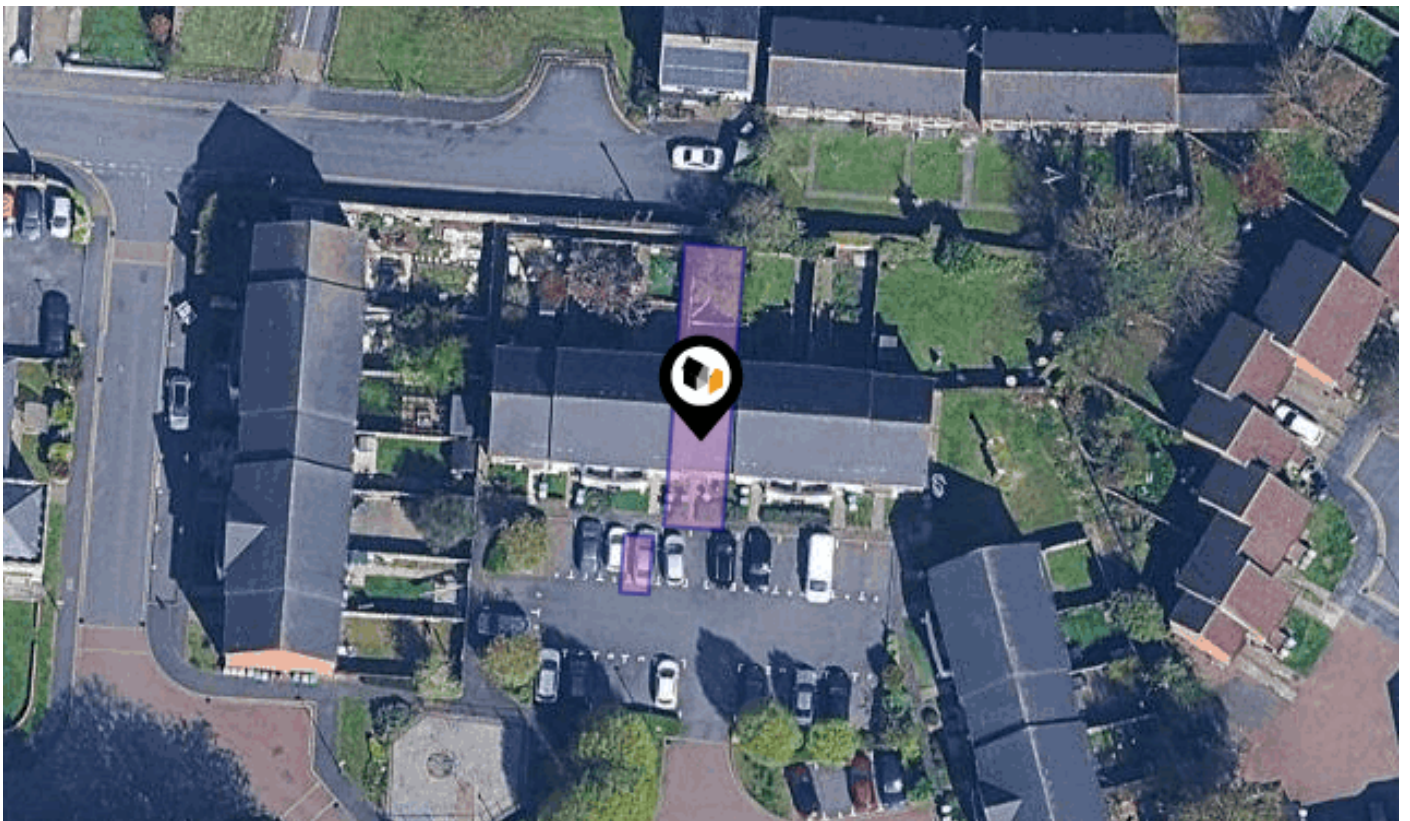




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 02nd April 2026



NAZARETH ROAD, NOTTINGHAM, NG7

Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.03 acres		
Year Built :	2003-2006		
Council Tax :	Band C		
Title Number:	NT431953		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Nazareth Road, NG7

Energy rating

C

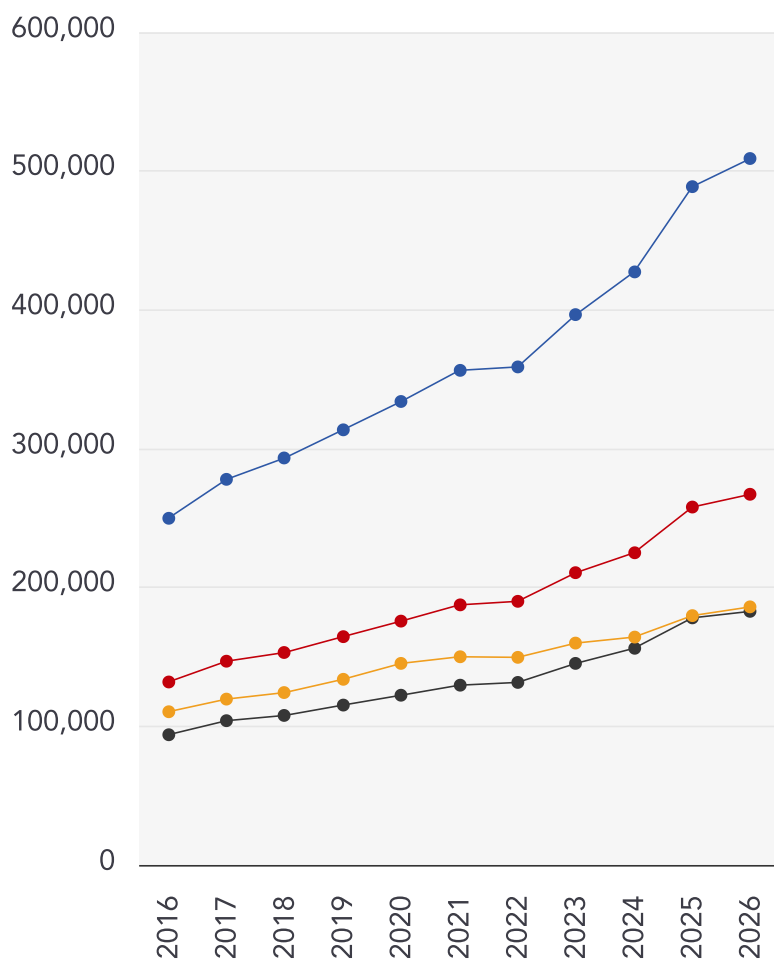
Valid until 06.12.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 90 B </div>
69-80	C	<div style="background-color: #90ee90; color: white; padding: 5px; display: inline-block;"> 76 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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 20% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	76 m ²

10 Year History of Average House Prices by Property Type in NG7



Detached

+103.77%

Semi-Detached

+102.57%

Flat

+68.43%

Terraced

+94.75%

This map displays nearby coal mine entrances and their classifications.



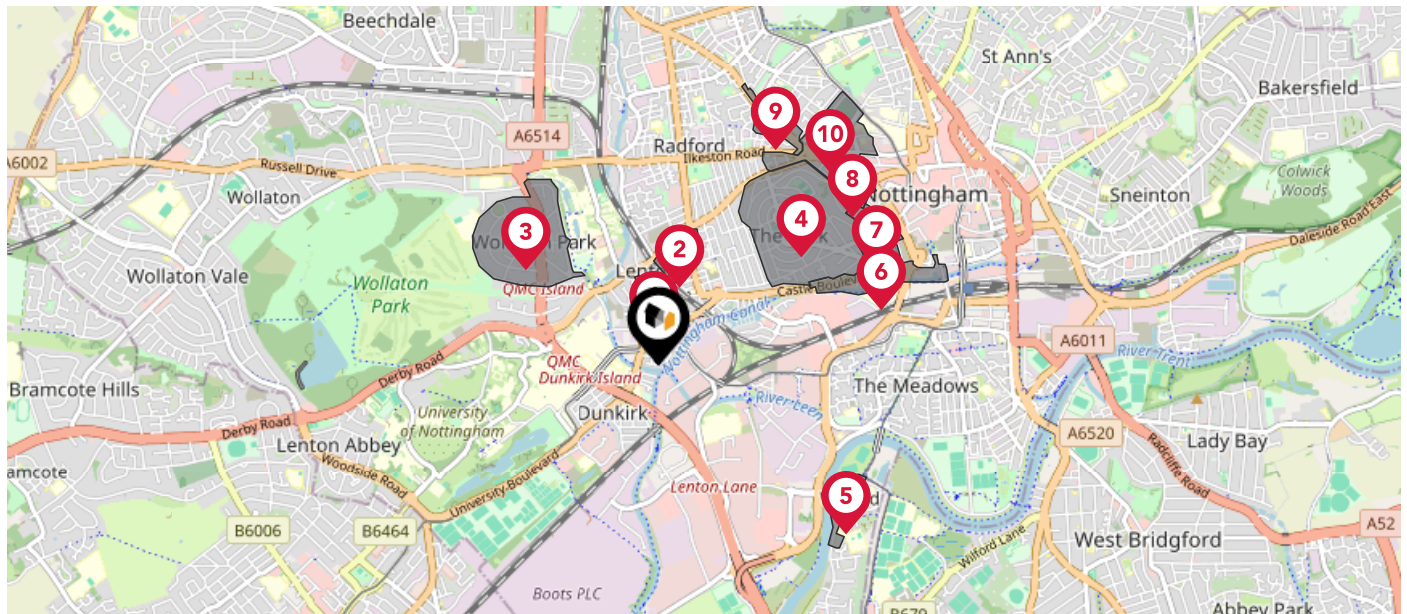
Mine Entry

- ✕ 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.

