

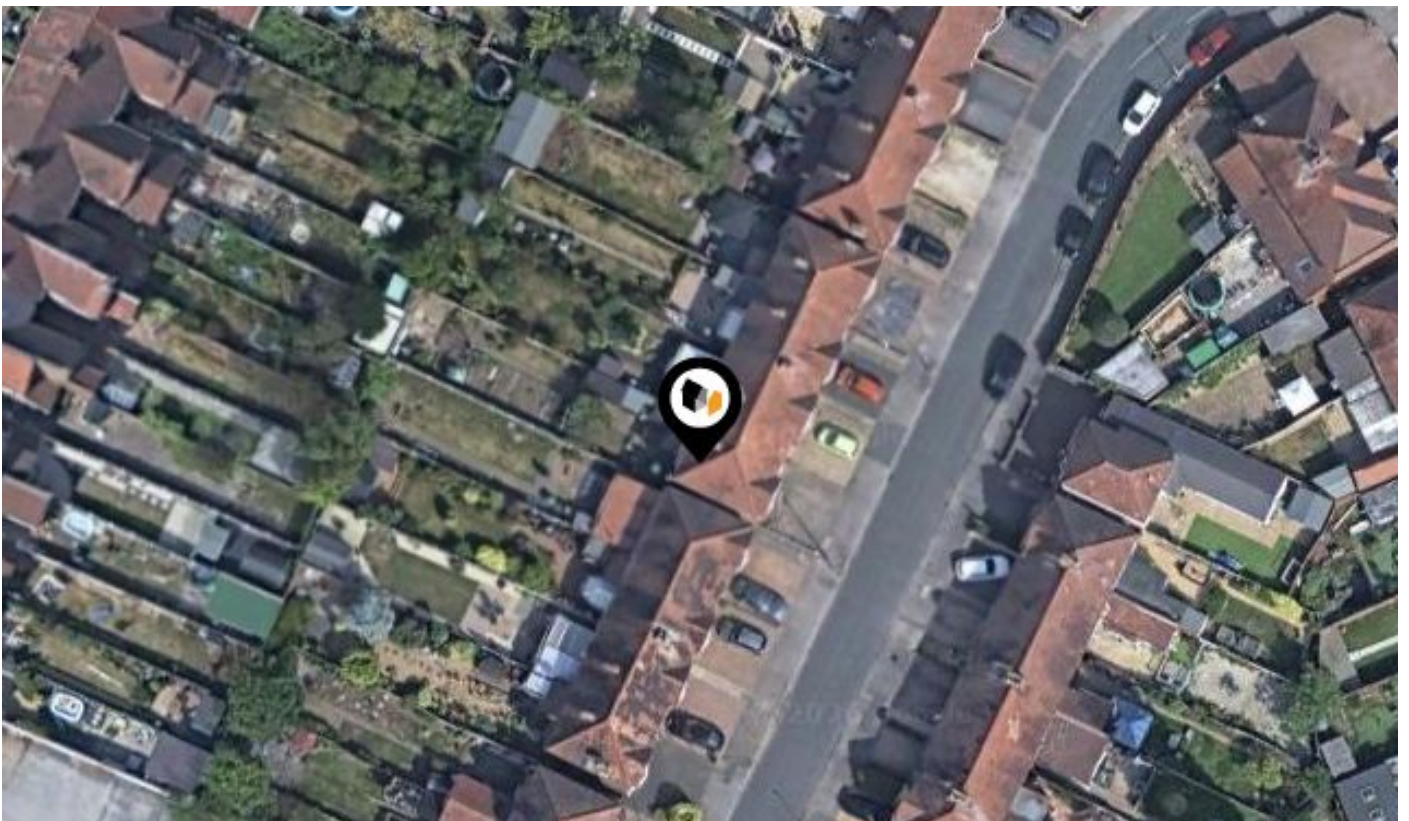


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 21st May 2026**



**15, STRETTON ROAD, NUNEATON, CV10 7ER**

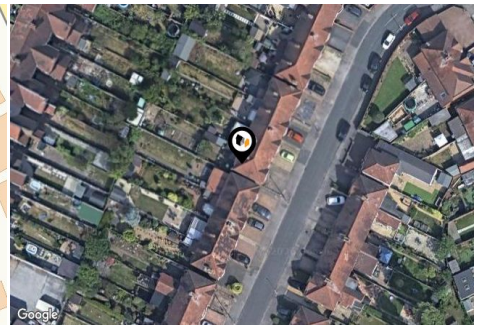
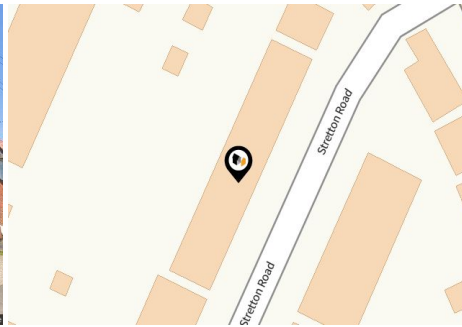
## **Martin & Co | Hinckley**

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/](http://www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/)



## Property

<b>Type:</b>	Terraced	<b>Latest FENSA Work:</b>	17/09/2007 - 3 windows, 2 doors
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	936 ft <sup>2</sup> / 87 m <sup>2</sup>		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,946		
<b>UPRN:</b>	100070166646		
<b>Restrictive Covenants:</b>	No		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>11</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



15 Stretton Road, NUNEATON, CV10 7ER

Energy rating

**D**

Valid until 20.05.2036

Certificate number  
 0200-7608-0922-7628-3563

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   C
55-68	<b>D</b>	56   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, Unknown loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

<b>18, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	06/02/2026	13/10/2014	03/03/2006	29/11/2002	26/09/1997	
Last Sold Price:	£192,000	£125,000	£122,000	£69,950	£39,995	
<b>39, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	12/12/2025	28/02/2017	10/02/2012	30/06/2004	18/01/2002	
Last Sold Price:	£180,000	£120,000	£97,500	£99,950	£48,500	
<b>25, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	03/12/2025	28/07/2025				
Last Sold Price:	£210,000	£140,000				
<b>69, Stretton Road, Nuneaton, CV10 7ER</b>						Semi-detached House
Last Sold Date:	09/09/2025	16/05/2007				
Last Sold Price:	£265,000	£137,000				
<b>22, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	09/05/2025	01/10/2020	27/10/2017			
Last Sold Price:	£220,000	£164,000	£130,000			
<b>37, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	17/01/2025					
Last Sold Price:	£150,000					
<b>43, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	27/08/2024					
Last Sold Price:	£220,000					
<b>47, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	23/08/2024	01/02/2013				
Last Sold Price:	£199,000	£115,000				
<b>53, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	28/02/2024					
Last Sold Price:	£165,500					
<b>3, Stretton Road, Nuneaton, CV10 7ER</b>						Semi-detached House
Last Sold Date:	03/01/2024	22/06/2015	30/09/2010			
Last Sold Price:	£213,000	£142,500	£115,000			
<b>67, Stretton Road, Nuneaton, CV10 7ER</b>						Semi-detached House
Last Sold Date:	15/12/2023	12/07/2002	24/07/1998			
Last Sold Price:	£260,000	£80,500	£54,000			
<b>13, Stretton Road, Nuneaton, CV10 7ER</b>						Terraced House
Last Sold Date:	30/06/2023					
Last Sold Price:	£210,000					

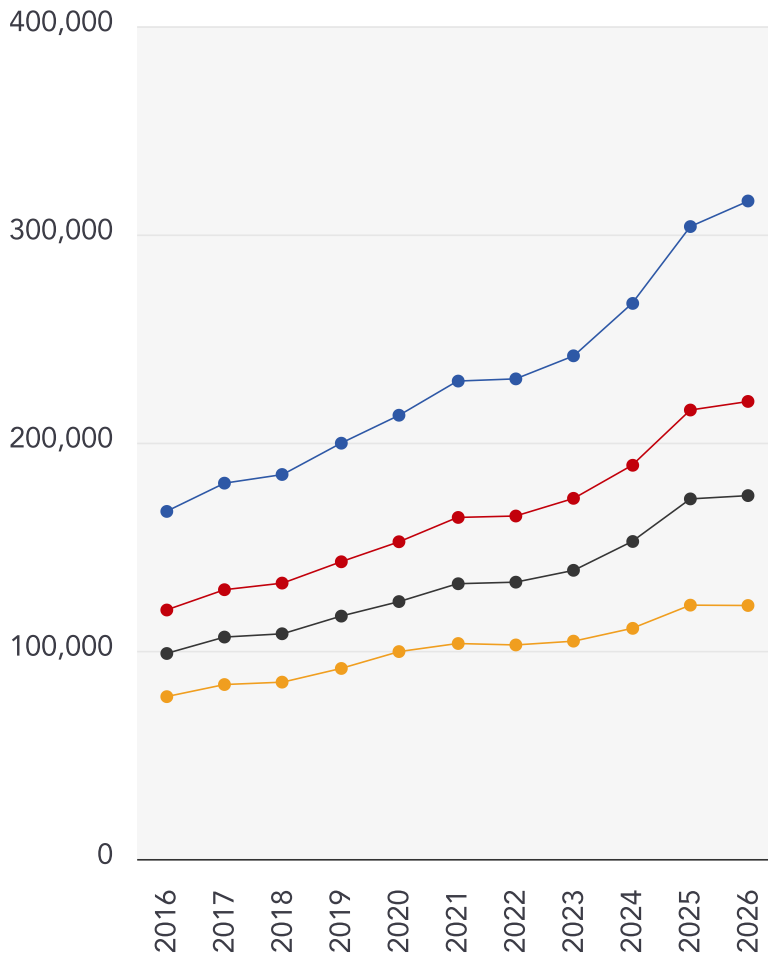
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+89.32%**

