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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st October 2026



20, WISTERIA WAY, NUNEATON, CV10 7SS

Price Estimate : £250,000

Martin & Co | Hinckley

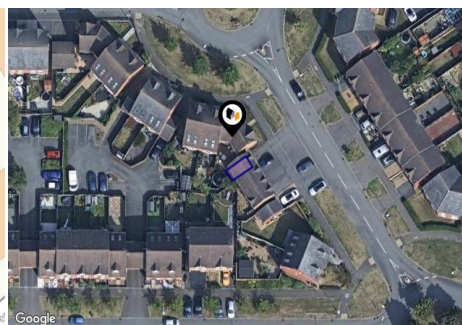
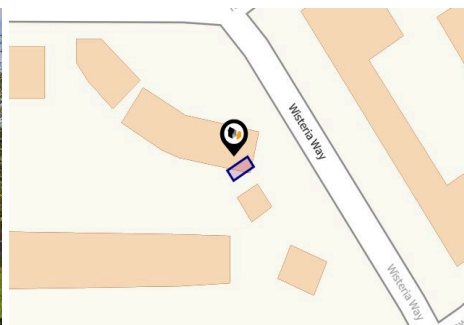
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

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





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,033 ft ² / 96 m ²
Year Built :	2006
Council Tax :	Band C
Annual Estimate:	£2,224
Title Number:	WK429909
UPRN:	10007772574
Restrictive Covenants:	Yes

Last Sold Date:	21/06/2013
Last Sold Price:	£150,000
Last Sold £/ft²:	£145
Price Estimate:	£250,000
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

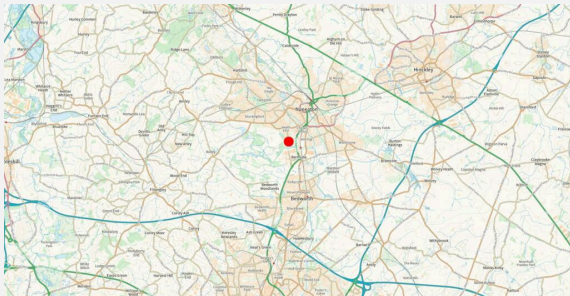
3 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



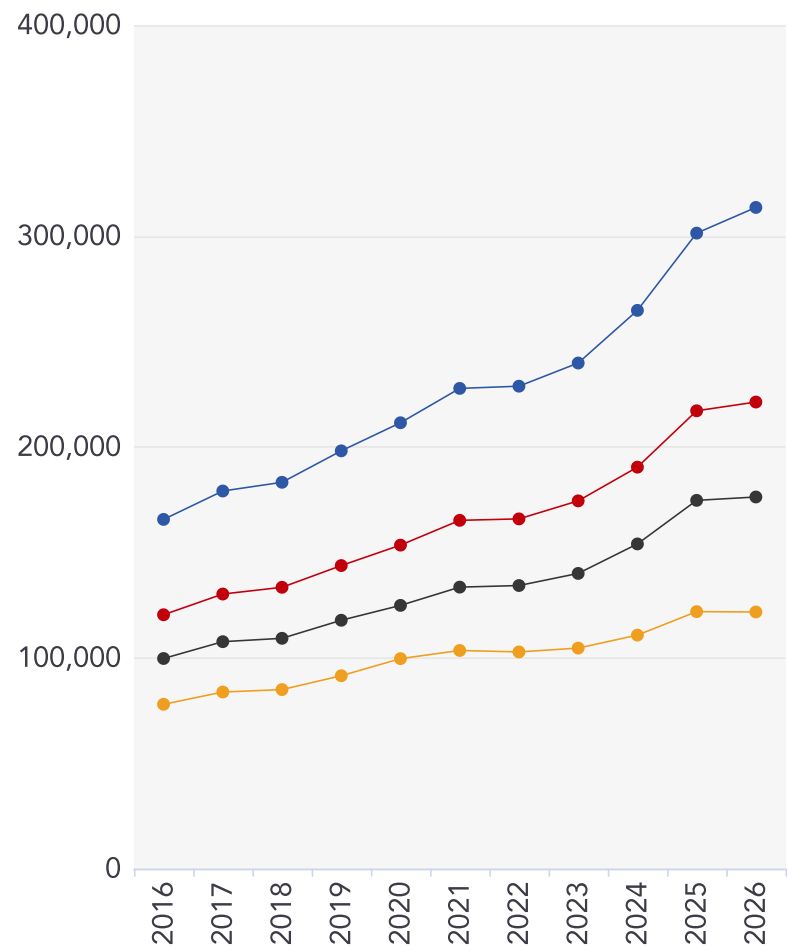


20, Wisteria Way, NUNEATON, CV10 7SS		Energy rating C	
Valid until 06.05.2018		Certificate number 8348-6325-4520-0706-2002	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	96 m ²