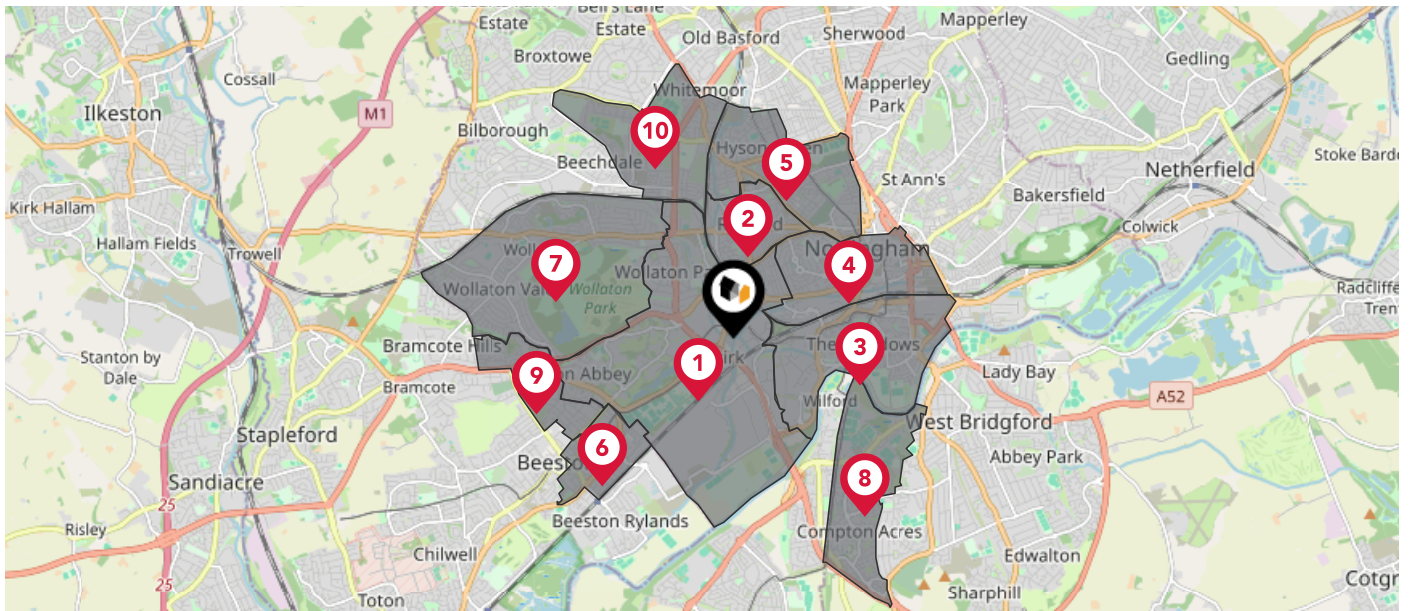
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Old Lenton
- 2 New Lenton
- 3 Sutton Passeys
- 4 The Park
- 5 Wilford Village
- 6 Canal
- 7 Castle
- 8 Wellington Circus
- 9 Gamble Street-Alfreton Road
- 10 Canning Circus

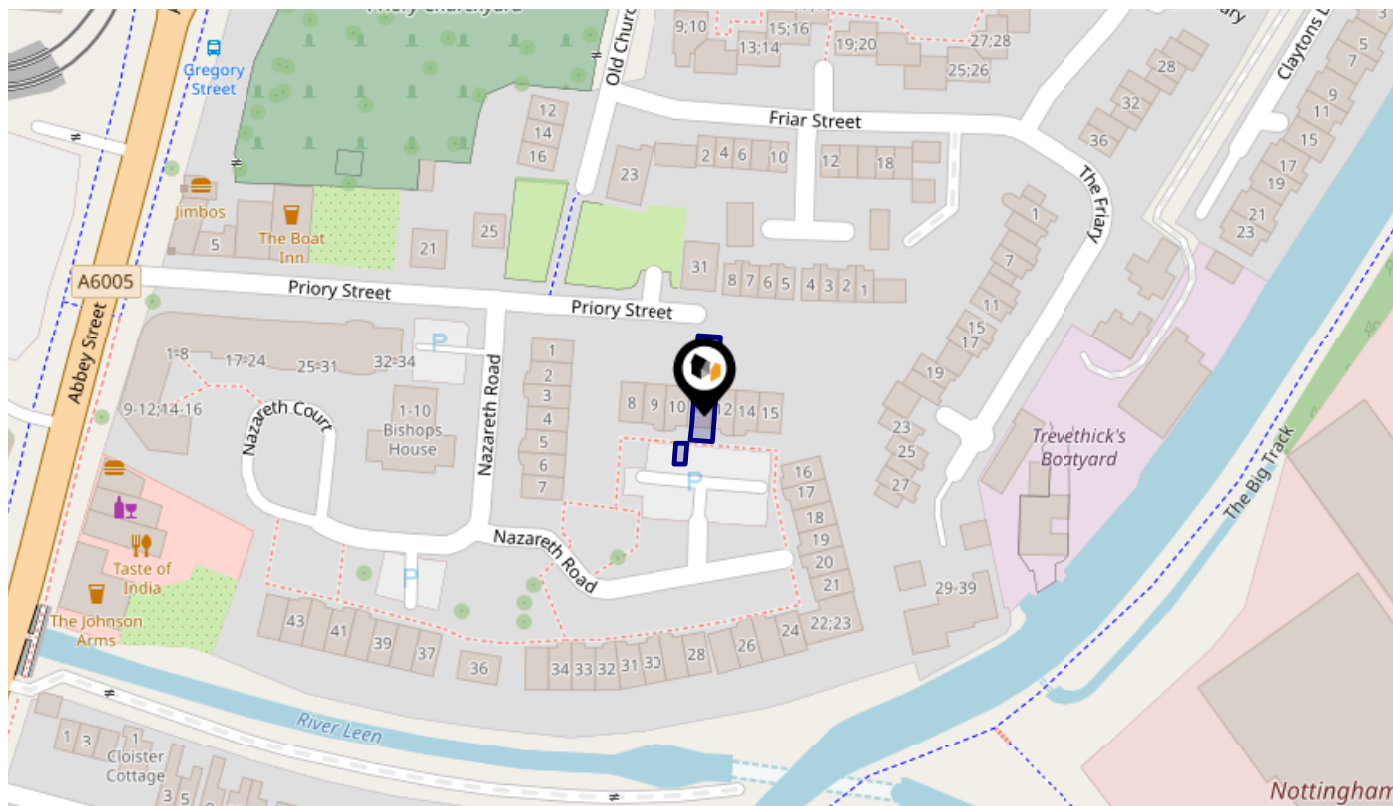
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Lenton & Wollaton East Ward
-  2 Radford Ward
-  3 Meadows Ward
-  4 Castle Ward
-  5 Hyson Green & Arboretum Ward
-  6 Beeston Central Ward
-  7 Wollaton West Ward
-  8 Compton Acres Ward
-  9 Beeston North Ward
-  10 Leen Valley 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.