Semi-Detached

**+83.77%**

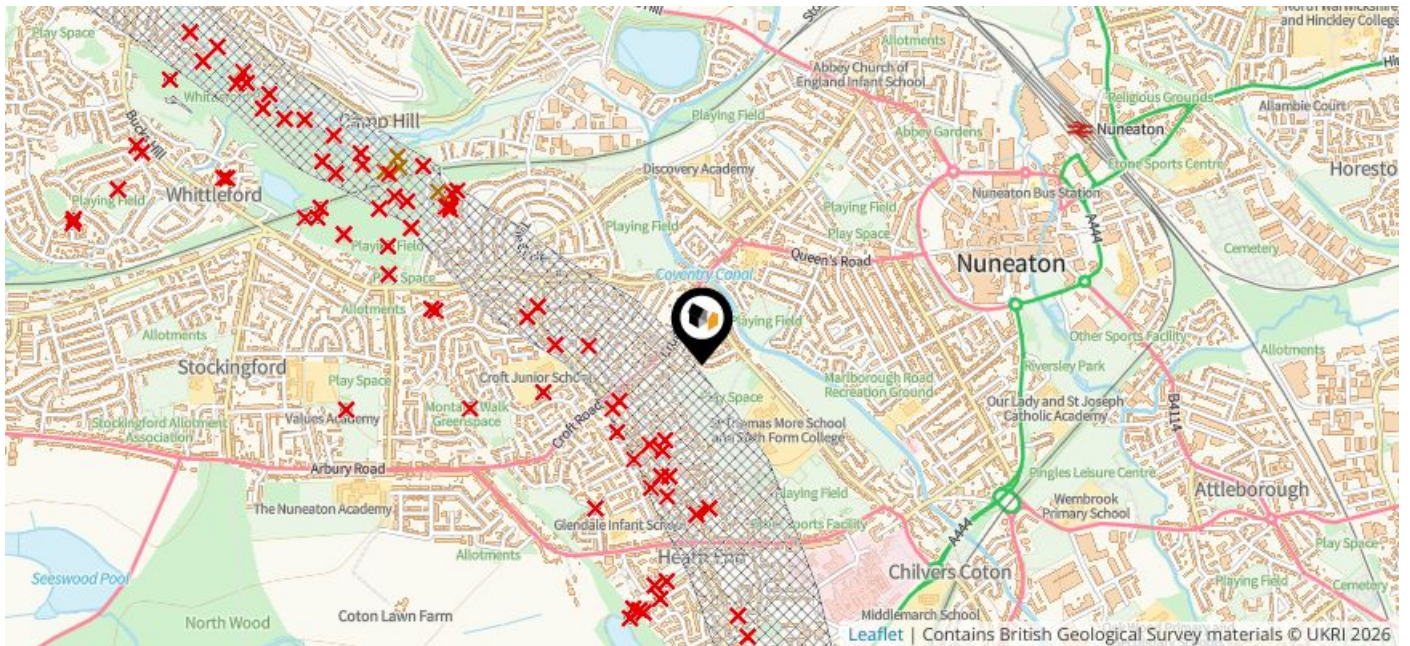
Terraced

**+76.83%**

Flat

**+56.15%**

This map displays nearby coal mine entrances and their classifications.



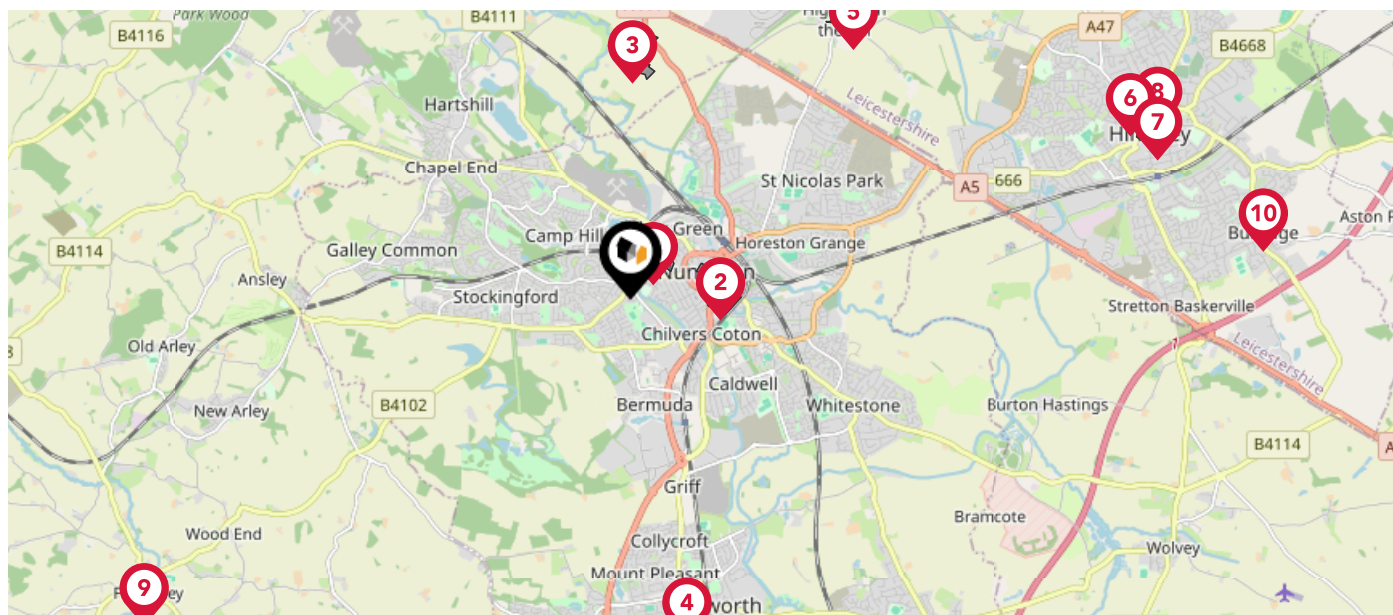
### Mine Entry

- ✕ 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.

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 Abbey

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- 2 Nuneaton Town Centre

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- 3 Caldecote

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- 4 Bedworth Town Centre

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- 5 Higham on the Hill

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- 6 Hinckley, Hollycroft

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- 7 Hinckley - Town Centre

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- 8 Hinckley - Druid Street

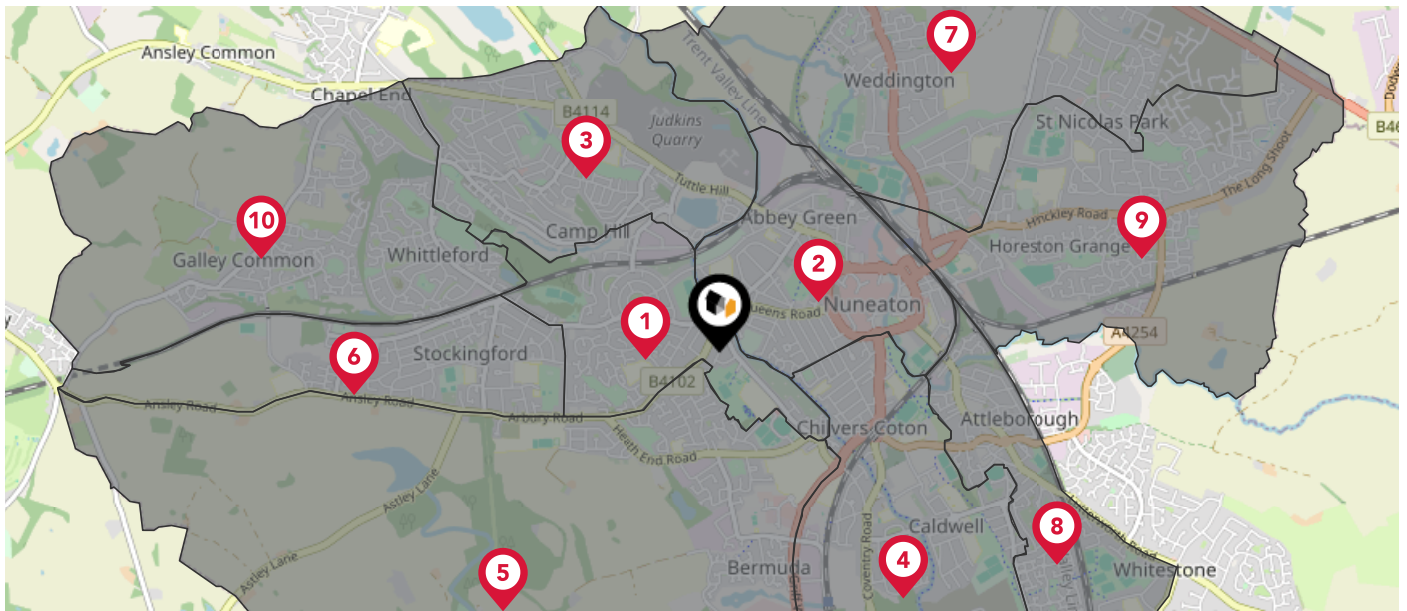
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- 9 Fillongley