10 Year History of Average House Prices by Property Type in CV10



Detached

+89.32%

Semi-Detached

+83.77%

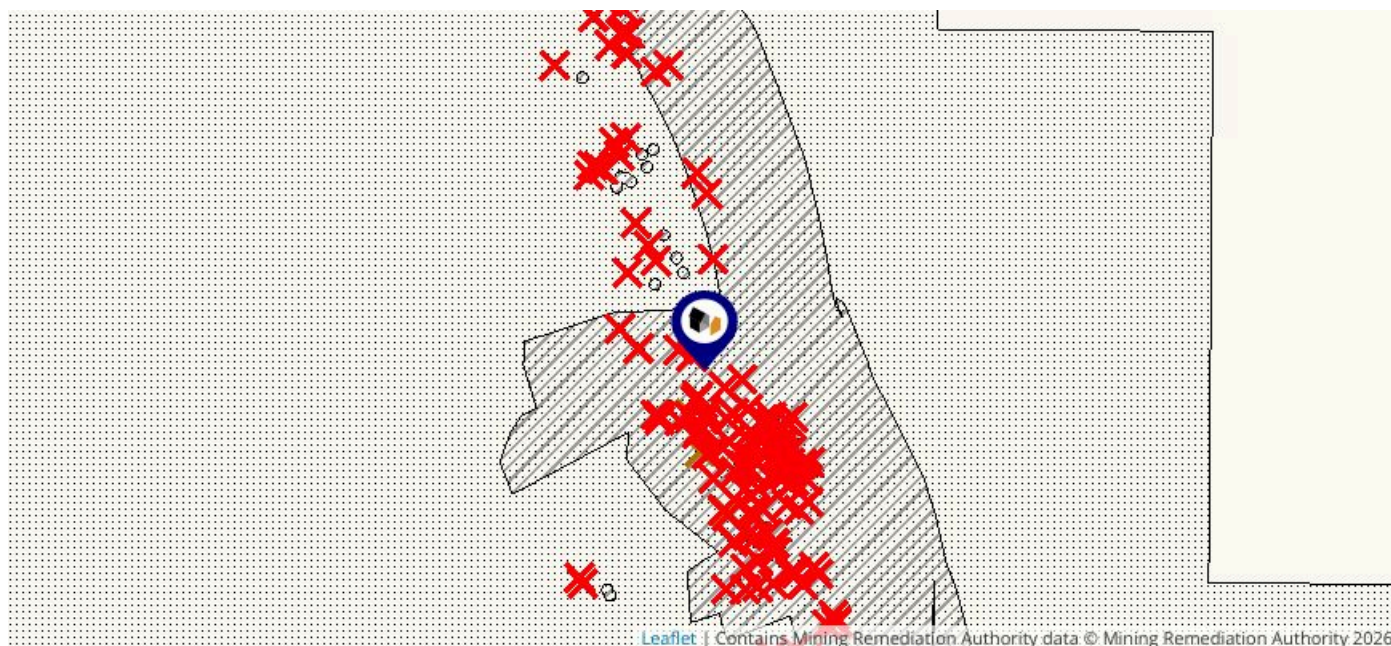
Terraced

+76.83%

Flat

+56.15%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

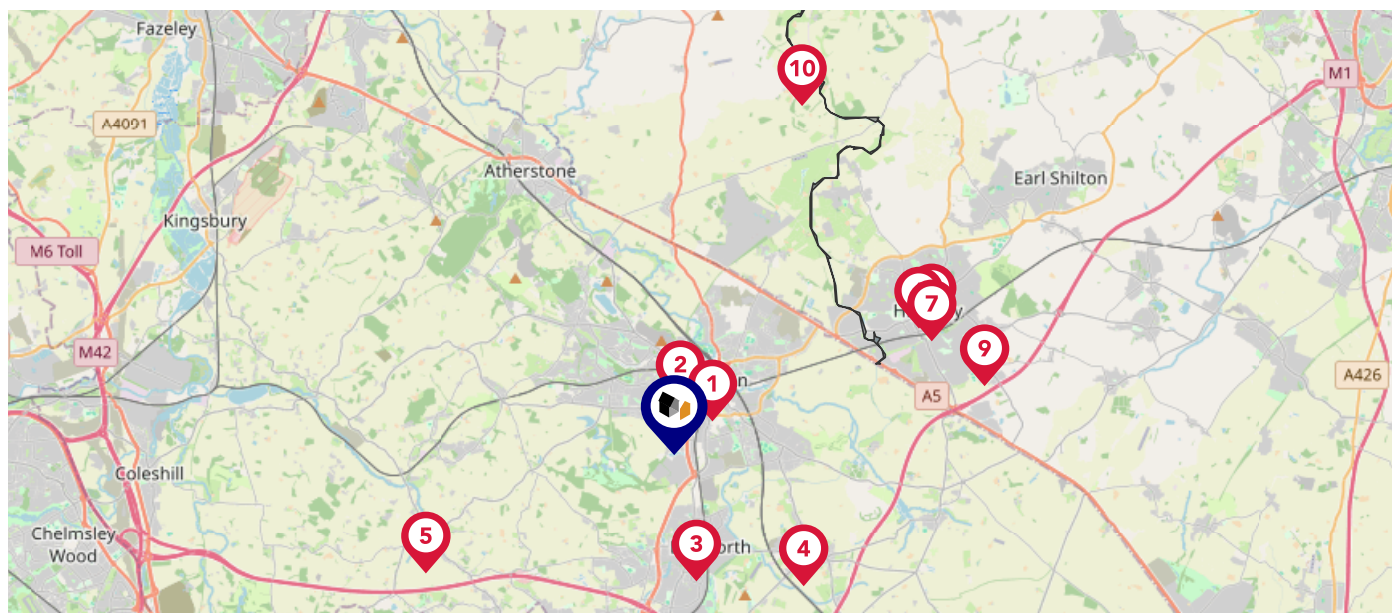
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

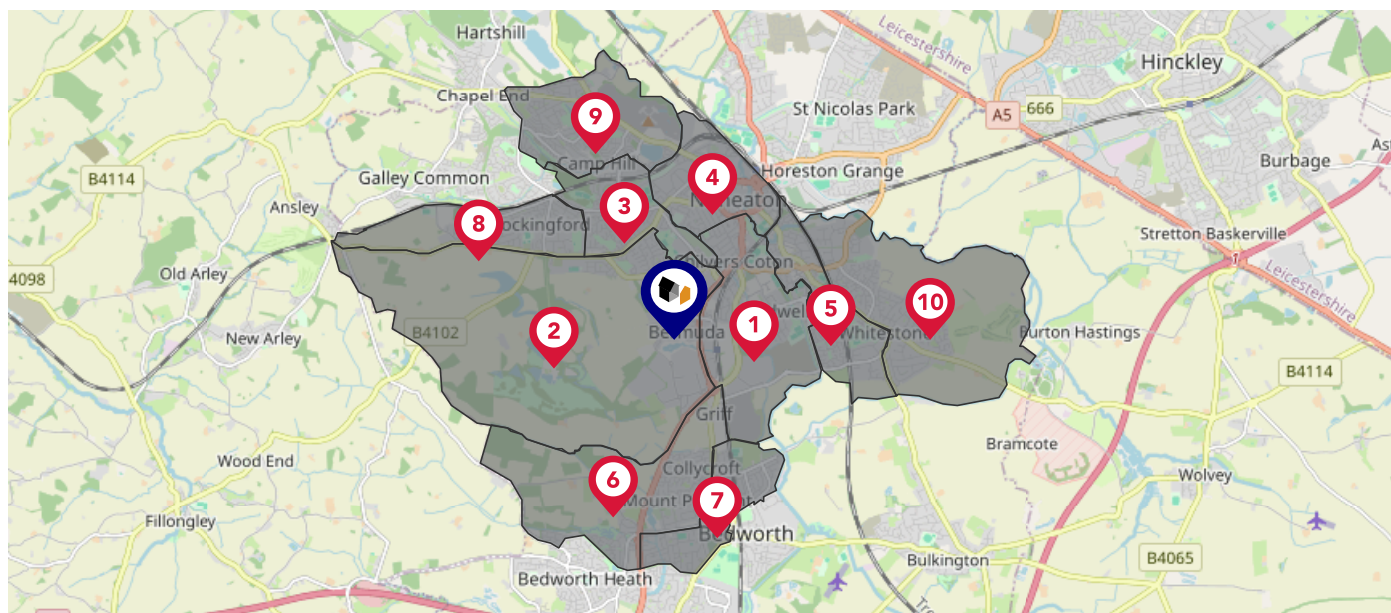
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

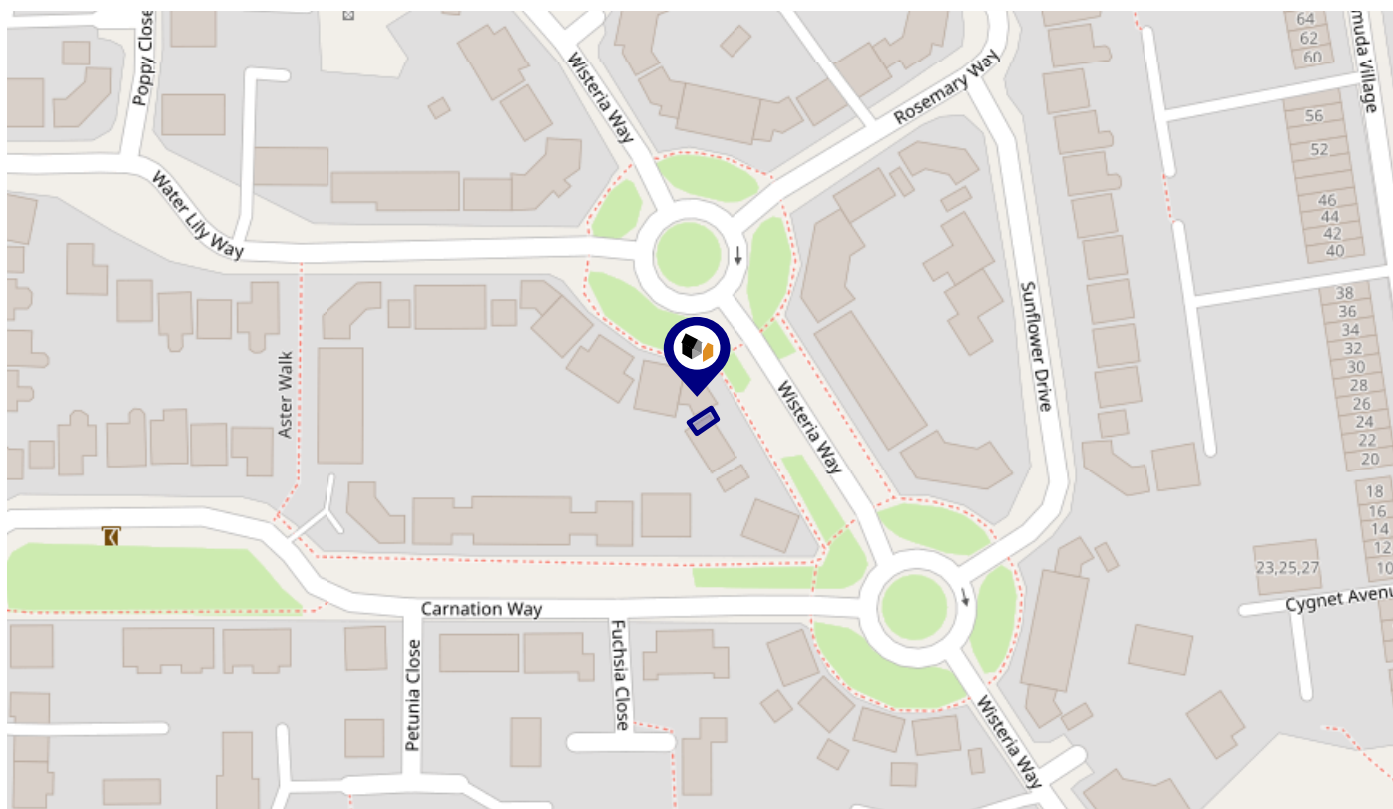
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Wem Brook Ward
-  Arbury Ward
-  Bar Pool Ward
-  Abbey Ward
-  Attleborough Ward
-  Slough Ward
-  Bede Ward
-  Kingswood Ward
-  Camp Hill Ward
-  Whitestone 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:

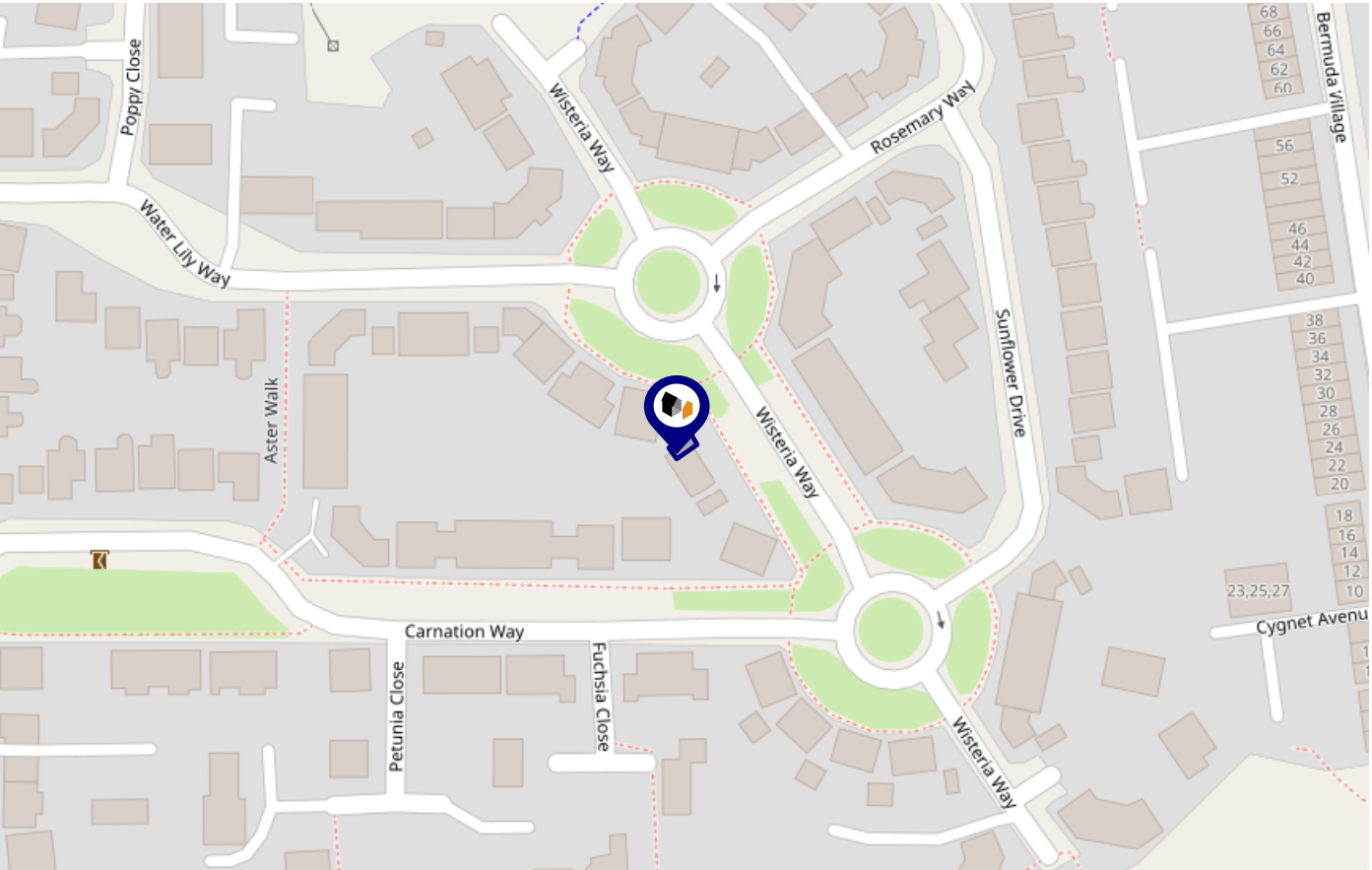
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

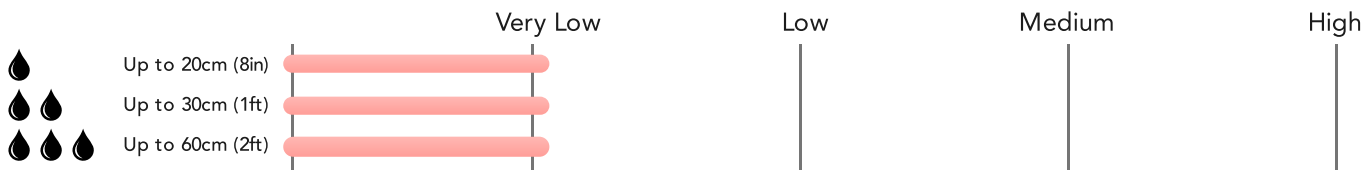


Risk Rating: Very low

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.

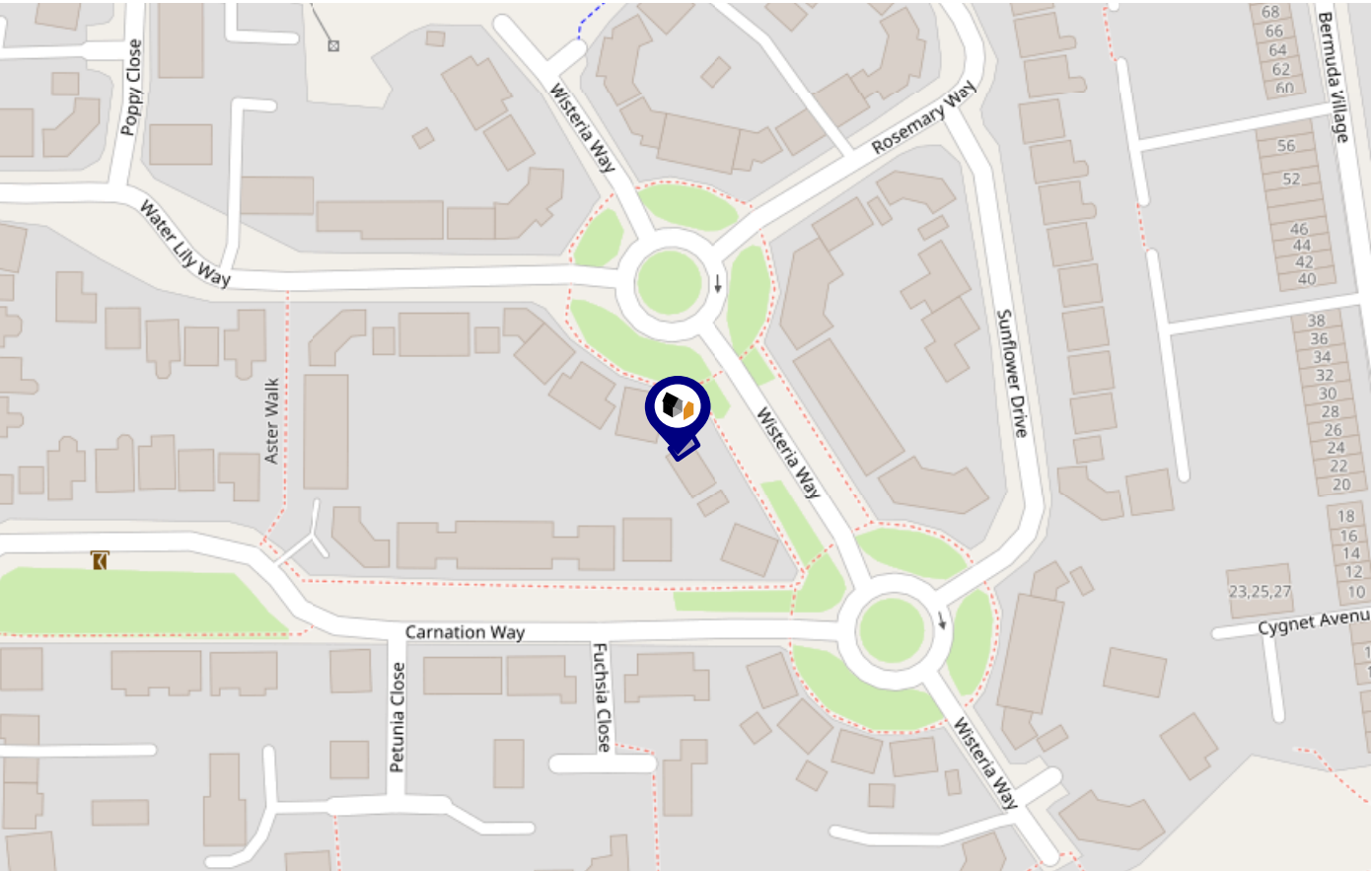
Chance of flooding to the following depths at this property:



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.