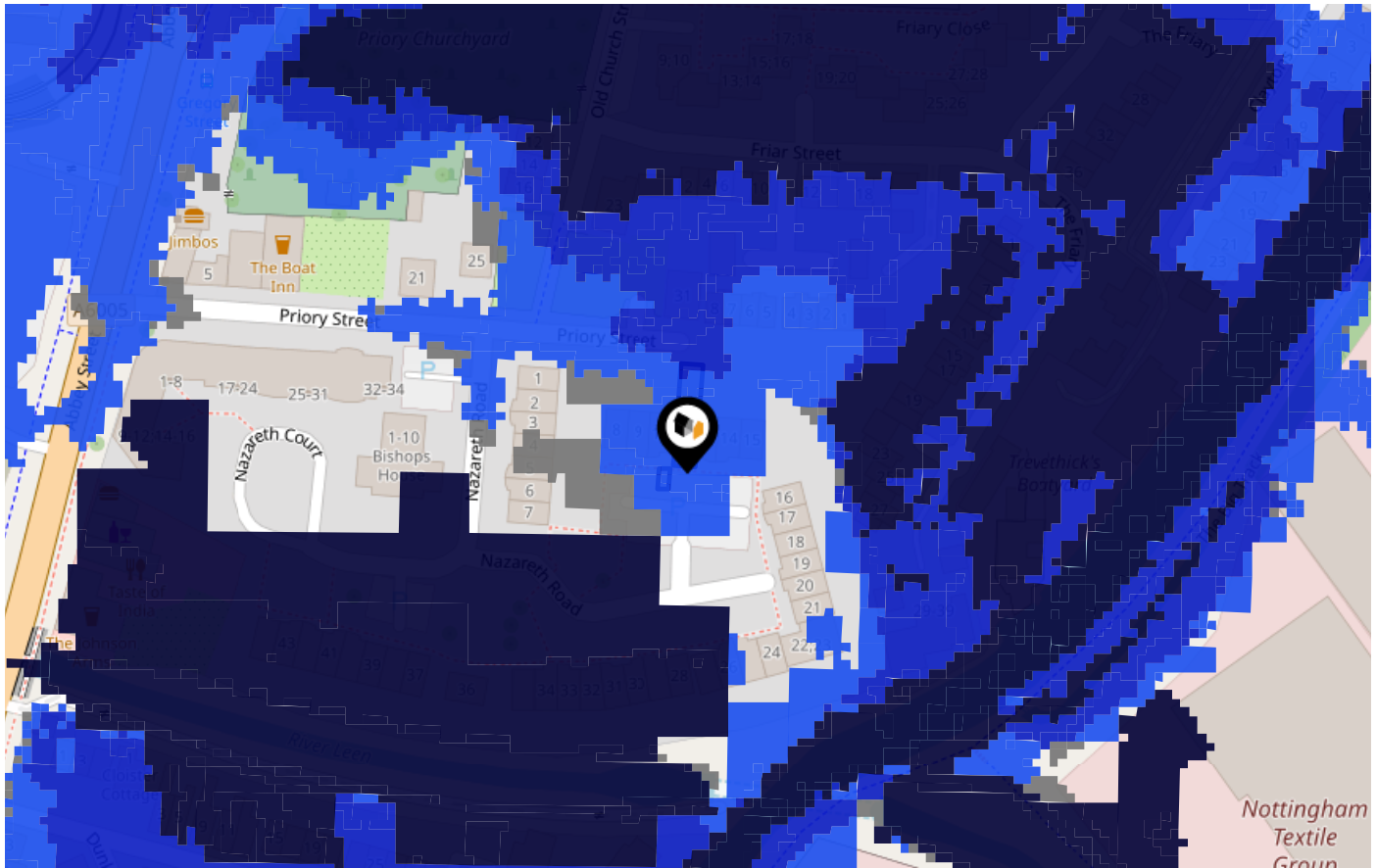
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: 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.

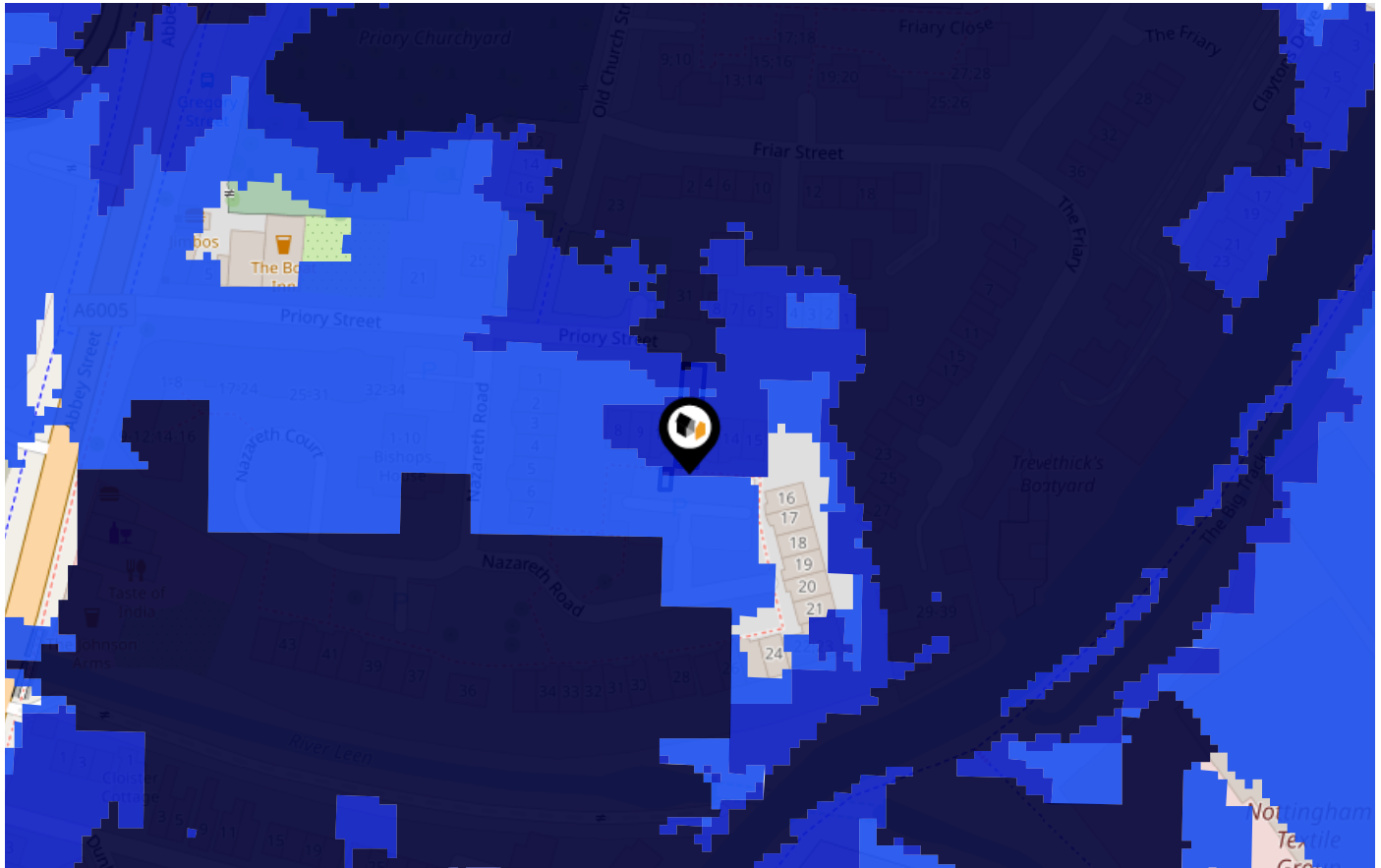
Chance of flooding to the following depths at this property:



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: Medium

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.

