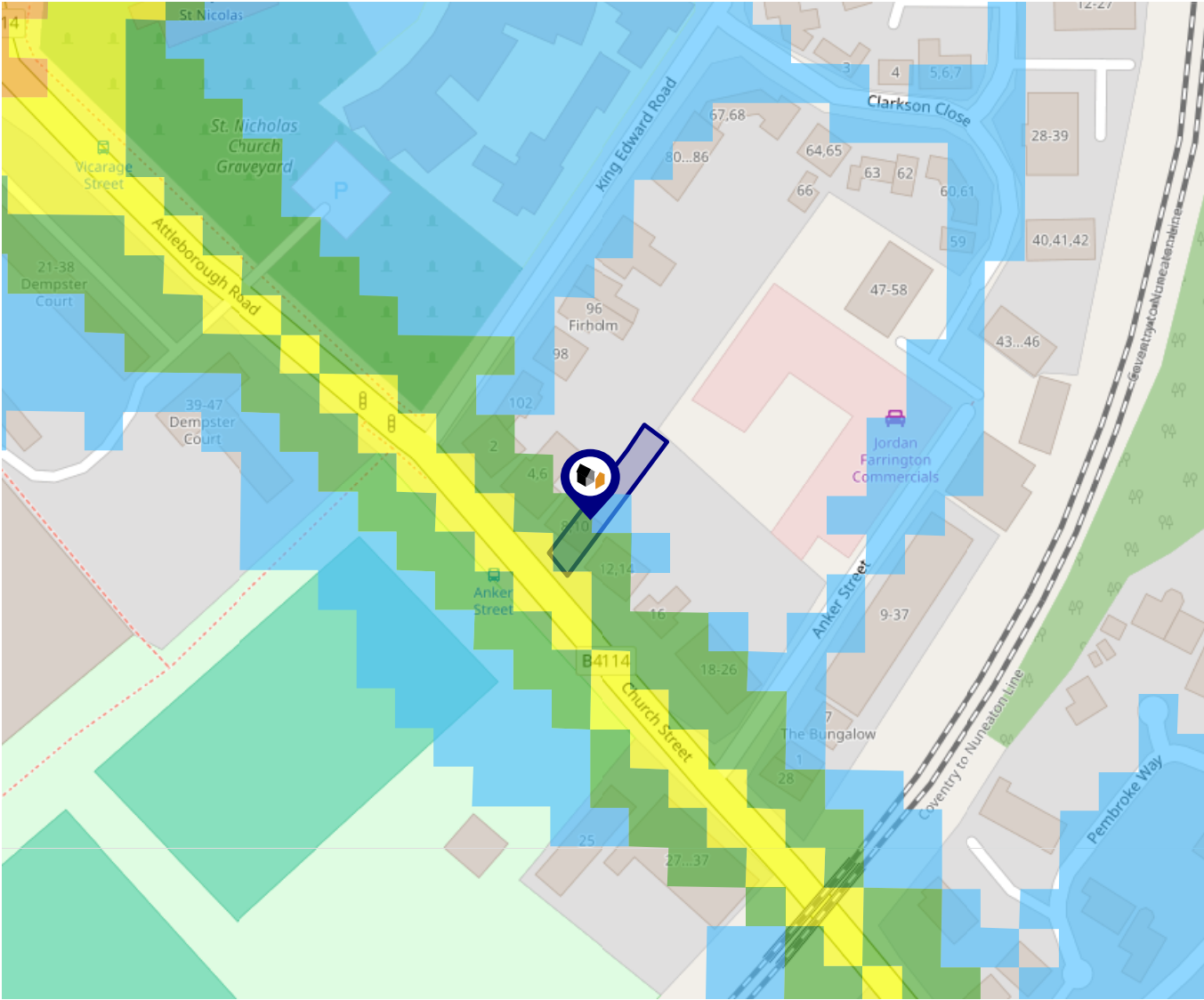
What is Radon?

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

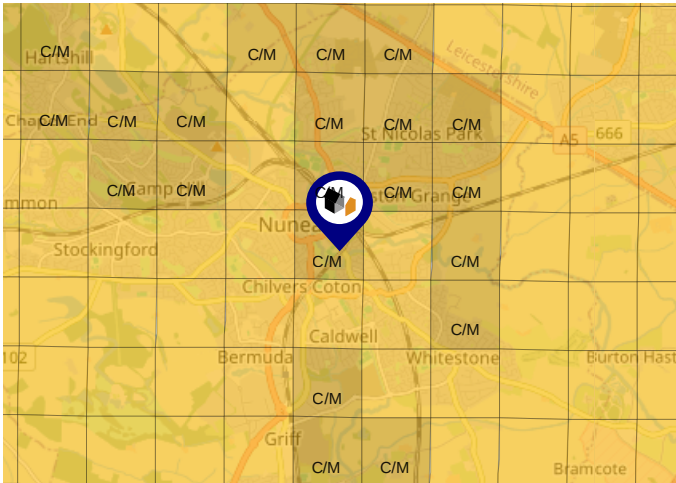


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

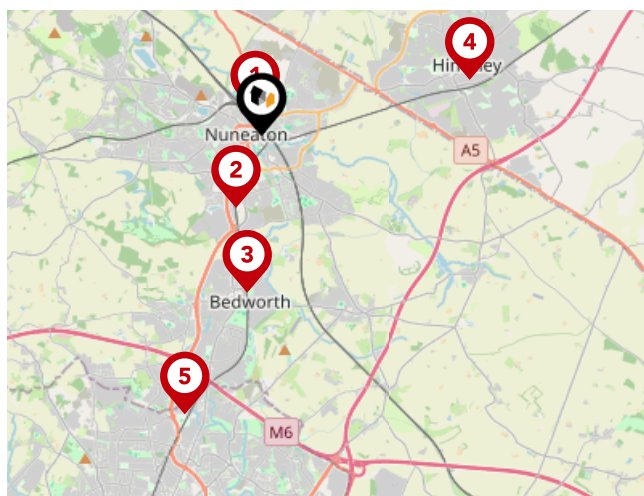


Primary Classifications (Most Common Clay Types)