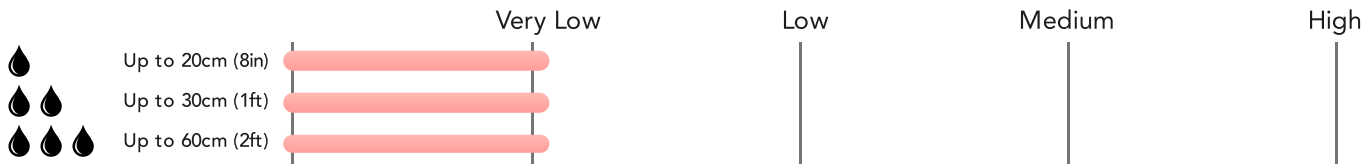


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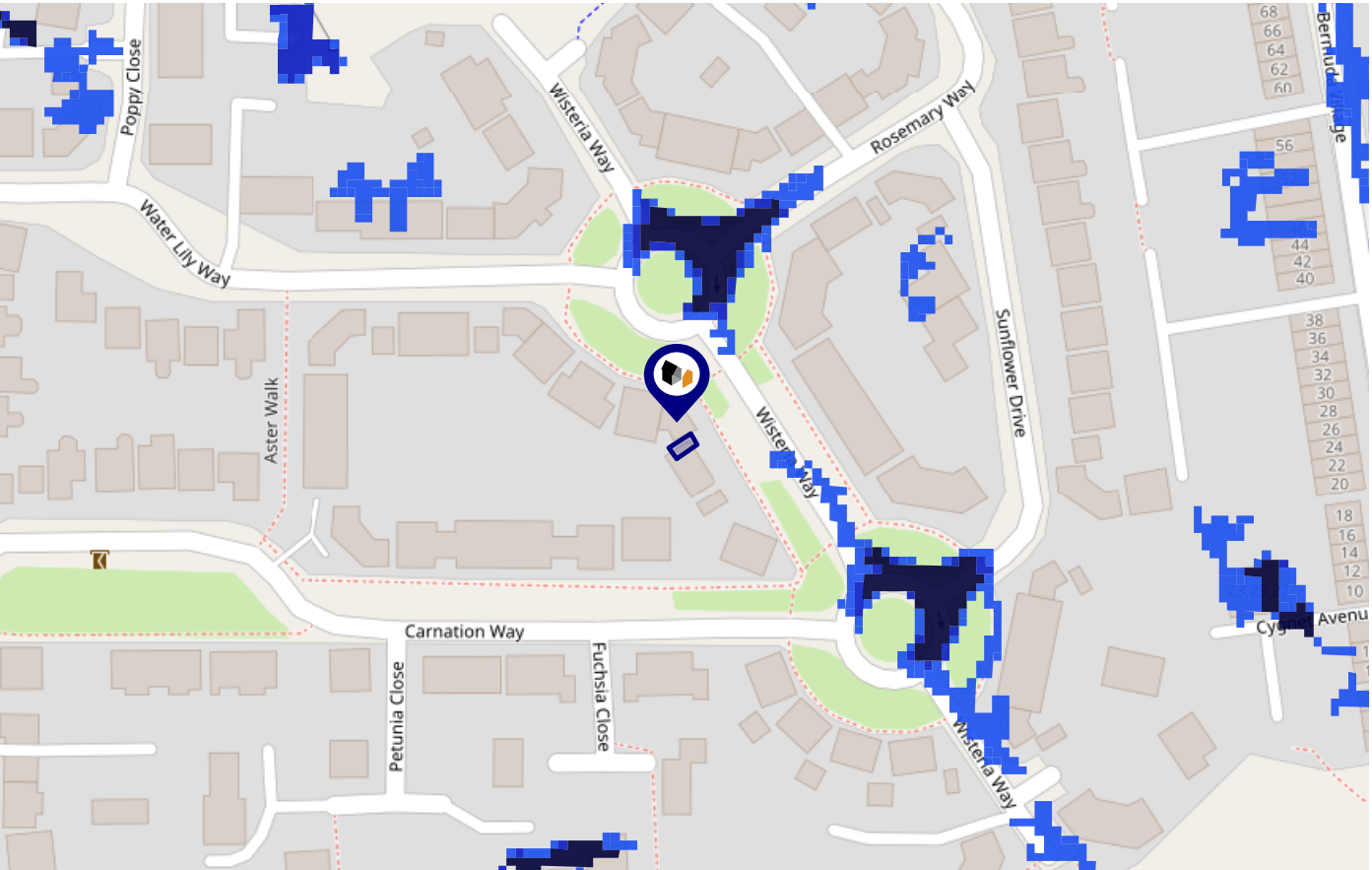
Chance of flooding to the following depths at this property:



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.

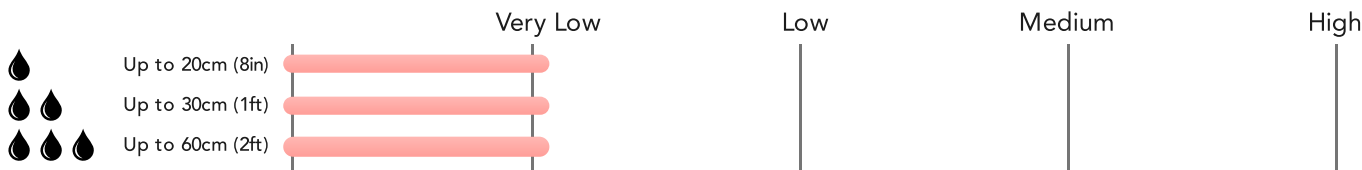


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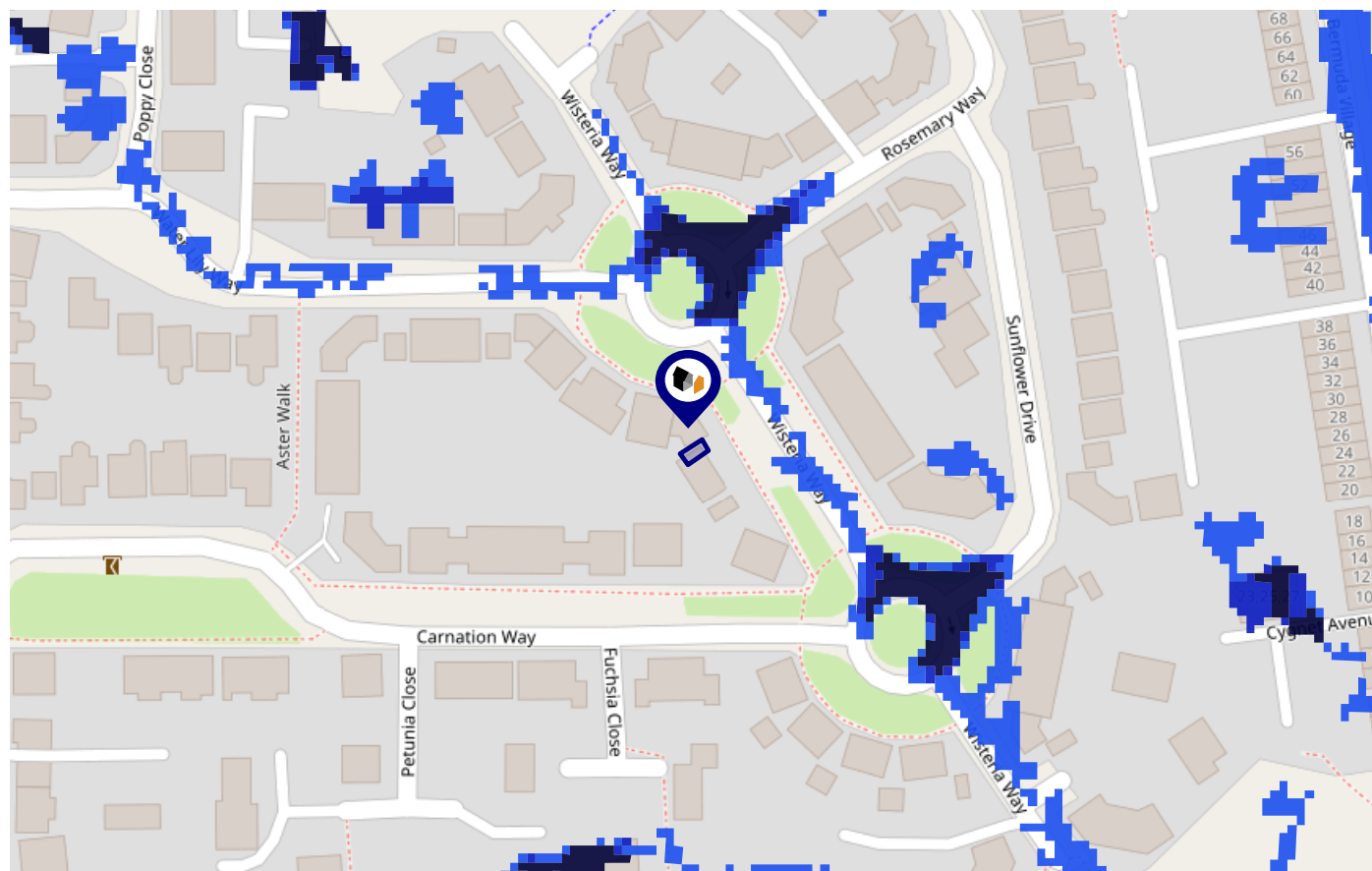
Chance of flooding to the following depths at this property:



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.