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- 10 Burbage

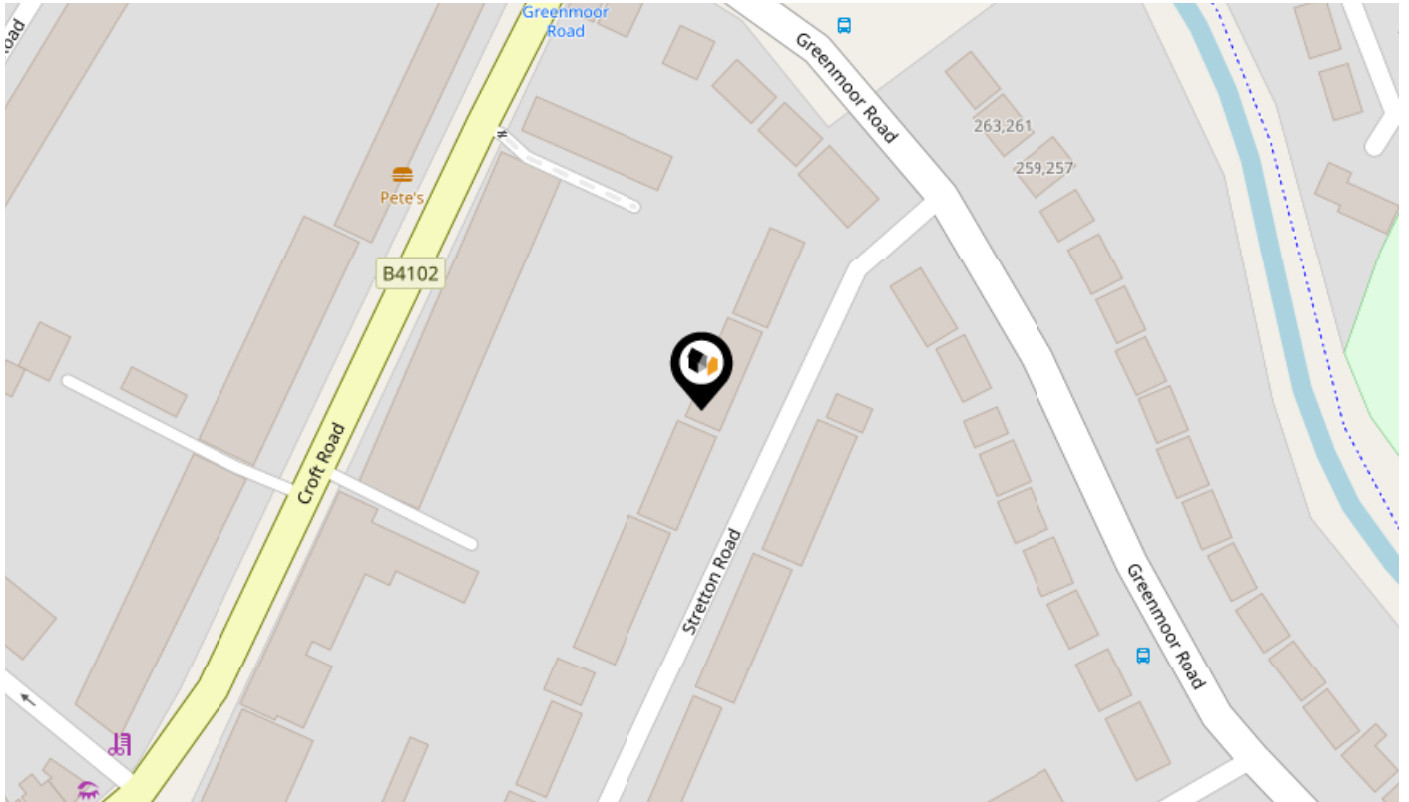
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Bar Pool Ward
-  Abbey Ward
-  Camp Hill Ward
-  Wem Brook Ward
-  Arbury Ward
-  Kingswood Ward
-  Weddington Ward
-  Attleborough Ward
-  St. Nicolas Ward
-  Galley Common 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.

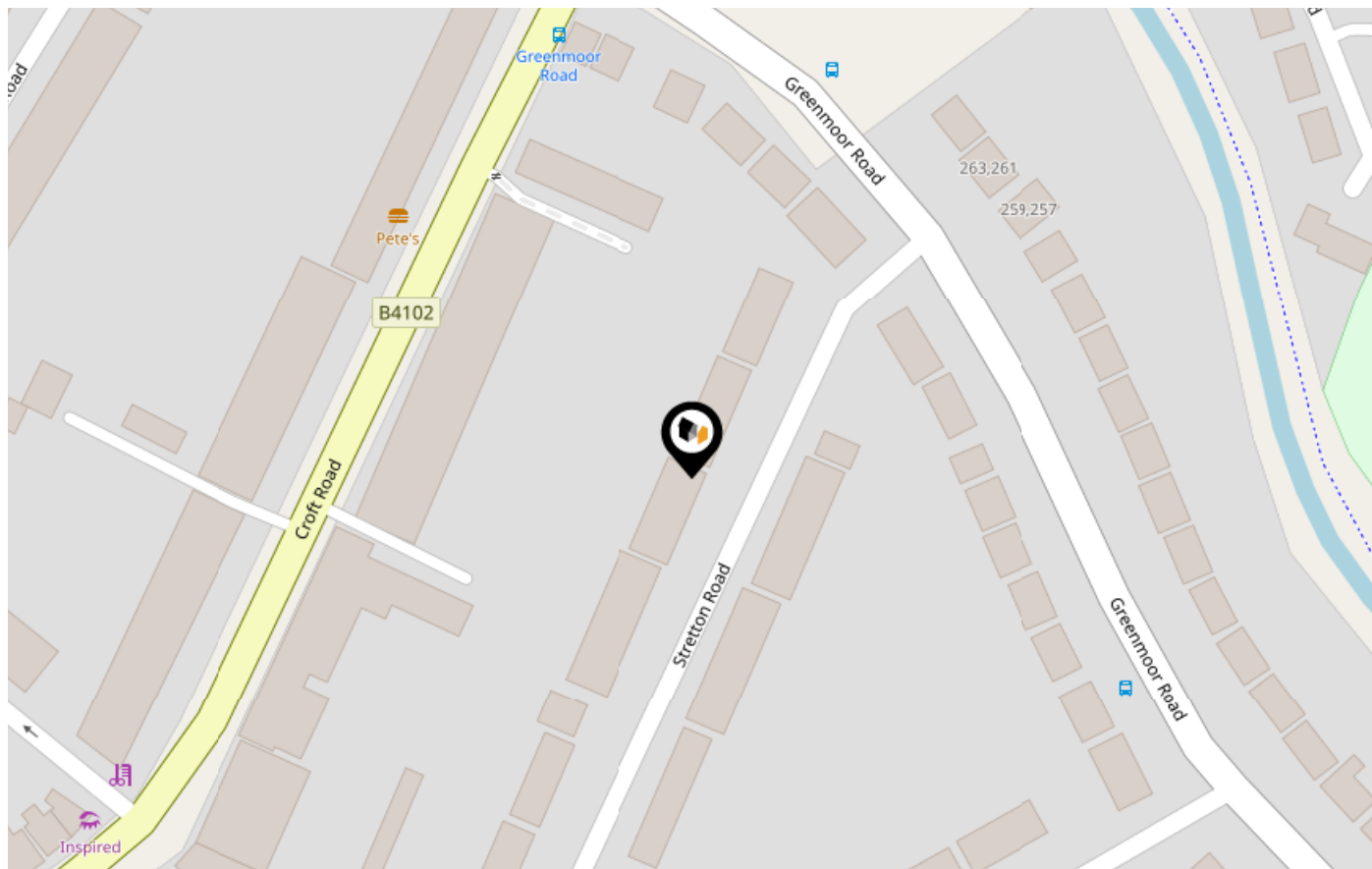
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

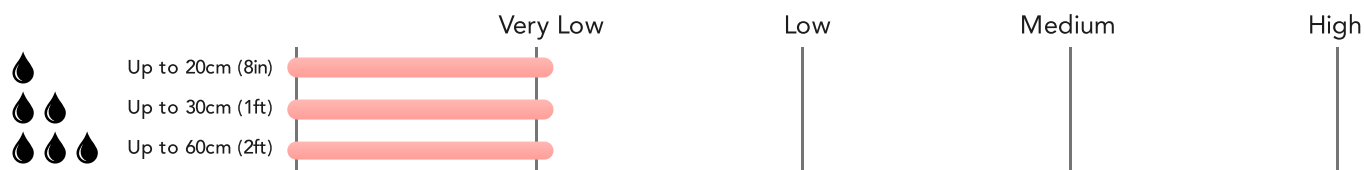


**Risk Rating: Very low**

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.