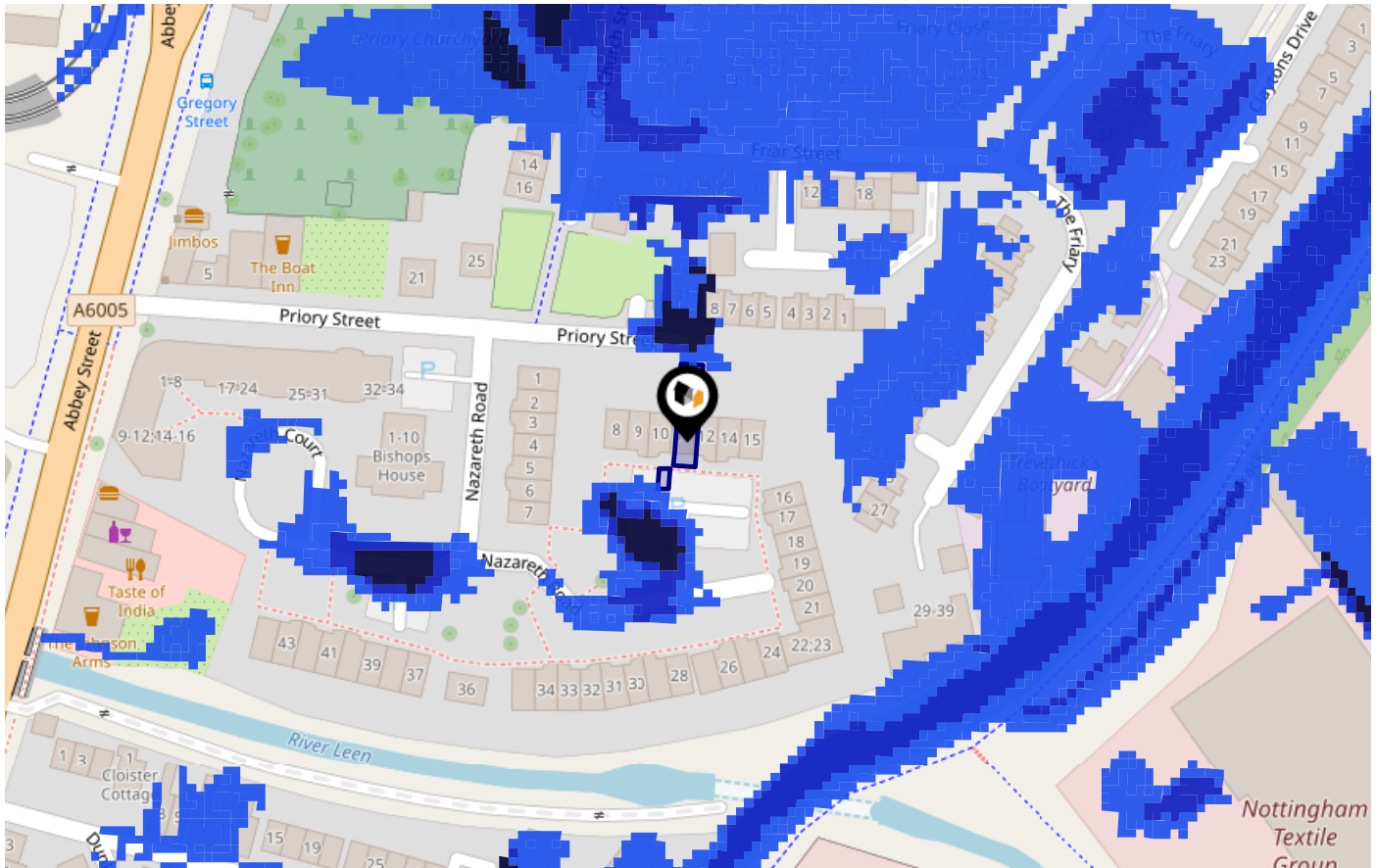
Chance of flooding to the following depths at this property:



Flood Risk

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

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.

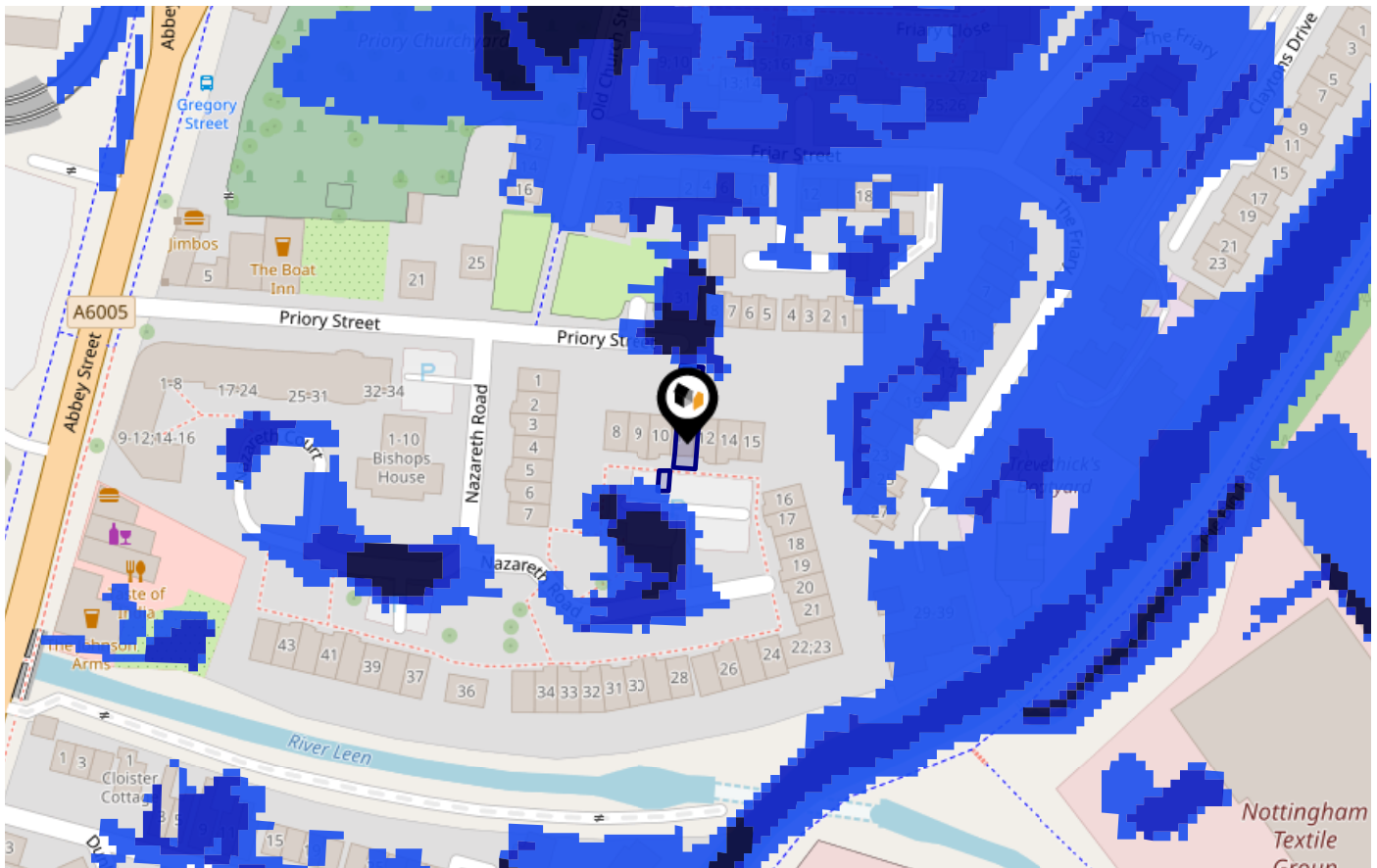
Chance of flooding to the following depths at this property:



Flood Risk

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

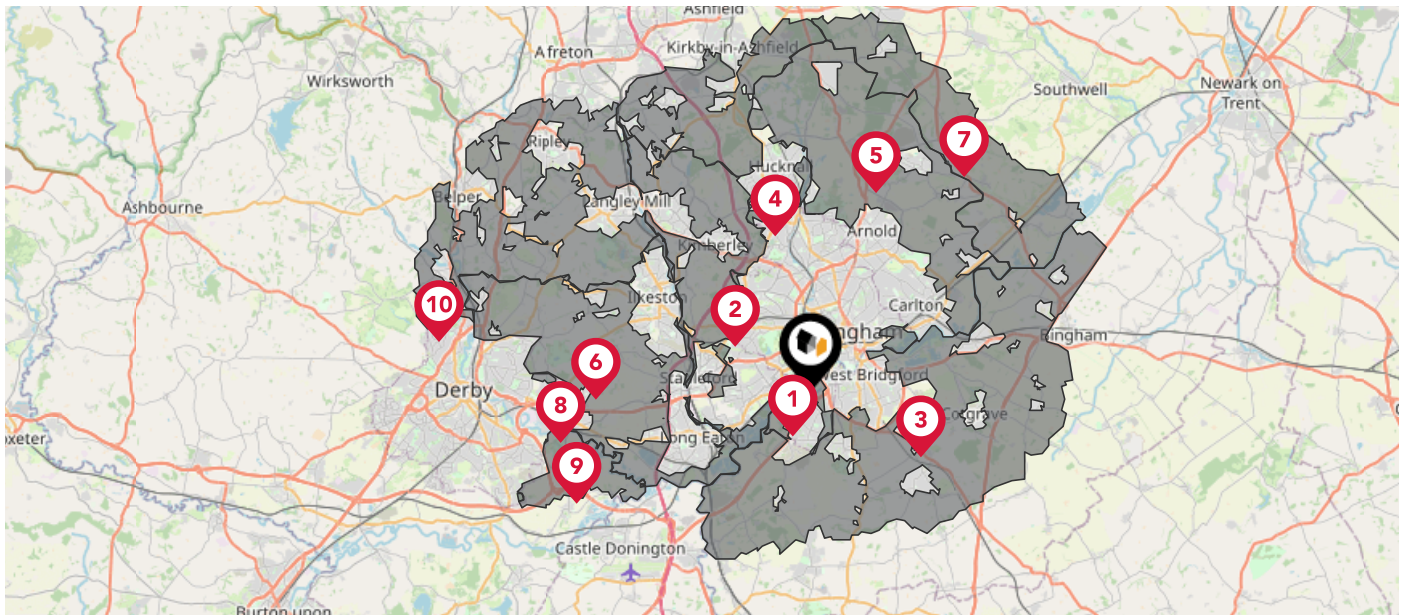
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