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)



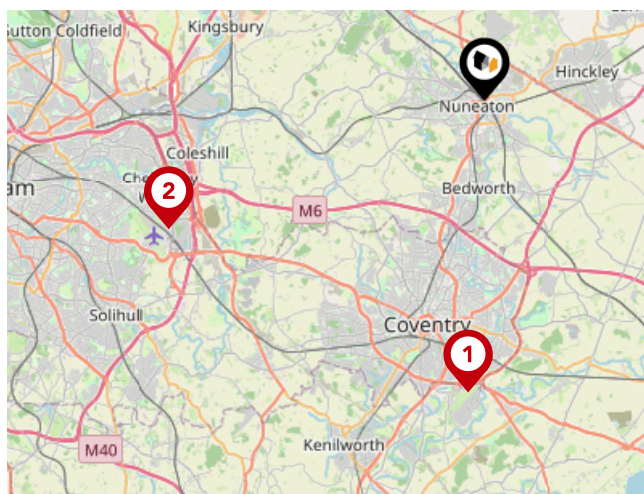
National Rail Stations

Pin	Name	Distance
1	Nuneaton Rail Station	0.43 miles
2	Bermuda Park Rail Station	1.38 miles
3	Bedworth Rail Station	2.84 miles
4	Hinckley Rail Station	3.88 miles
5	Coventry Arena Rail Station	5.2 miles



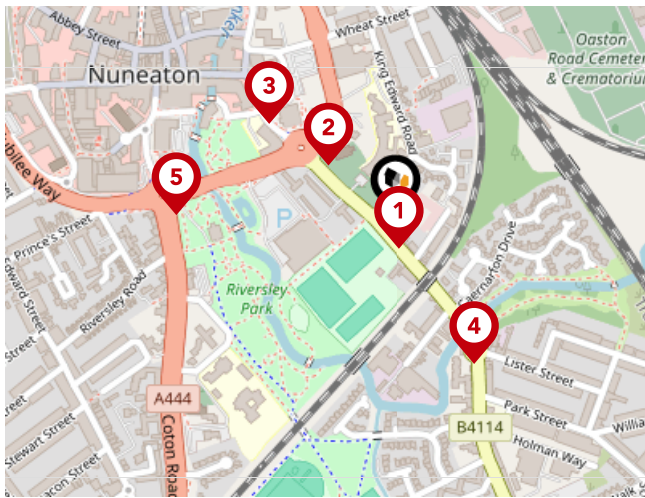
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.19 miles
2	M69 J1	4.23 miles
3	M6 J2	5.9 miles
4	M69 J2	6.3 miles
5	M42 J10	9.49 miles



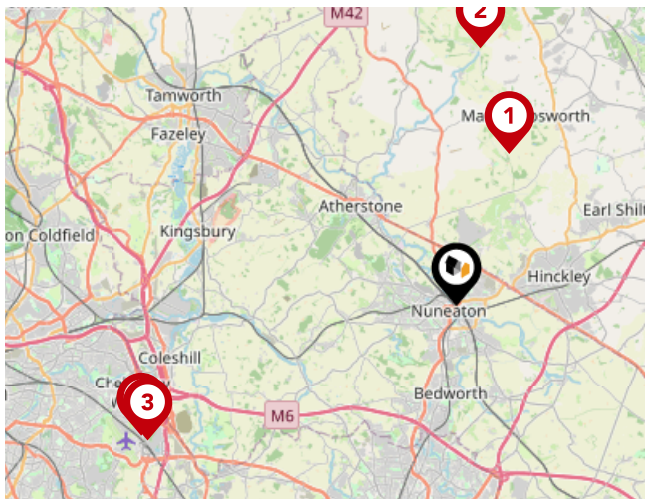
Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	10.55 miles
2	Birmingham International Airport	12.27 miles



Bus Stops/Stations

Pin	Name	Distance
1	Anker Street	0.03 miles
2	Vicarage Street	0.09 miles
3	Mill Street	0.17 miles
4	Lister Street	0.18 miles
5	Riversley Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.81 miles
2	Shackerstone Rail Station (Battlefield Line)	9.34 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	12.14 miles
4	Birmingham International Airport (Air-Rail link)	12.31 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Martin & Co | Hinckley

Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

Testimonial 1



Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

Testimonial 2



Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

Testimonial 3



Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

Testimonial 4



Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.



/martincouk



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/company/martin-and-co/

Market

Market summary



Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(43/23) 53%	(94/74) 79%	(74/40) 54%	(75/26) 35%	(15/6) 40%	(4/2) 50%

Total on market: 290

Total sold: 165

Average days on market: 115

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	4	Semi-Detached	£379,500	£155,000	£291,764	7	4	11	36%	86
+1 Type	4	Detached	£895,000	£300,000	£401,257	35	8	43	19%	124
+1 Beds	5	Semi-Detached	£325,000	£325,000	£325,000	1	0	1	0%	30
All considered			£895,000	£155,000	£339,340	43	12	55	22%	80

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

Martin & Co | Hinckley

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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Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/