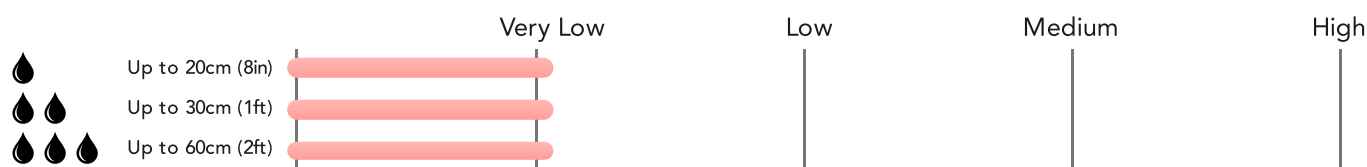


Risk Rating: Very low

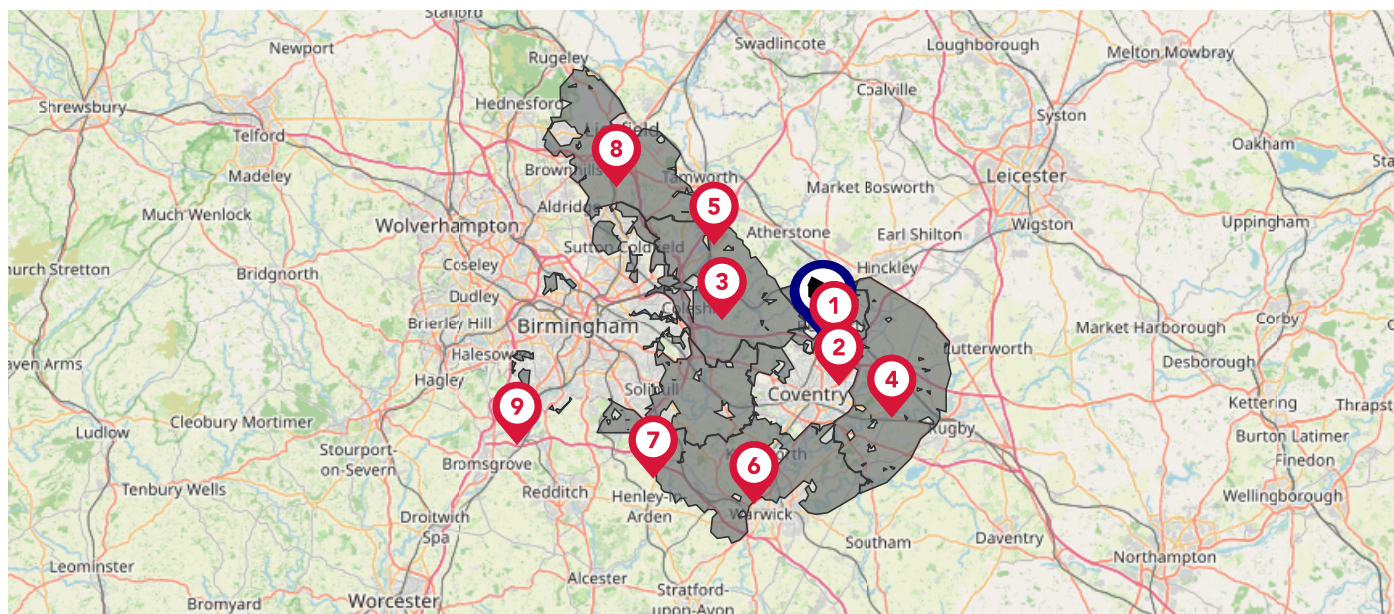
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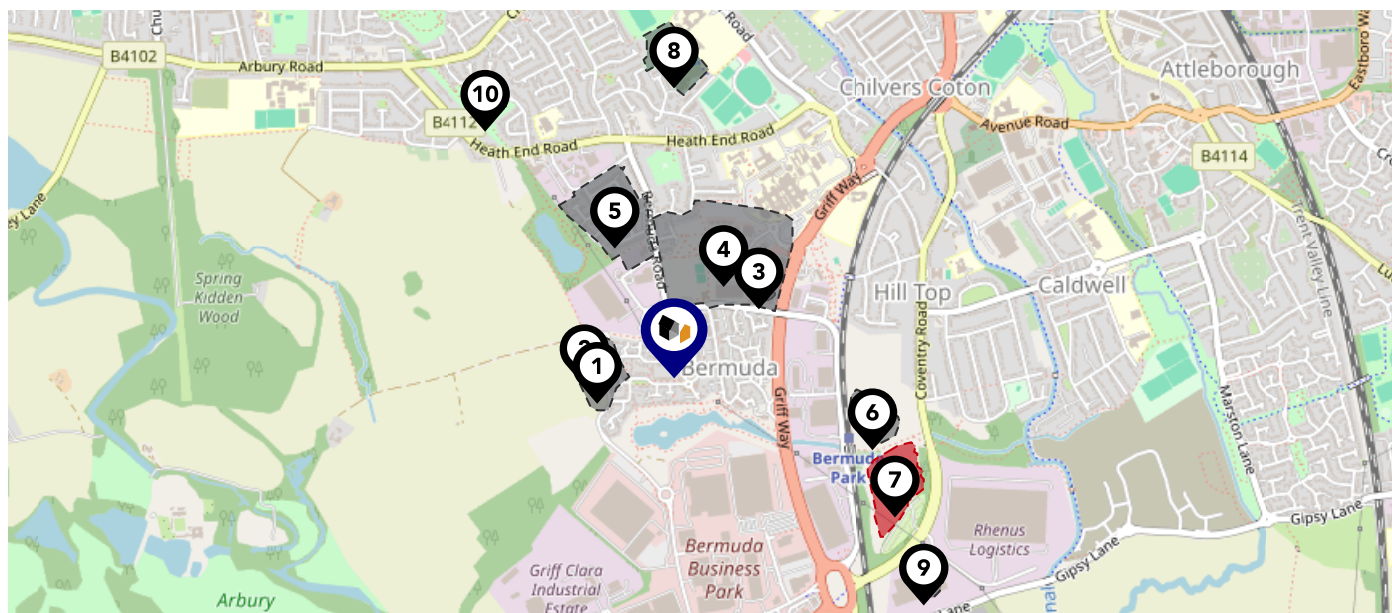
This map displays nearby areas that have been designated as Green Belt...



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.



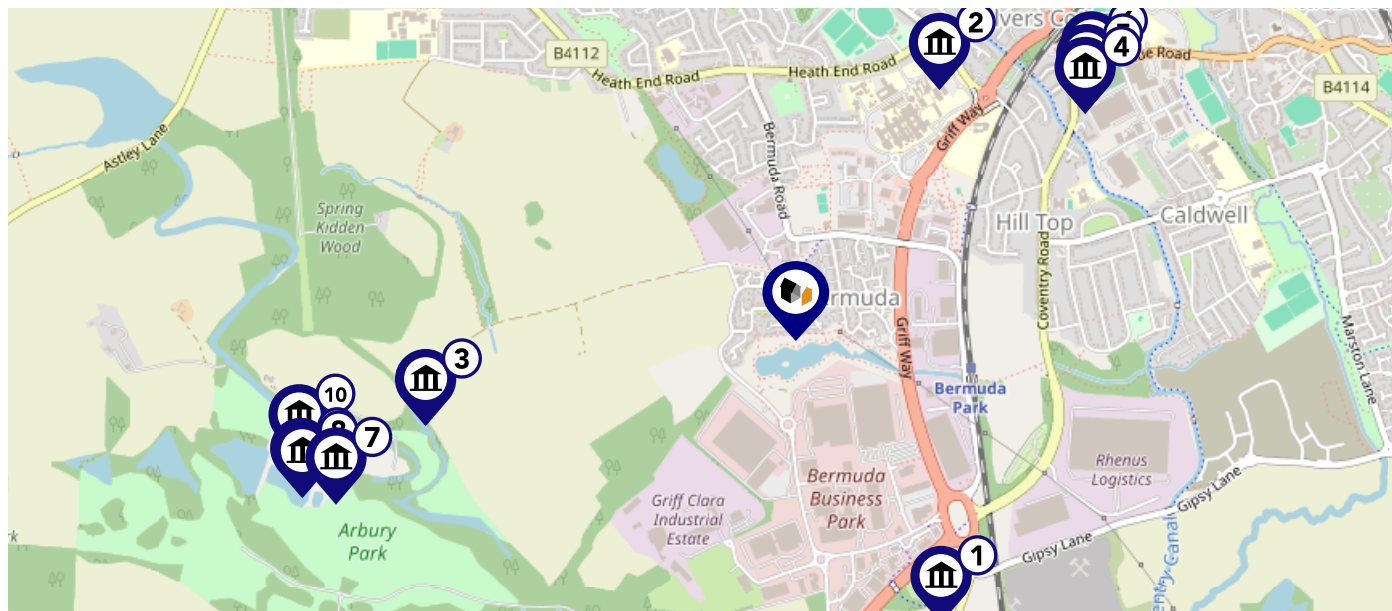
Nearby Landfill Sites

	Blue Lagoon No.2-Harefield Lane, Nuneaton, Warwickshire	Historic Landfill
	Blue Lagoon-Harefield Lane, 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
	Tenlons Road-Tenlons Road, Nuneaton, Warwickshire	Historic Landfill
	Griff Quarry No.1-Coventry Road, Nuneaton, Warwickshire	Historic Landfill
	EA/EPR/TP3996FD/V002	Active Landfill
	Greenmoor Road School-Greenmoor Road, Nuneaton, Warwickshire	Historic Landfill
	Griff Quarry No.3-Coventry Road, Nuneaton, Warwickshire	Historic Landfill
	G.W. Deeley's Tip-Heath End Road, Nuneaton, Warwickshire	Historic Landfill