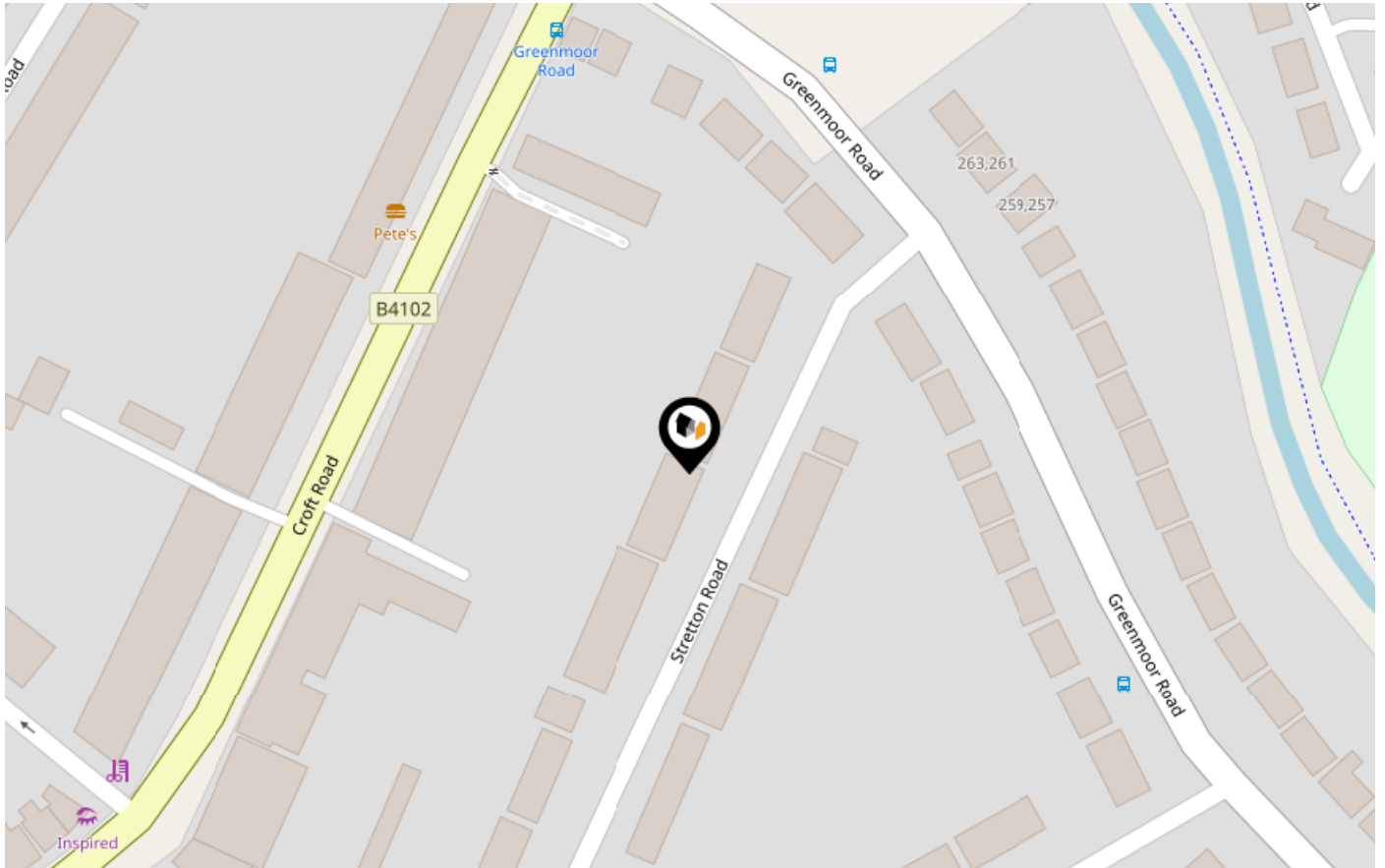
Chance of flooding to the following depths at this property:



# 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**

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.
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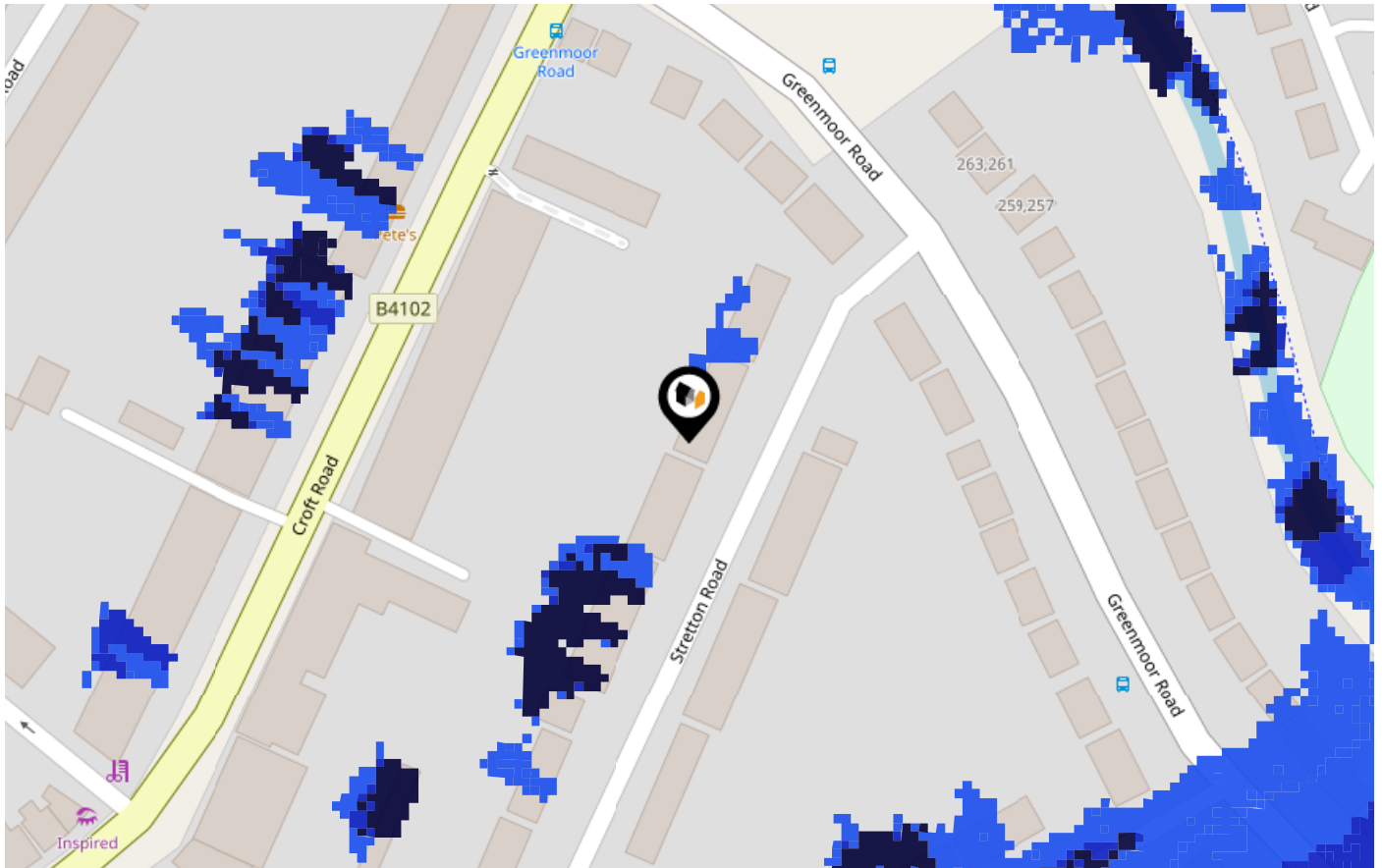
Chance of flooding to the following depths at this property:



# 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

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.