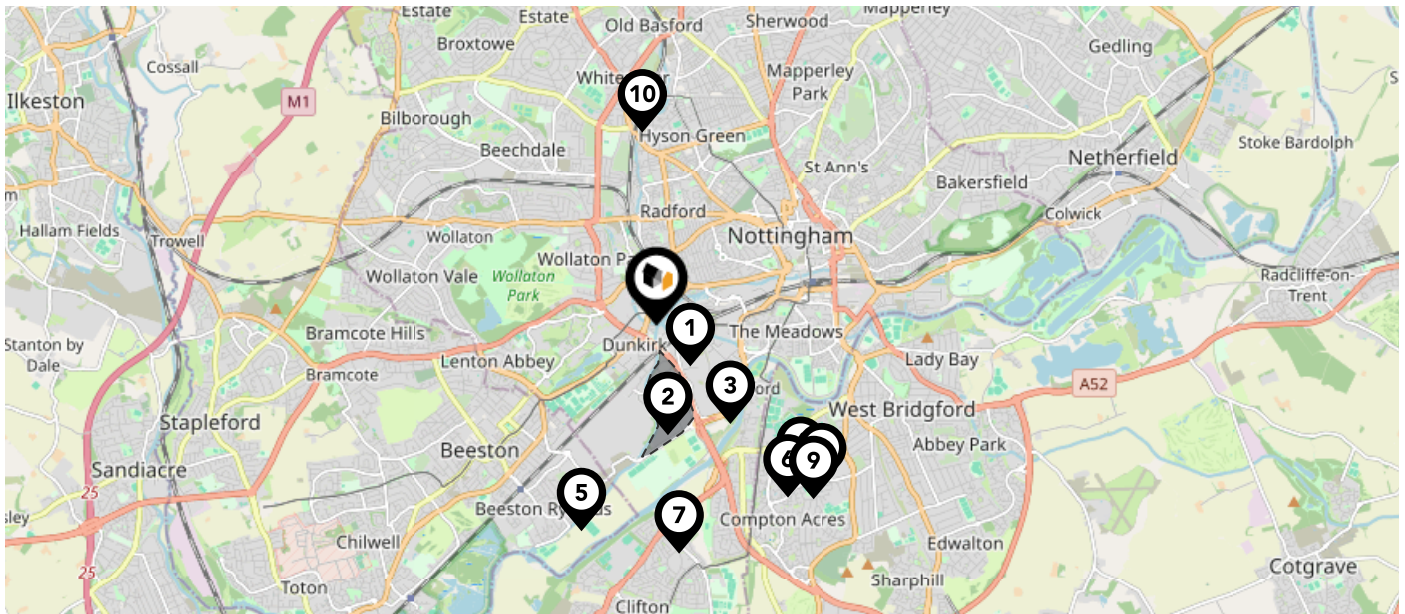
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Broxtowe
- 2 Derby and Nottingham Green Belt - Nottingham
- 3 Derby and Nottingham Green Belt - Rushcliffe
- 4 Derby and Nottingham Green Belt - Ashfield
- 5 Derby and Nottingham Green Belt - Gedling
- 6 Derby and Nottingham Green Belt - Erewash
- 7 Derby and Nottingham Green Belt - Newark and Sherwood
- 8 Derby and Nottingham Green Belt - Derby
- 9 Derby and Nottingham Green Belt - South Derbyshire
- 10 Derby and Nottingham Green Belt - Amber Valley

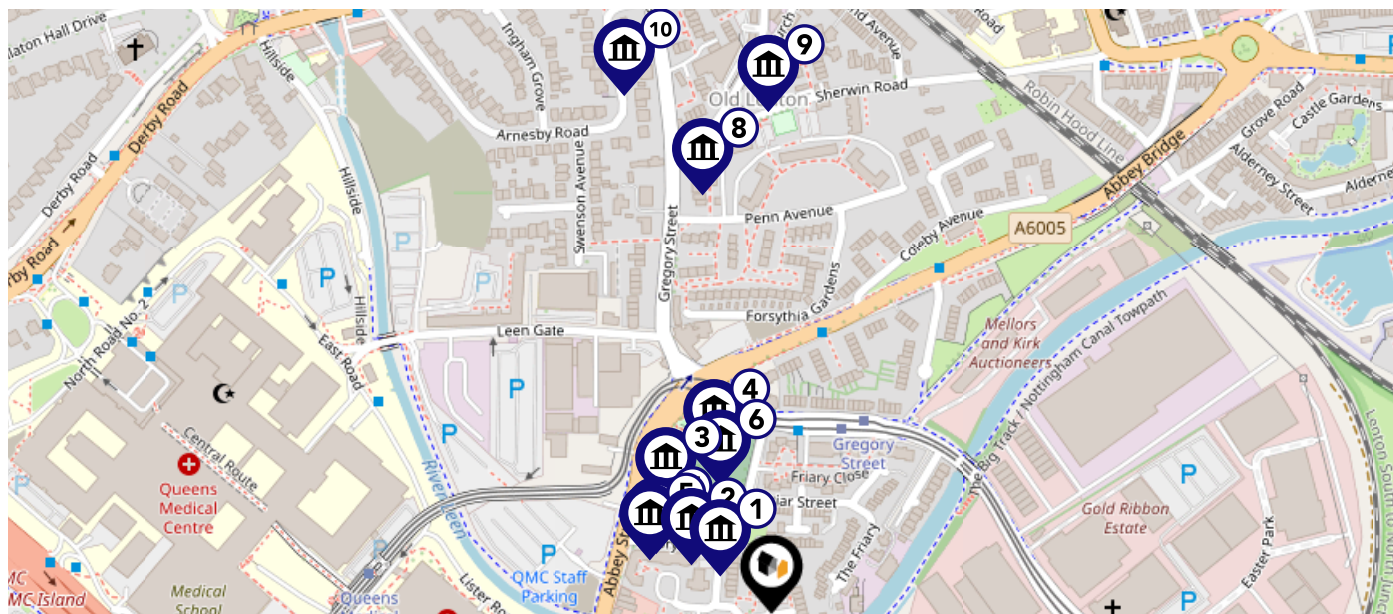
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