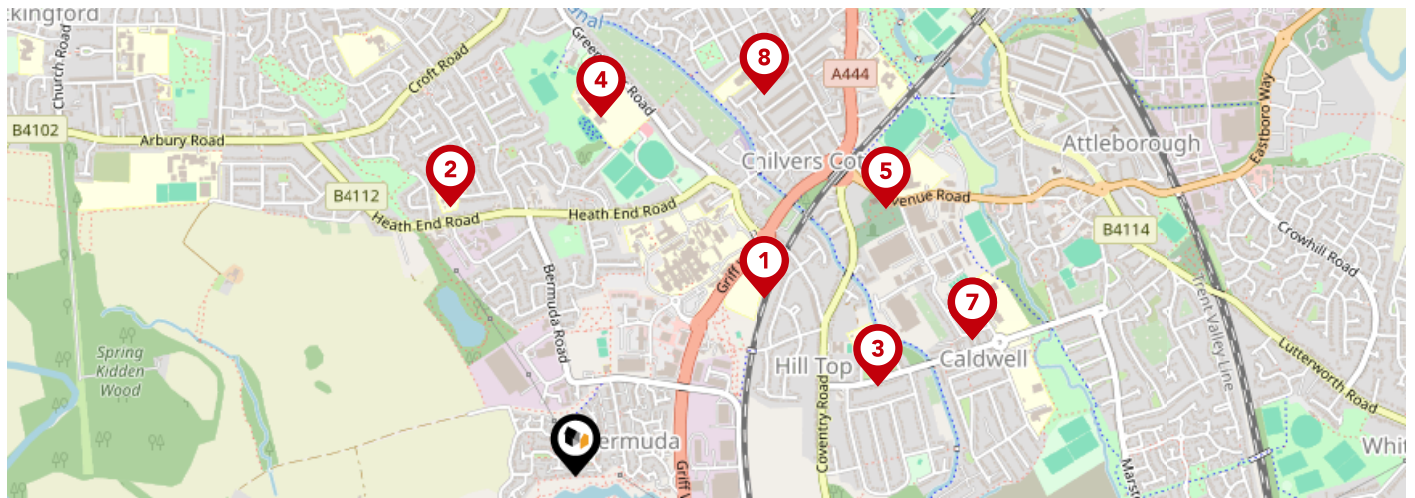
Maps

Listed Buildings

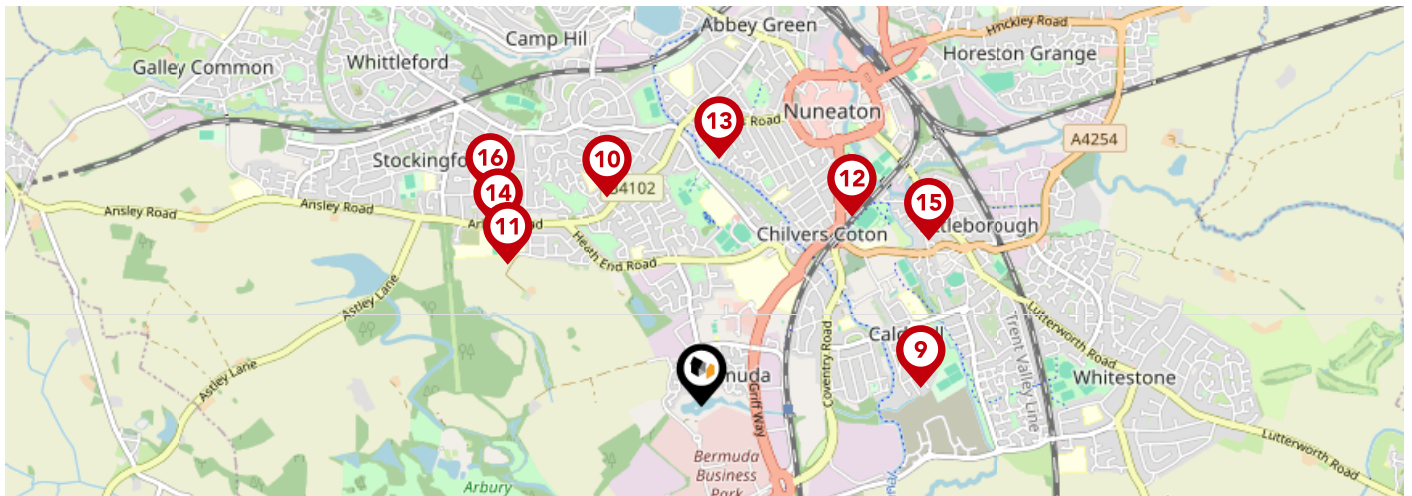
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1034983 - The Griff House Hotel	Grade II	0.7 miles
	1185747 - Merchant House And Attached Building To Rear	Grade II	0.7 miles
	1299615 - The Tea House At Sp3395 8956	Grade II	0.8 miles
	1034978 - Chest Tomb Approximately 30 Metres South Of South West Corner Of South Aisle Of Church Of All Saints	Grade II	0.8 miles
	1034977 - Church Of All Saints	Grade II	0.9 miles
	1034951 - Chilvers Coton Free School	Grade II	0.9 miles
	1035009 - Ice House Approximately 50 Metres East Of Arbury Hall	Grade II	1.1 miles
	1365024 - Term Approximately 13 Metres North West Of Porte Cochere Of Arbury Hall	Grade II	1.1 miles
	1185351 - Garden Feature Attached To East Side Of Stable Yard East Wall At Arbury Hall	Grade II	1.1 miles
	1365025 - Gatepiers And Gates Approximately 15 Metres South Of North East Corner Of Kithchen Garden At Arbury Hall	Grade II	1.1 miles



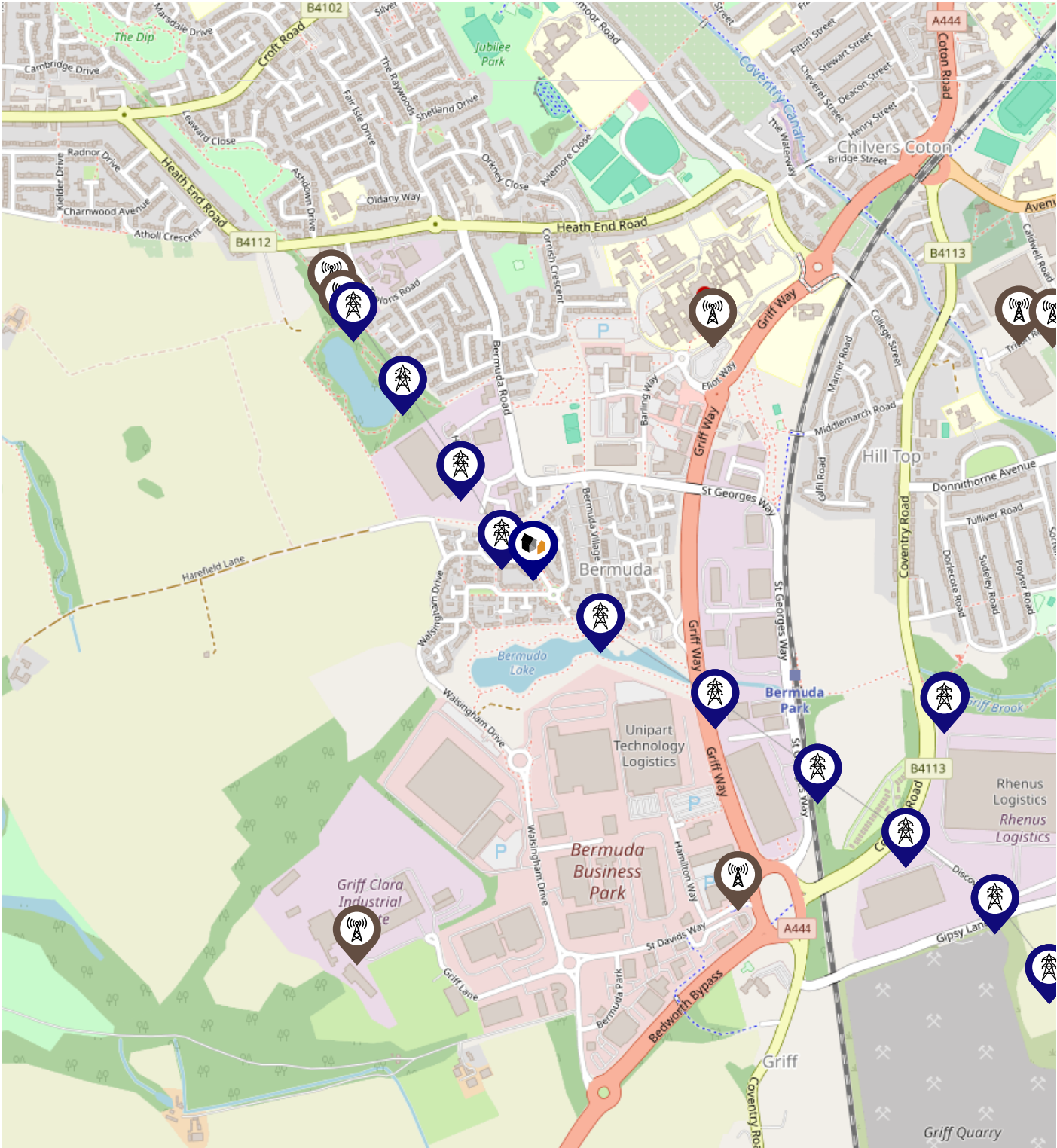
		Nursery	Primary	Secondary	College	Private
	Middlemarch School Ofsted Rating: Good Pupils: 193 Distance:0.58	☐	☒	☐	☐	☐
	Glendale Infant School Ofsted Rating: Good Pupils: 267 Distance:0.67	☐	☒	☐	☐	☐
	All Saints CofE Primary School and Nursery, Nuneaton Ofsted Rating: Good Pupils: 242 Distance:0.71	☐	☒	☐	☐	☐
	St Thomas More Catholic School and Sixth Form College Ofsted Rating: Good Pupils: 1069 Distance:0.81	☐	☐	☒	☐	☐
	Wembrook Primary School Ofsted Rating: Good Pupils: 666 Distance:0.92	☐	☒	☐	☐	☐
	Oak Wood Primary School Ofsted Rating: Good Pupils: 140 Distance:0.95	☐	☒	☐	☐	☐
	Oak Wood Secondary School Ofsted Rating: Good Pupils: 167 Distance:0.95	☐	☐	☒	☐	☐
	Chilvers Coton Community Infant School Ofsted Rating: Good Pupils: 224 Distance:0.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	George Eliot Academy Ofsted Rating: Good Pupils: 805 Distance:0.99	☐	☐	☒	☐	☐
	Croft Junior School Ofsted Rating: Good Pupils: 349 Distance:1.04	☐	☒	☐	☐	☐
	Nuneaton Academy Ofsted Rating: Not Rated Pupils: 943 Distance:1.09	☐	☐	☒	☐	☐
	Our Lady & St. Joseph Catholic Academy Ofsted Rating: Outstanding Pupils: 557 Distance:1.09	☐	☒	☐	☐	☐
	Queen's Church of England Academy Ofsted Rating: Good Pupils: 355 Distance:1.12	☐	☒	☐	☐	☐
	Values Academy Ofsted Rating: Inadequate Pupils: 22 Distance:1.22	☐	☐	☒	☐	☐
	ALP Nuneaton Ofsted Rating: Good Pupils: 33 Distance:1.27	☐	☐	☒	☐	☐
	Stockingford Maintained Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance:1.36	☒	☐	☐	☐	☐