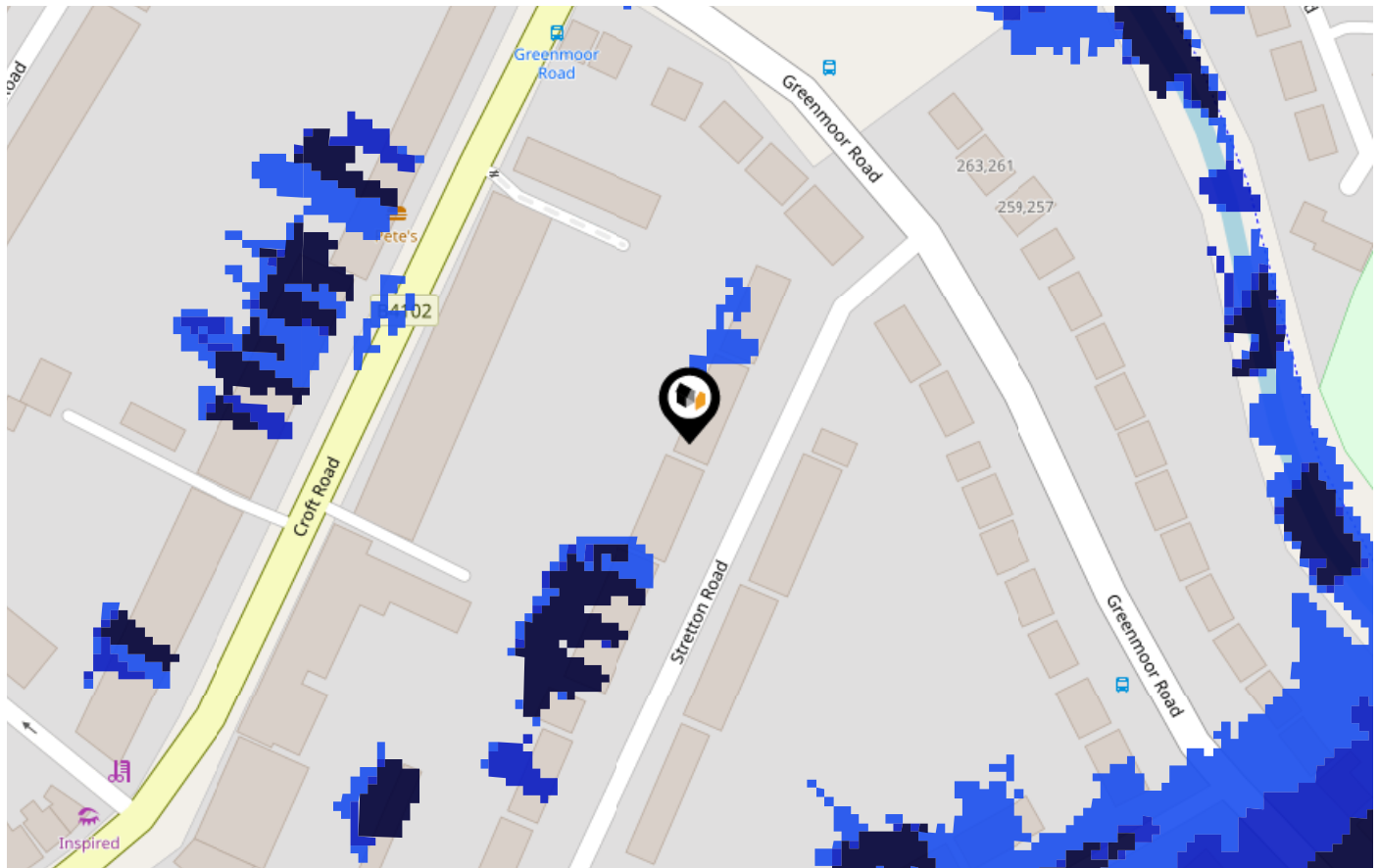
Chance of flooding to the following depths at this property:



# 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

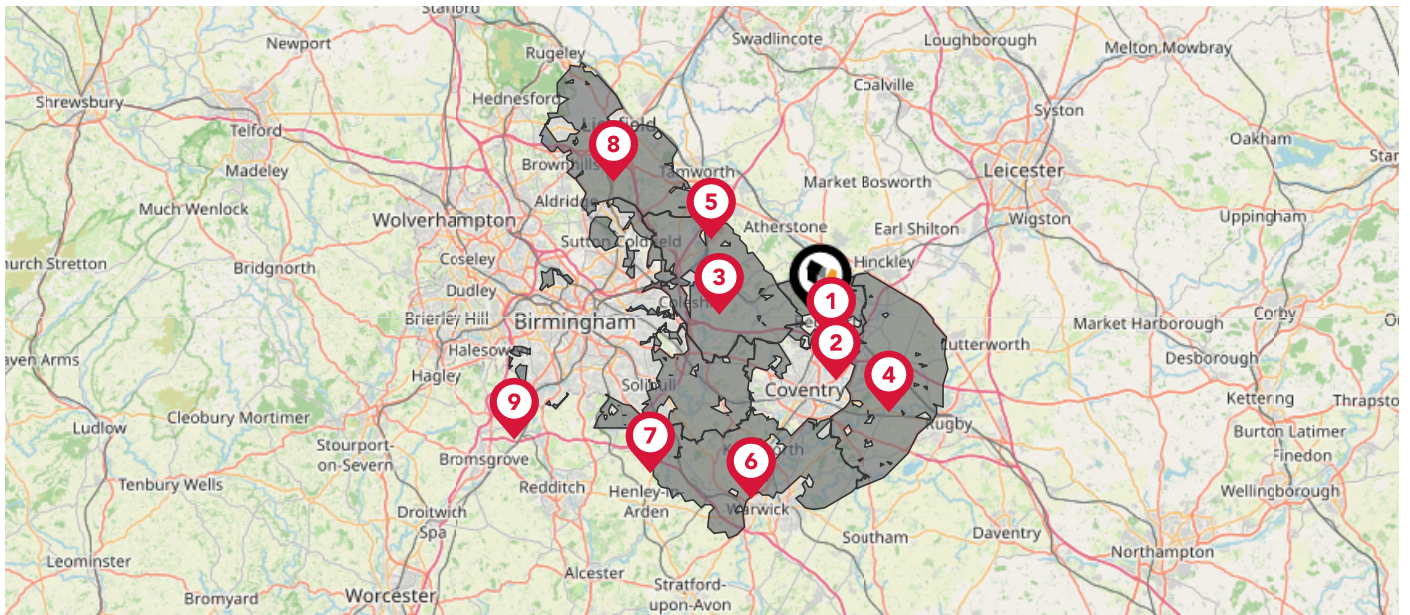
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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:



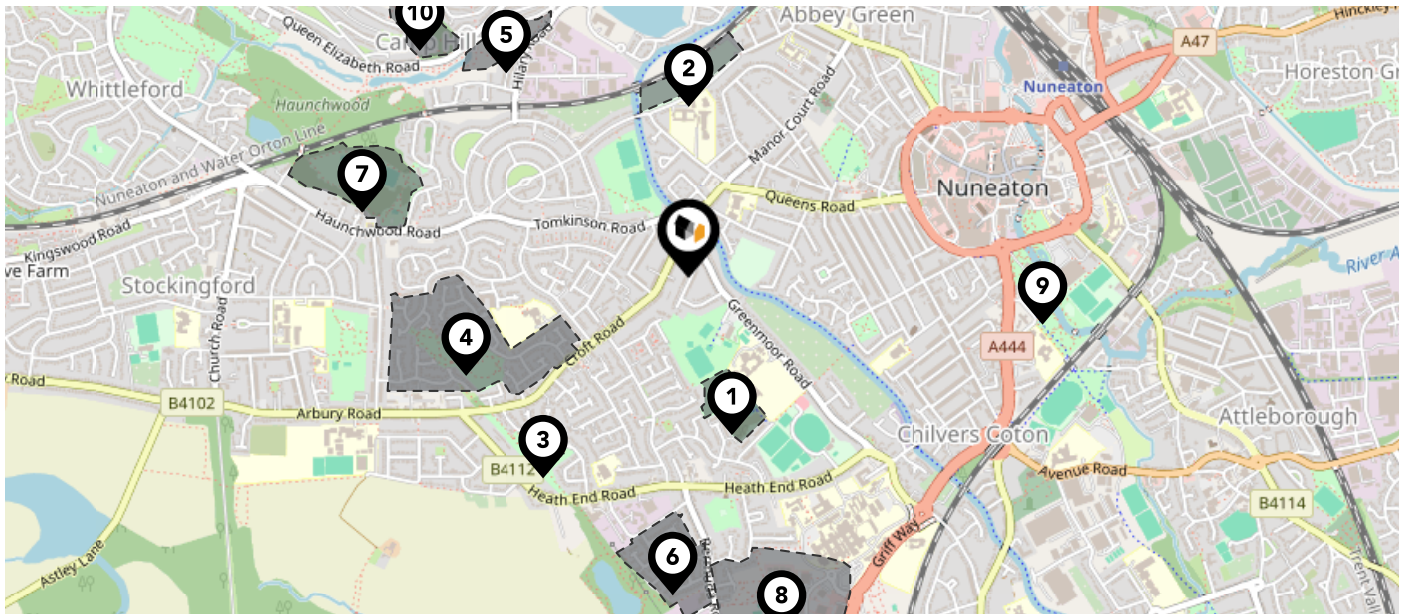
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Birmingham Green Belt - Nuneaton and Bedworth
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Tamworth
- 6 Birmingham Green Belt - Warwick
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Lichfield
- 9 Birmingham Green Belt - Birmingham