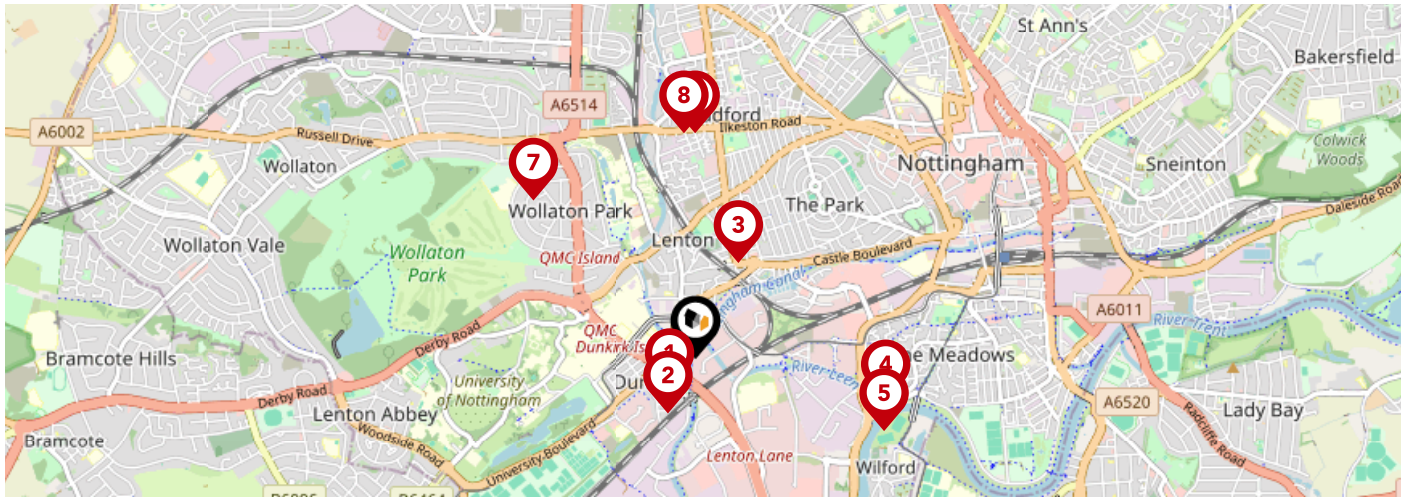
Nearby Landfill Sites

1	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill <input type="checkbox"/>
2	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill <input type="checkbox"/>
3	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill <input type="checkbox"/>
4	Wilford Lane Playing Fields-West Bridgford, Nottinghamshire	Historic Landfill <input type="checkbox"/>
5	Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire	Historic Landfill <input type="checkbox"/>
6	Greythorn Drive-West Bridgford, Nottinghamshire	Historic Landfill <input type="checkbox"/>
7	The Spinney-The Spinney, Clifton	Historic Landfill <input type="checkbox"/>
8	Wilford Lane-West Bridgford, Nottinghamshire	Historic Landfill <input type="checkbox"/>
9	Rugby Road-Wilford Lane, West Bridgford, Nottingham	Historic Landfill <input type="checkbox"/>
10	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill <input type="checkbox"/>

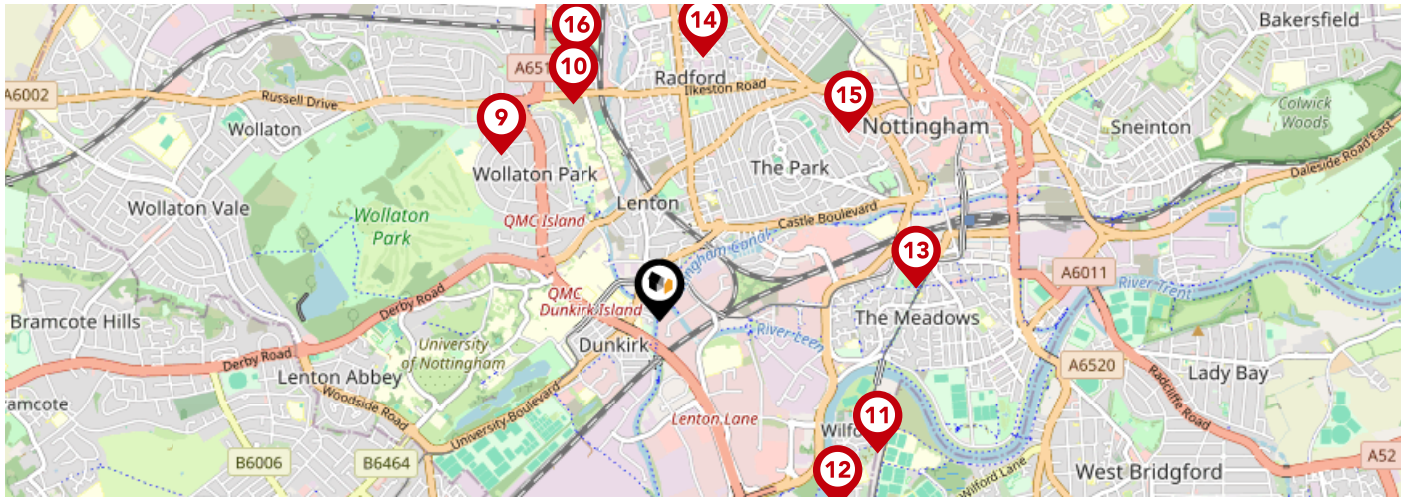
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1255056 - Base Of Pier At Lenton Priory Ruins	Grade II	0.0 miles
 1254980 - Fragment Of North Aisle Wall And North Transept Of Lenton Priory Ruins	Grade II	0.0 miles
 1247623 - Chest Tomb 50 Metres South West Of Priory Church	Grade II	0.1 miles
 1270800 - Churchyard Wall And Gates To North And East Of Priory Church	Grade II	0.1 miles
 1270801 - Wright Family Vault 100 Metres South West Of Priory Church	Grade II	0.1 miles
 1247622 - Priory Church Of St Anthony	Grade II	0.1 miles
 1247624 - Sarcophagus 50 Metres South West Of Priory Church	Grade II	0.1 miles
 1270453 - Trafalgar House	Grade II	0.2 miles
 1247136 - Jasmine Cottage	Grade II	0.3 miles
 1270799 - Vine Cottage	Grade II	0.3 miles