Local Area

Masts & Pylons

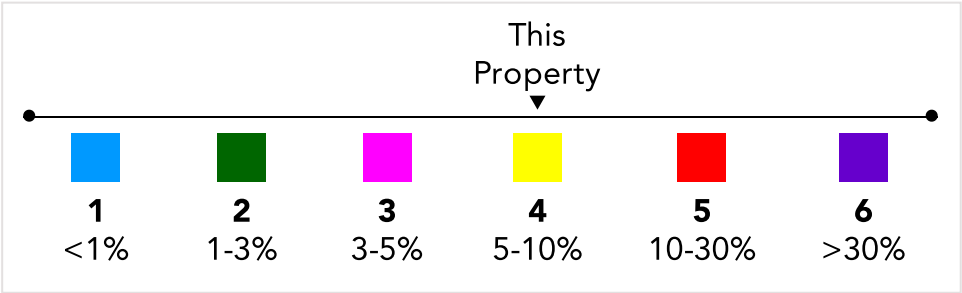
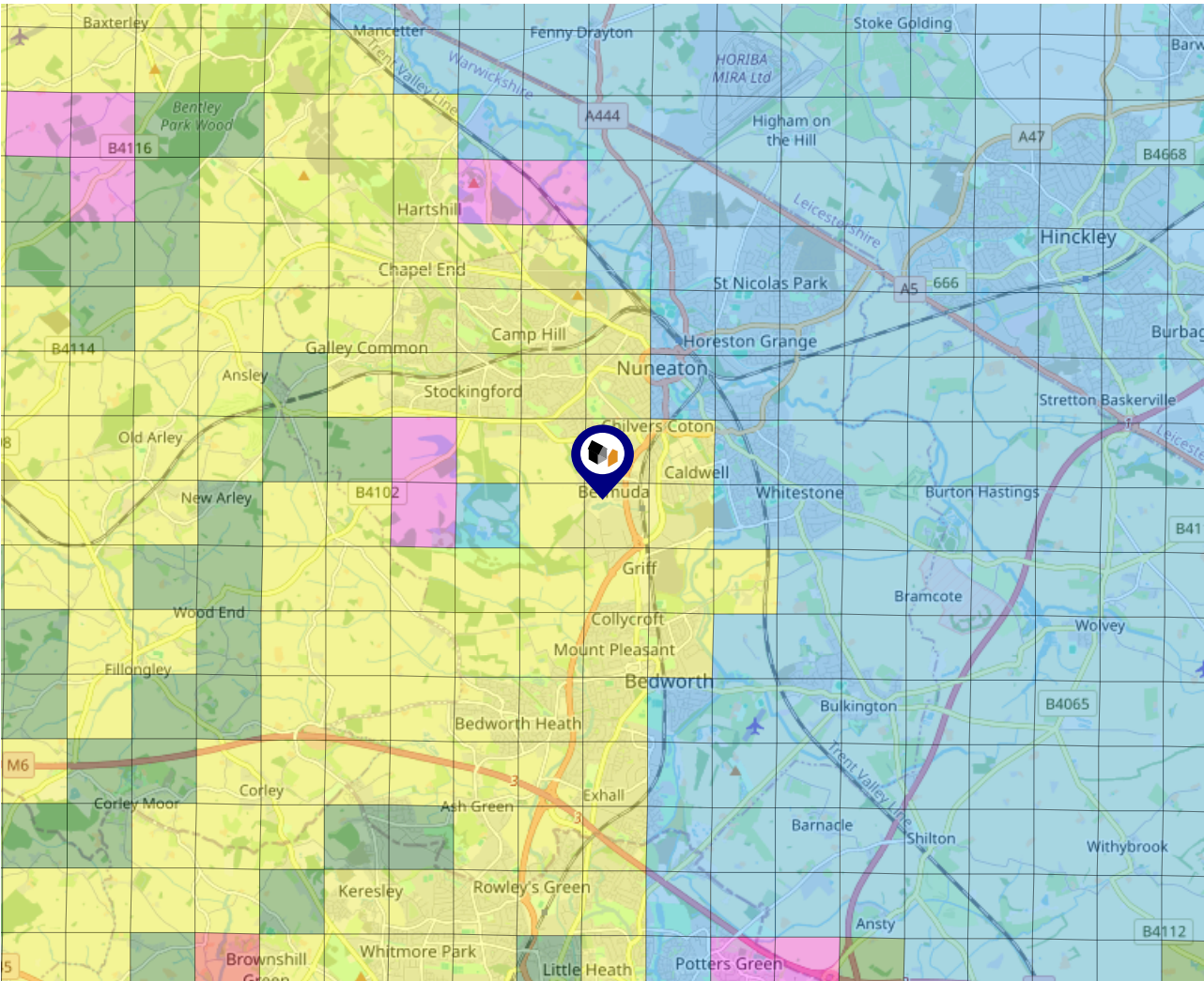


Key:

-  Power Pylons
-  Communication Masts

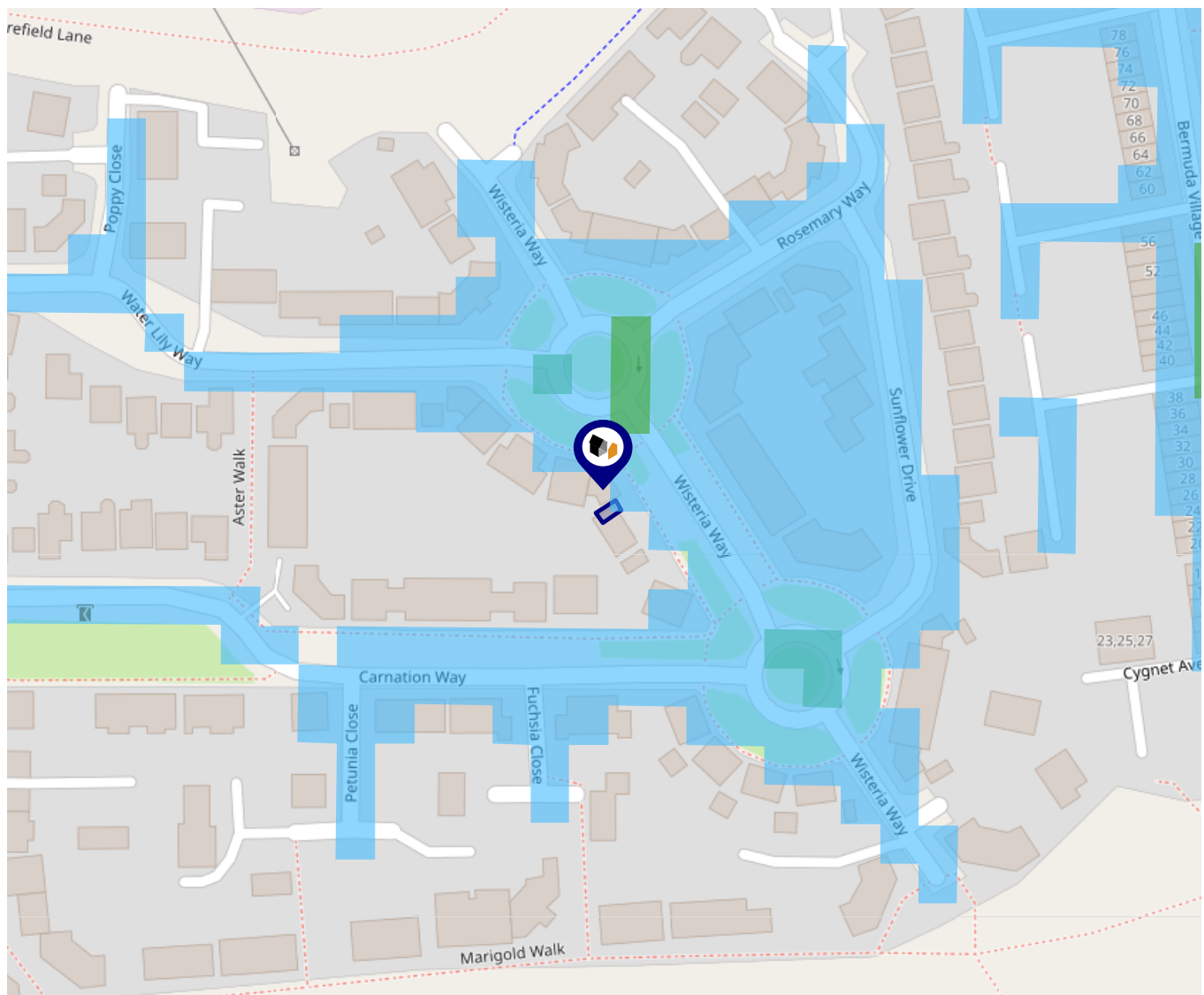
What is Radon?