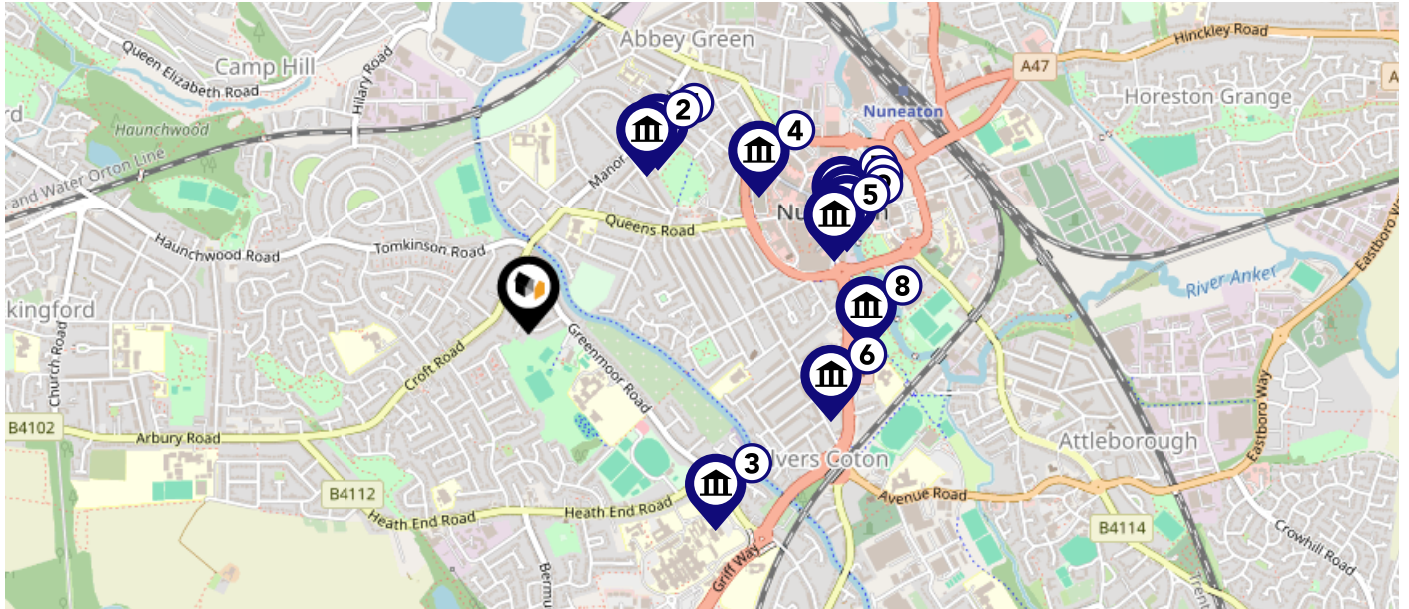
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



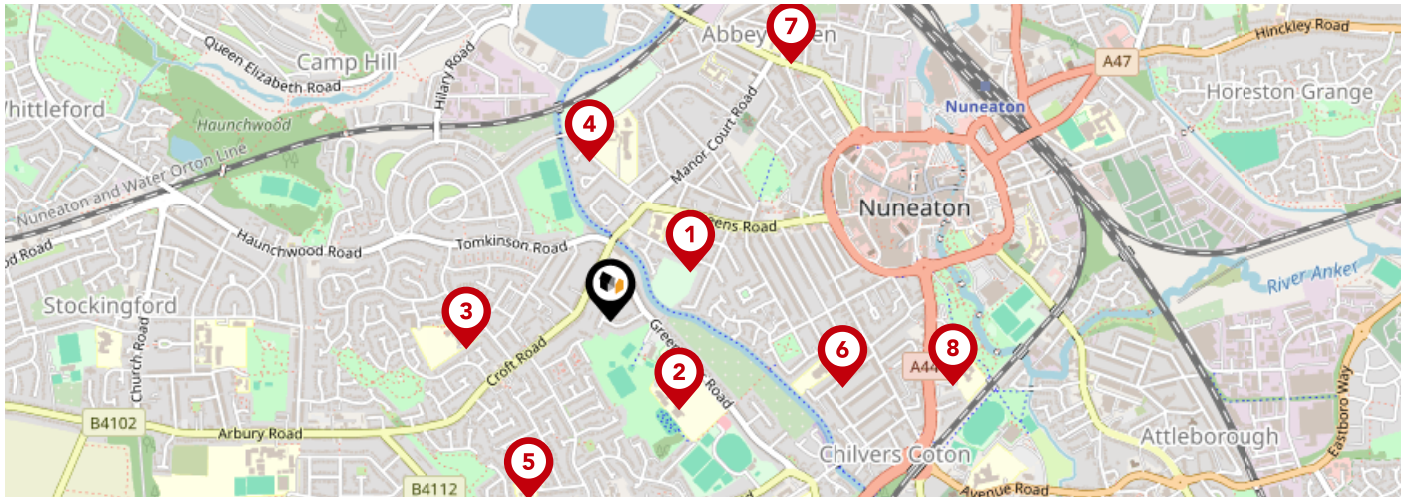
### Nearby Landfill Sites

<b>1</b>	Greenmoor Road School-Greenmoor Road, Nuneaton, Warwickshire	Historic Landfill
<b>2</b>	Vernons Lane Playing Fields-Vernons Road, Nuneaton, Warwickshire	Historic Landfill
<b>3</b>	G.W. Deeley's Tip-Heath End Road, Nuneaton, Warwickshire	Historic Landfill
<b>4</b>	Stanley Brothers Brickyard-Croft Road, Stockingford, Nuneaton, Warwickshire	Historic Landfill
<b>5</b>	Willow Road-Camp Hill, Nuneaton, Warwickshire	Historic Landfill
<b>6</b>	Tenlons Road-Tenlons Road, Nuneaton, Warwickshire	Historic Landfill
<b>7</b>	Haunchwood Road-Haunchwood Road, Haunchwood Vale, Nuneaton, Warwickshire	Historic Landfill
<b>8</b>	Bermuda Landfill Site-Paradise Farm, Harefield Lane, Bermuda, Nuneaton, Warwickshire	Historic Landfill
<b>9</b>	Riversley Park-Coton Road, Nuneaton, Warwickshire	Historic Landfill
<b>10</b>	Queen Elizabeth Road-Queen Elizabeth Road, Camp Hill, Nuneaton, Warwickshire	Historic Landfill

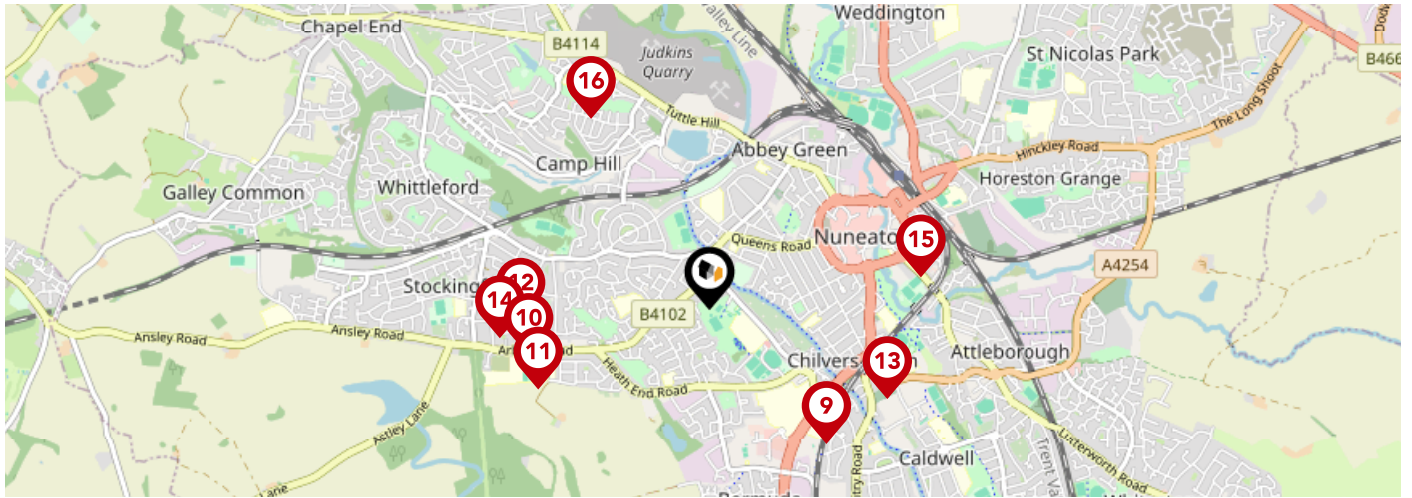
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1034985 - Church Of St Mary (including Ruined Walls)	Grade II	0.5 miles
1253688 - St Mary's Vicarage	Grade II	0.5 miles
1185747 - Merchant House And Attached Building To Rear	Grade II	0.6 miles
1392744 - Ritz Cinema	Grade II	0.6 miles
1299392 - Barclay's Bank	Grade II	0.7 miles
1034982 - 61, Coton Road	Grade II	0.7 miles
1253714 - Midland Bank	Grade II	0.8 miles
1438676 - Nuneaton War Memorial	Grade II	0.8 miles
1365053 - 31, Bridge Street (see Details For Further Address Information)	Grade II	0.8 miles
1380208 - 39, Newdegate Street	Grade II	0.8 miles