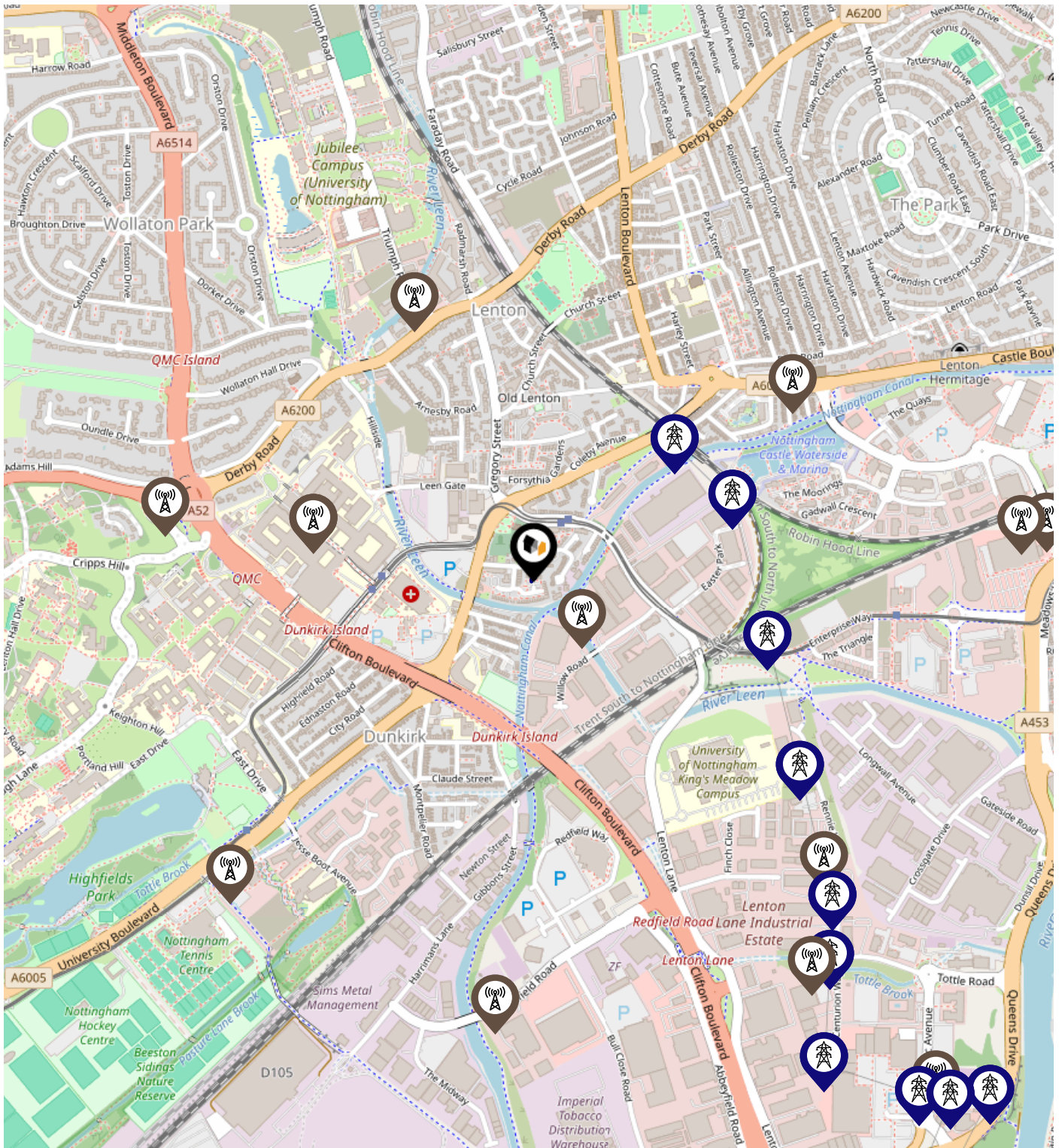


	Nursery	Primary	Secondary	College	Private
<p>1 Nottingham University Academy of Science and Technology Ofsted Rating: Good Pupils: 906 Distance:0.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Dunkirk Primary and Nursery School Ofsted Rating: Good Pupils: 380 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Edna G. Olds Academy Ofsted Rating: Outstanding Pupils: 237 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Victoria Primary School Ofsted Rating: Good Pupils: 317 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 CP Riverside School Ofsted Rating: Good Pupils: 7 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Nottingham Nursery School and Training Centre Ofsted Rating: Outstanding Pupils: 99 Distance:1.01</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bluecoat Wollaton Academy Ofsted Rating: Outstanding Pupils: 774 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Radford Primary School Academy Ofsted Rating: Good Pupils: 212 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Middleton Primary and Nursery School Ofsted Rating: Good Pupils: 666 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwold Primary School and Early Years' Centre Ofsted Rating: Good Pupils: 215 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Catholic Primary and Nursery School Ofsted Rating: Good Pupils: 212 Distance: 1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Wilford Endowed CofE Primary School Ofsted Rating: Good Pupils: 393 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Welbeck Primary School Ofsted Rating: Good Pupils: 348 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellers Primary School Ofsted Rating: Good Pupils: 441 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's School Ofsted Rating: Not Rated Pupils: 109 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Shaw Primary and Nursery School Ofsted Rating: Good Pupils: 462 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

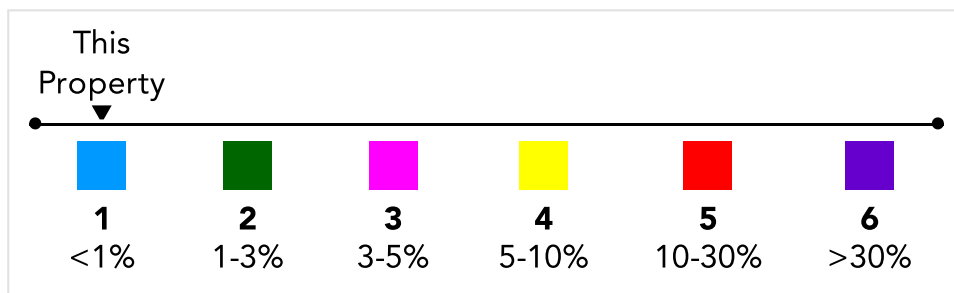
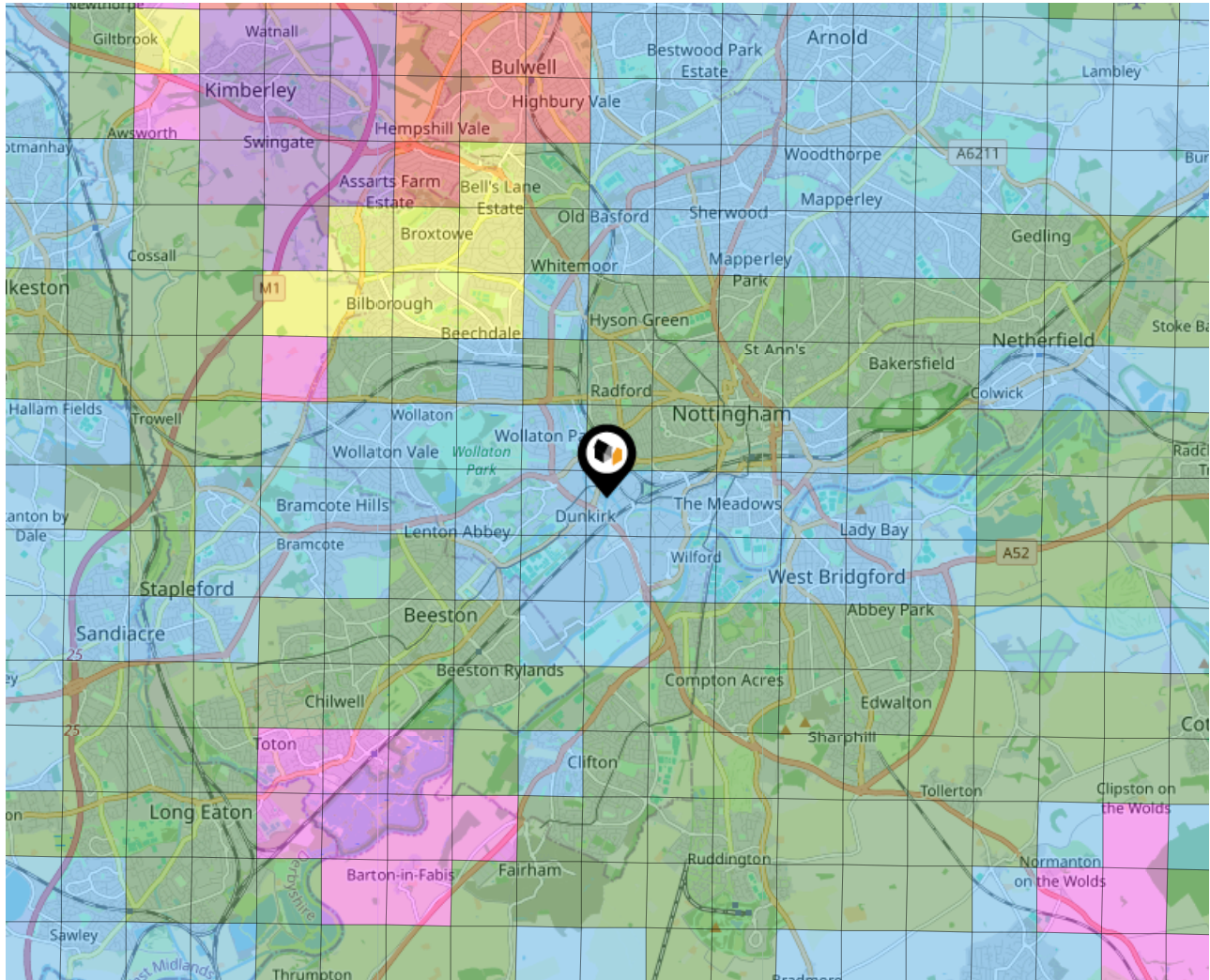


Key:

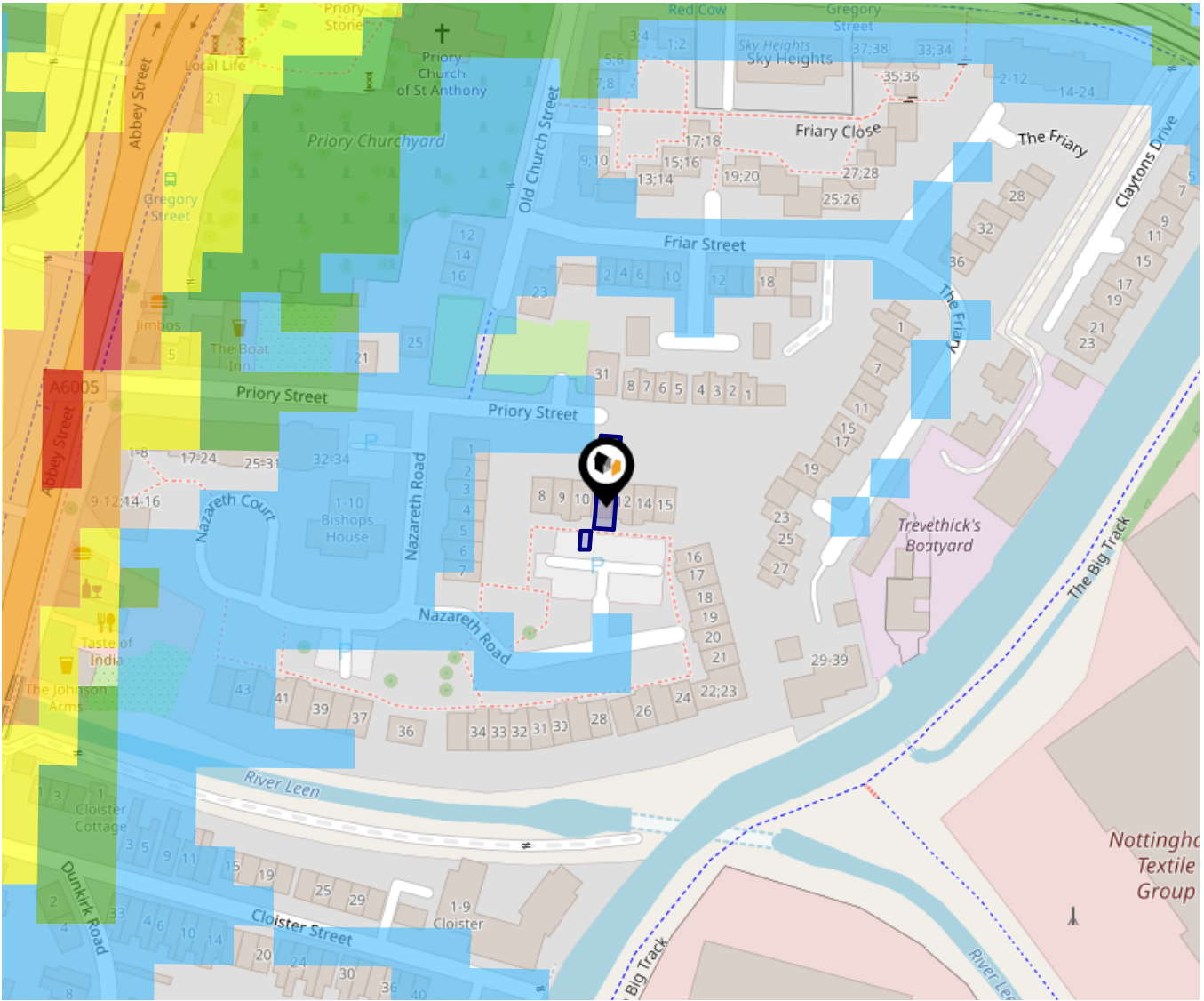
-  Power Pylons
-  Communication Masts

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

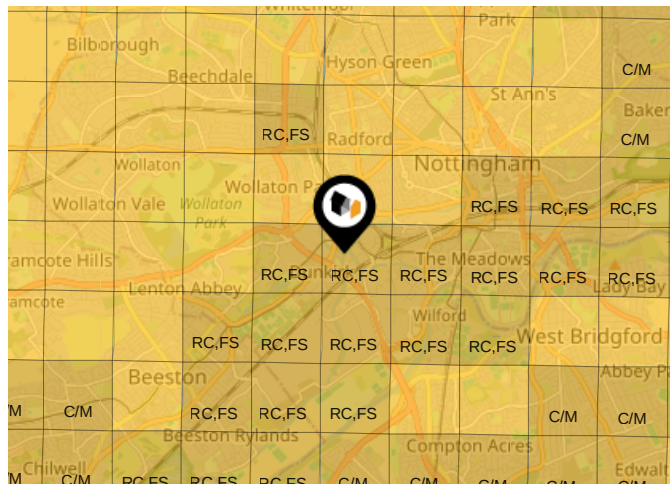


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

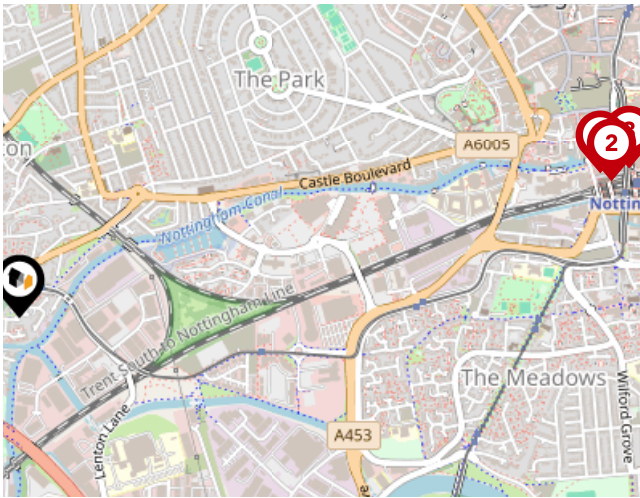
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



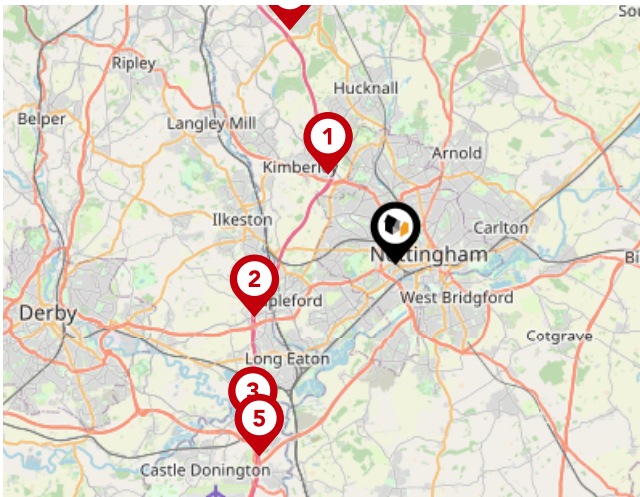
Primary Classifications (Most Common Clay Types)

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



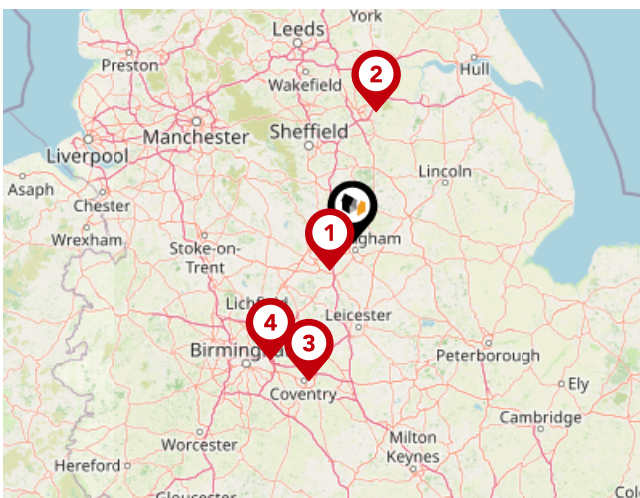
National Rail Stations

Pin	Name	Distance
1	Nottingham Rail Station	1.34 miles
2	Nottingham Rail Station	1.36 miles
3	Nottingham Rail Station	1.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.99 miles
2	M1 J25	5.4 miles
3	M1 J24A	7.8 miles
4	M1 J27	9.15 miles
5	M1 J24	8.43 miles

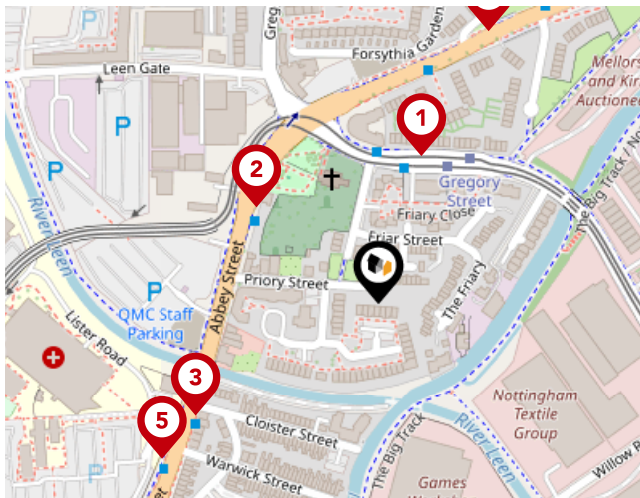


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	10.23 miles
2	Finningley	37.86 miles
3	Baginton	41.67 miles
4	Birmingham Airport	41.04 miles

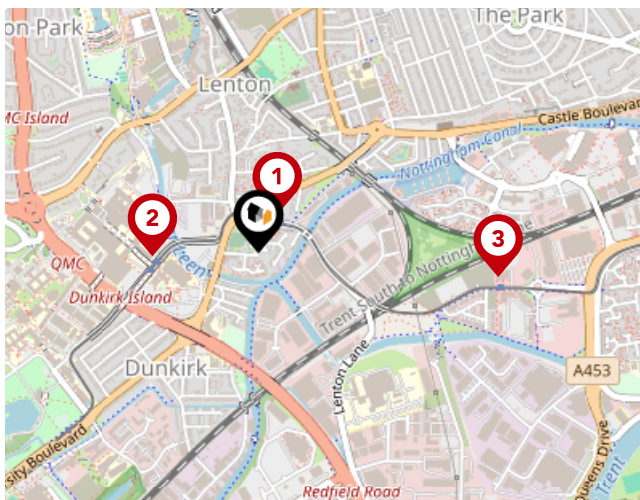
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Red Cow	0.09 miles
2	Gregory Street	0.09 miles
3	QMC Abbey Street	0.12 miles
4	Abbey Bridge	0.16 miles
5	QMC Abbey Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Gregory Street Tram Stop	0.1 miles
2	Queens Medical Centre Tram Stop	0.23 miles
3	NG2 Tram Stop	0.54 miles



Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co-

Martin & Co. Beeston

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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