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

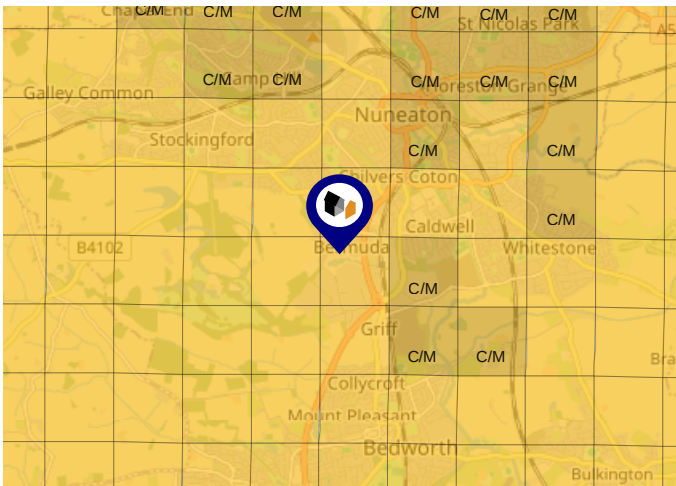


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

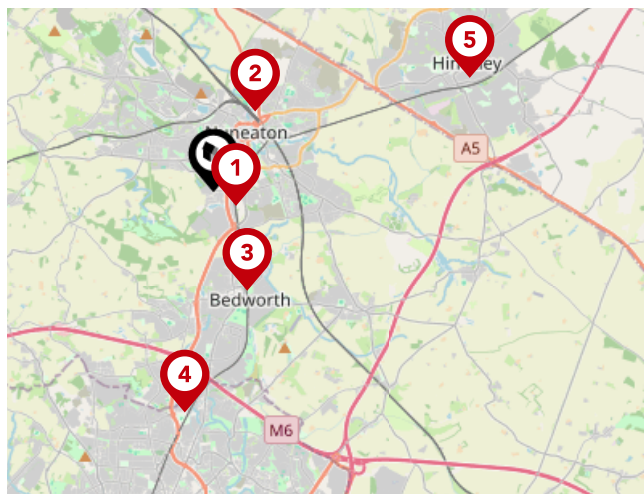


Primary Classifications (Most Common Clay Types)

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

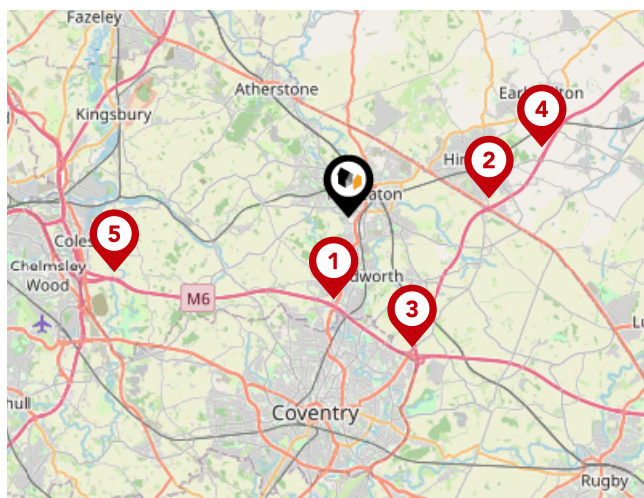
Area

Transport (National)



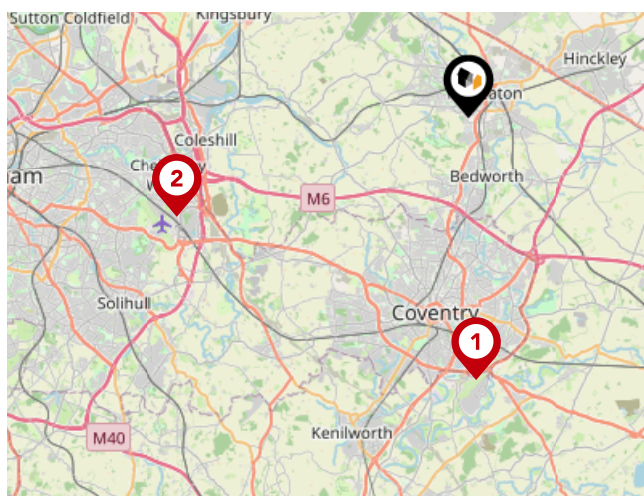
National Rail Stations

Pin	Name	Distance
1	Bermuda Park Rail Station	0.49 miles
2	Nuneaton Rail Station	1.62 miles
3	Bedworth Rail Station	1.91 miles
4	Coventry Arena Rail Station	4.02 miles
5	Hinckley Rail Station	5.05 miles



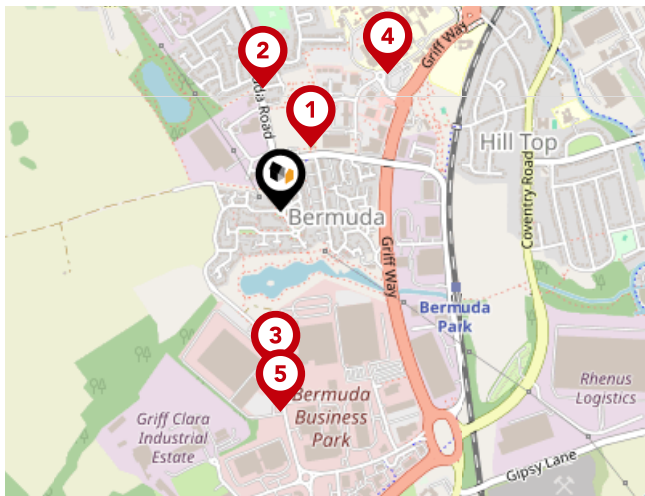
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.97 miles
2	M69 J1	5.12 miles
3	M6 J2	5.24 miles
4	M69 J2	7.43 miles
5	M6 J3A	8.67 miles



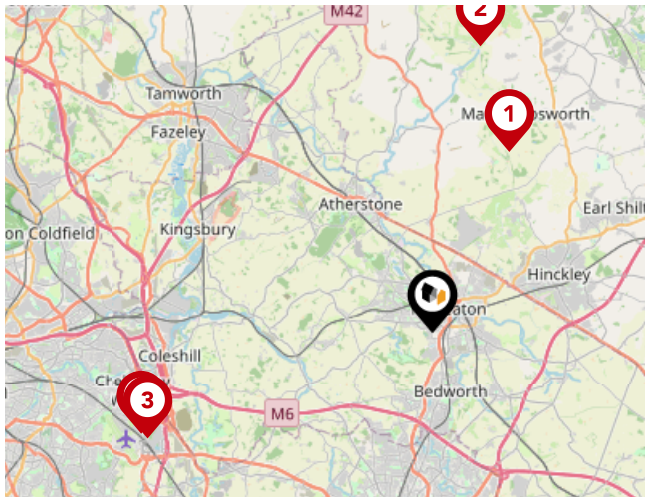
Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	9.51 miles
2	Birmingham International Airport	11.1 miles



Bus Stops/Stations

Pin	Name	Distance
1	Turning Circle	0.15 miles
2	Hazel Way	0.27 miles
3	National Dairies	0.36 miles
4	George Eliot Hospital Main Entrance	0.39 miles
5	Walsingham Drive	0.45 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	7.07 miles
2	Shackerstone Rail Station (Battlefield Line)	10.46 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	10.96 miles
4	Birmingham International Airport (Air-Rail link)	11.14 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



/martinco_uk/



/martincouk



/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	(15/8) 53%	(34/28) 82%	(27/27) 100%	(17/17) 100%	(8/1) 13%	(2/0) 0%

Total on market: 95 Total sold: 80 Average days on market: 89

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	3	Terrace	£235,000	£104,750	£184,384	12	13	25	52%	99
+1 Type	3	Semi-Detached	£280,000	£84,000	£223,908	20	18	38	47%	93
+1 Beds	4	Terrace	£290,000	£180,000	£236,177	6	5	11	45%	70
All considered			£290,000	£84,000	£214,823	38	36	74	49%	87

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co I Hinckley or the seller.

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.

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Martin & Co | Hinckley

Data Quality

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