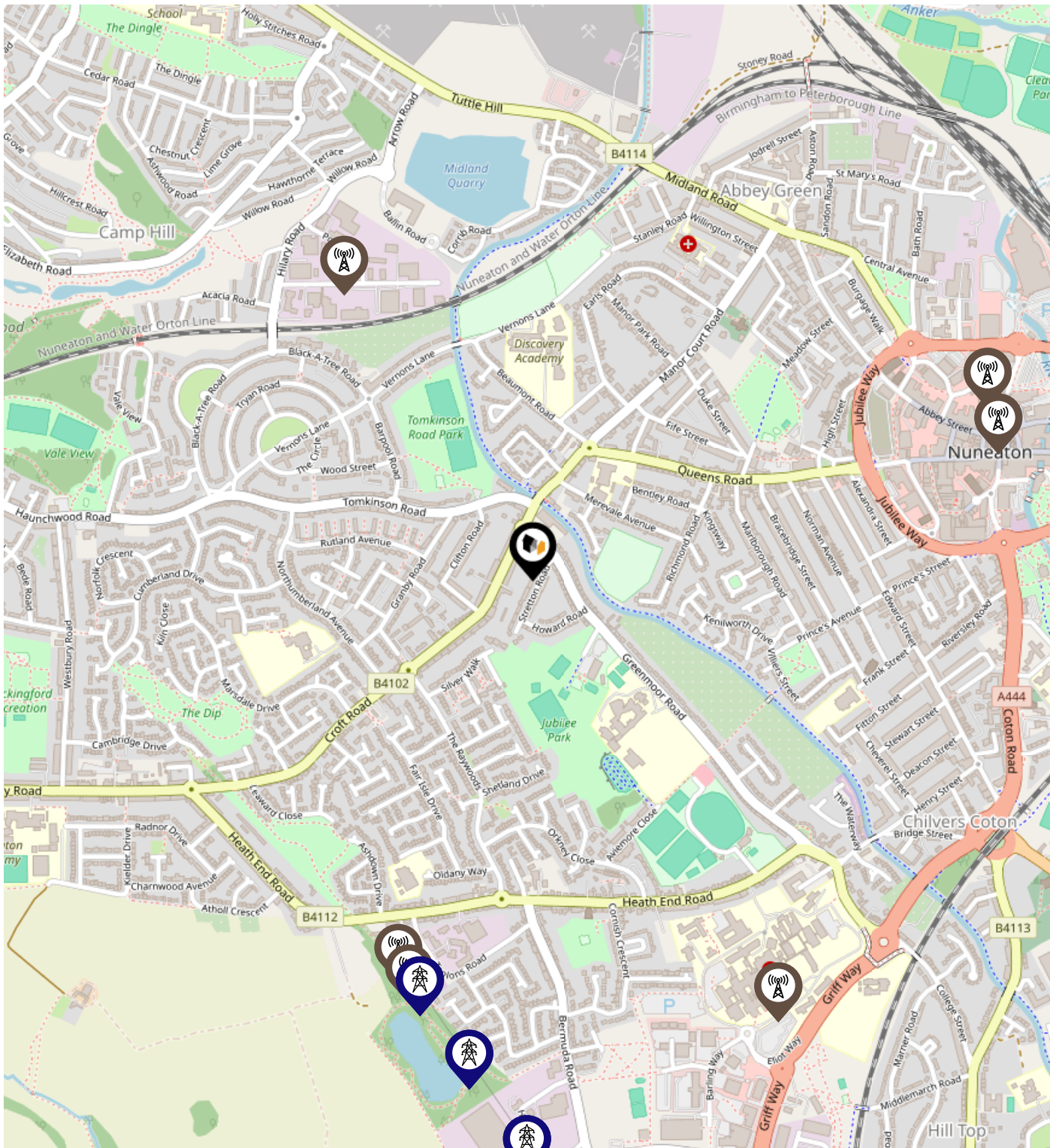
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Queen's Church of England Academy</b> Ofsted Rating: Good   Pupils: 355   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic School and Sixth Form College</b> Ofsted Rating: Good   Pupils: 1069   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Croft Junior School</b> Ofsted Rating: Good   Pupils: 349   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Discovery Academy</b> Ofsted Rating: Good   Pupils: 97   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Glendale Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chilver's Coton Community Infant School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Abbey CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 203   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Our Lady &amp; St. Joseph Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 557   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Middlemarch School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Values Academy</b> Ofsted Rating: Inadequate   Pupils: 22   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nuneaton Academy</b> Ofsted Rating: Not Rated   Pupils: 943   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockingford Maintained Nursery School</b> Ofsted Rating: Outstanding   Pupils: 74   Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wembrook Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockingford Academy</b> Ofsted Rating: Good   Pupils: 492   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward VI College</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Camp Hill Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

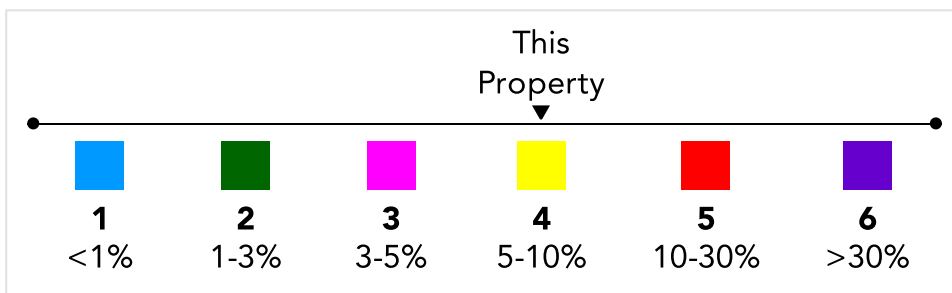
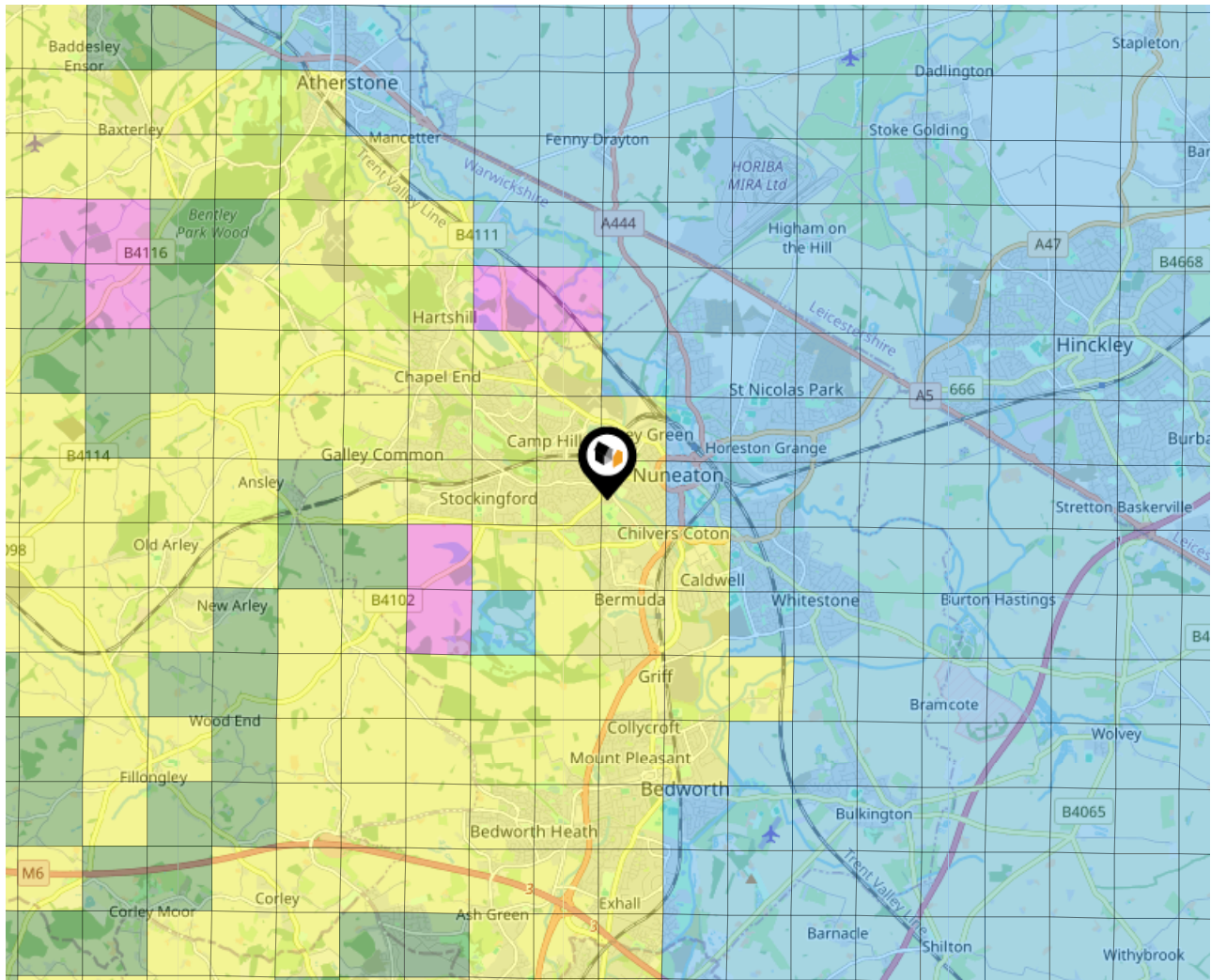


**Key:**

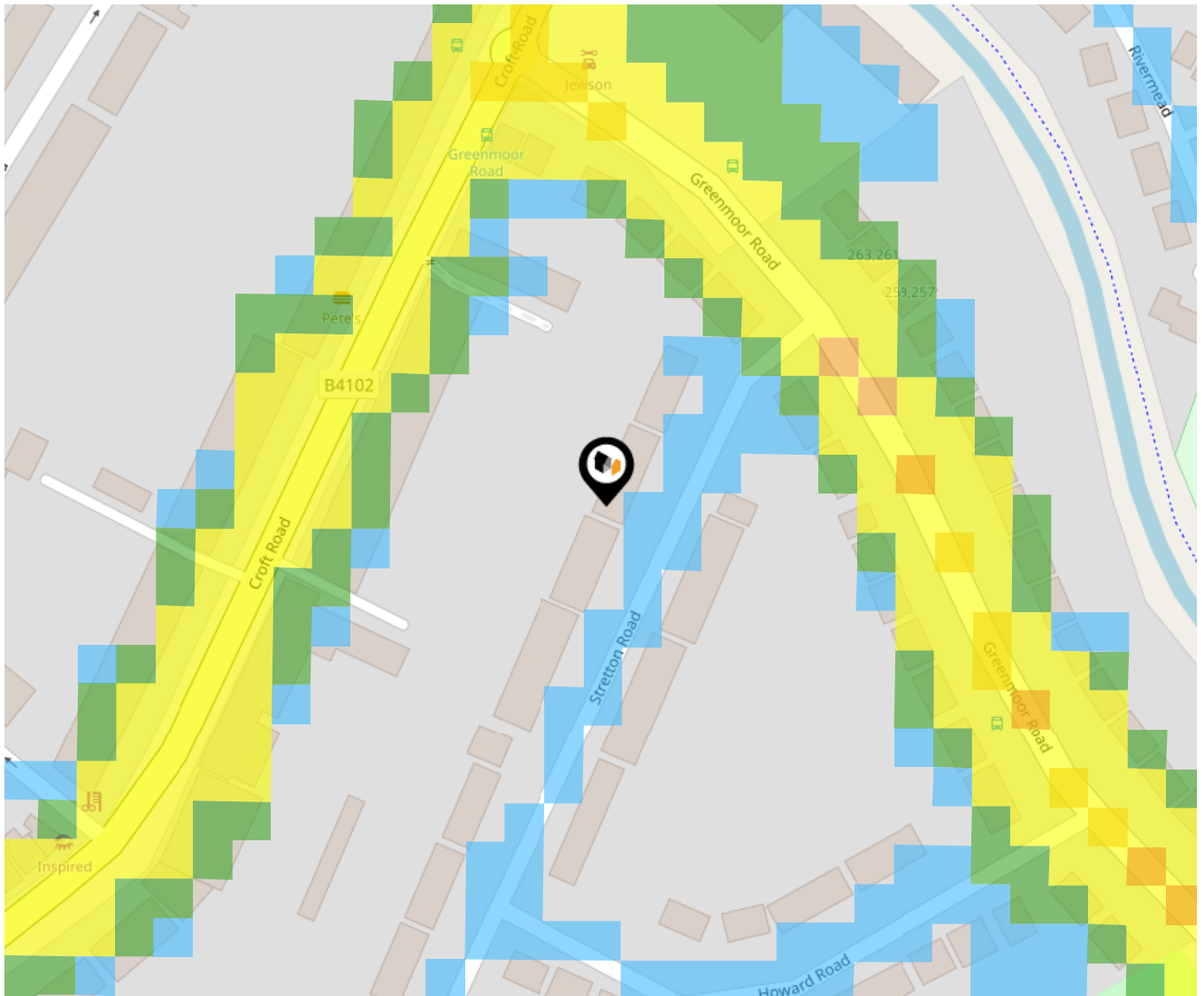
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# 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



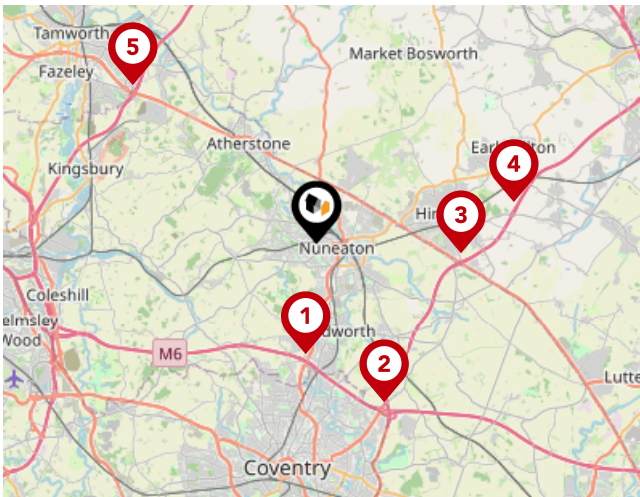
# Area

## Transport (National)



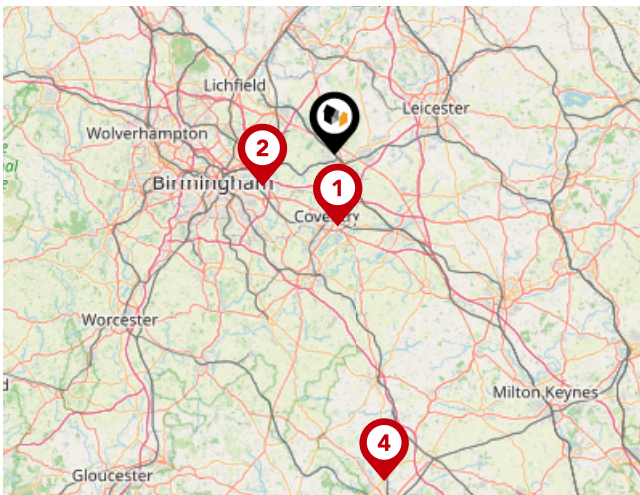
### National Rail Stations

Pin	Name	Distance
1	Nuneaton Rail Station	0.95 miles
2	Bermuda Park Rail Station	1.38 miles
3	Bedworth Rail Station	2.91 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.97 miles
2	M6 J2	6.21 miles
3	M69 J1	5.2 miles
4	M69 J2	7.26 miles
5	M42 J10	8.76 miles

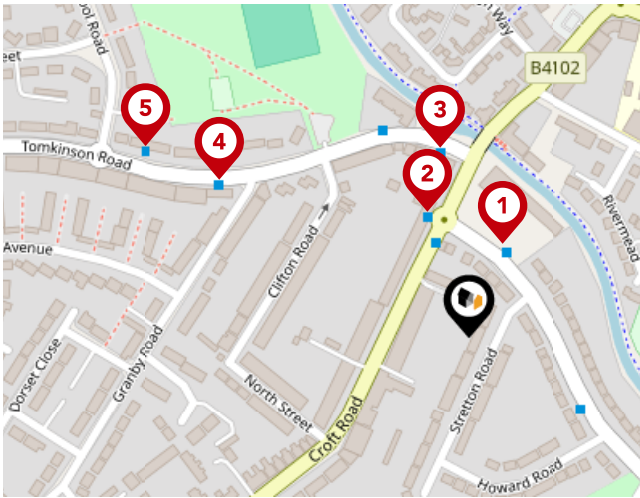


### Airports/HELIPADS

Pin	Name	Distance
1	Baginton	10.54 miles
2	Birmingham Airport	11.39 miles
3	East Mids Airport	22.16 miles
4	Kidlington	48.09 miles

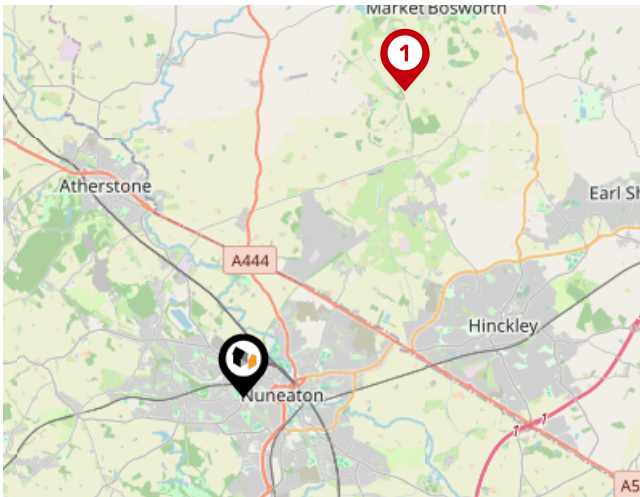
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Croft Road	0.06 miles
2	Greenmoor Road	0.08 miles
3	Croft Road	0.11 miles
4	Granby Road	0.17 miles
5	Barpool Road	0.21 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	6.22 miles



### **Martin & Co | Hinckley**

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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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/martinco\_uk/



/company/martin-and-co/

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## Important - Please Read

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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.

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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