

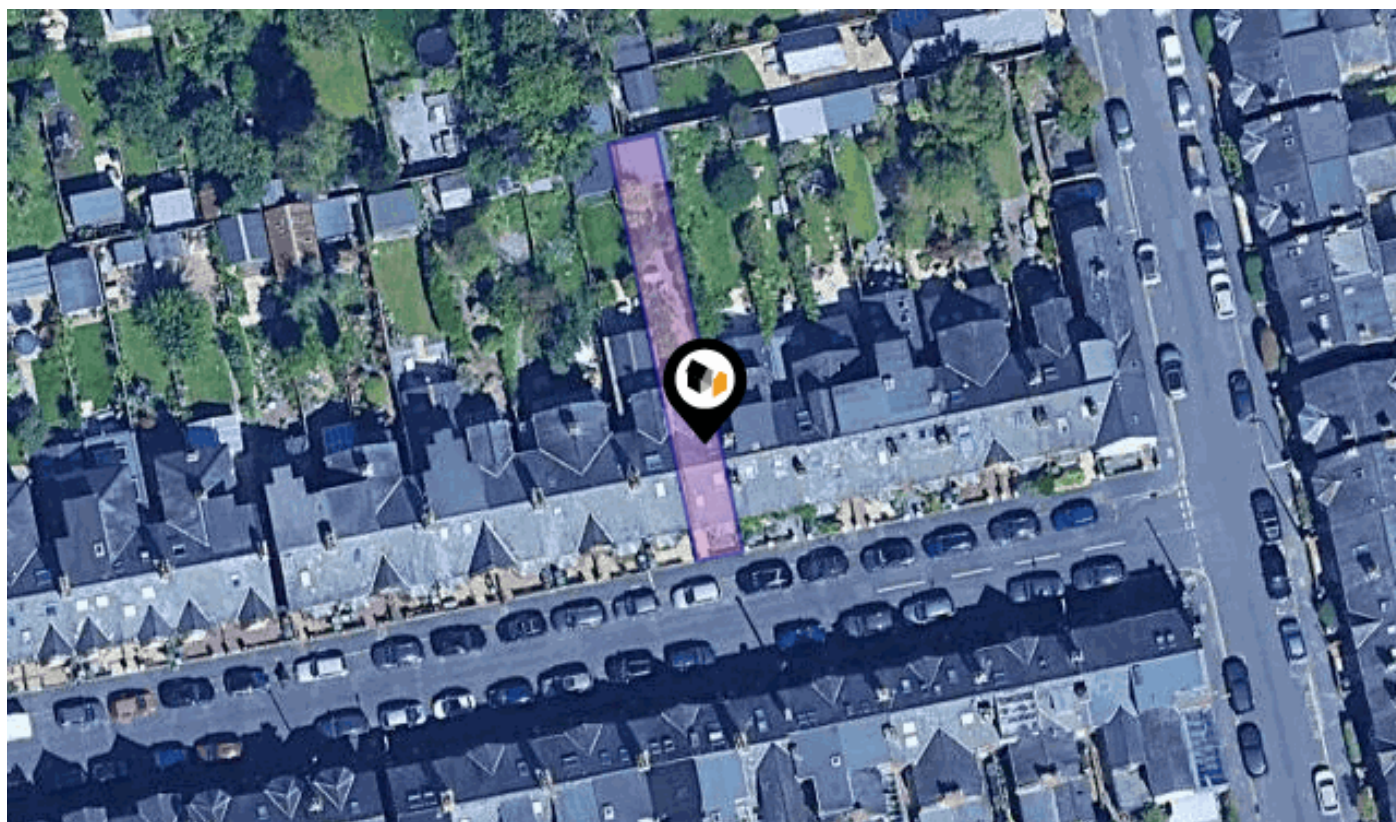


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 06<sup>th</sup> January 2026**



**FAIRFIELD ROAD, WINCHESTER, SO22**

**Offers Over : £725,000**

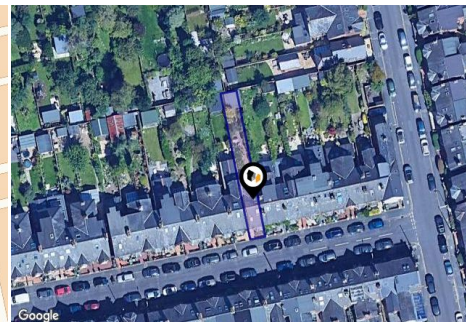
**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,251
Title Number:	HP437382

Offers Over:	£725,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage:

(based on calls indoors)



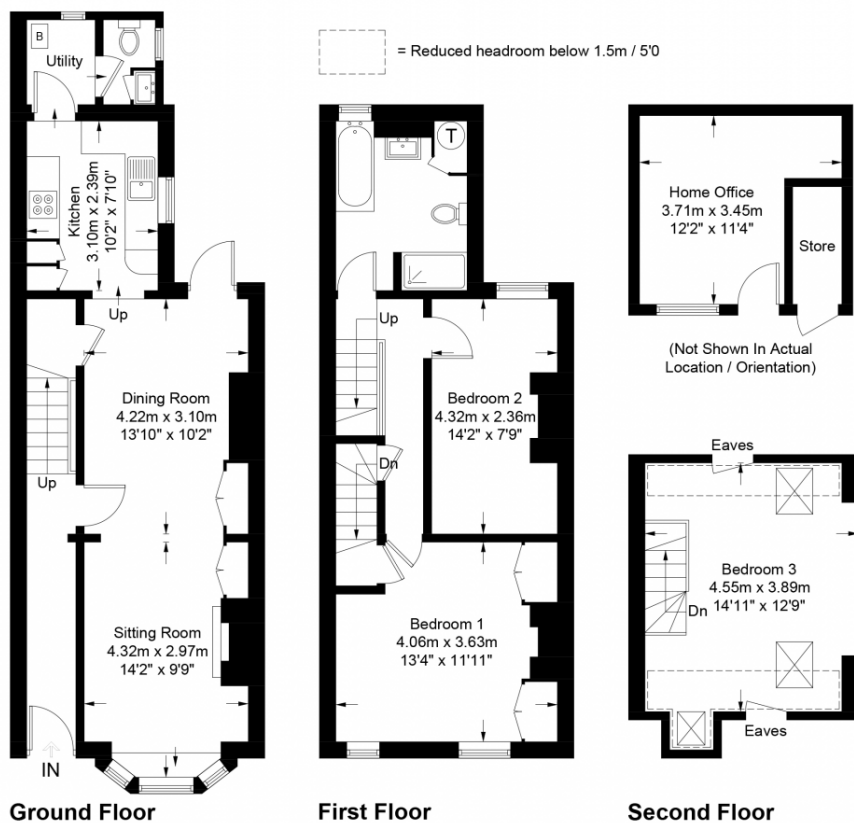
### Satellite/Fibre TV Availability:





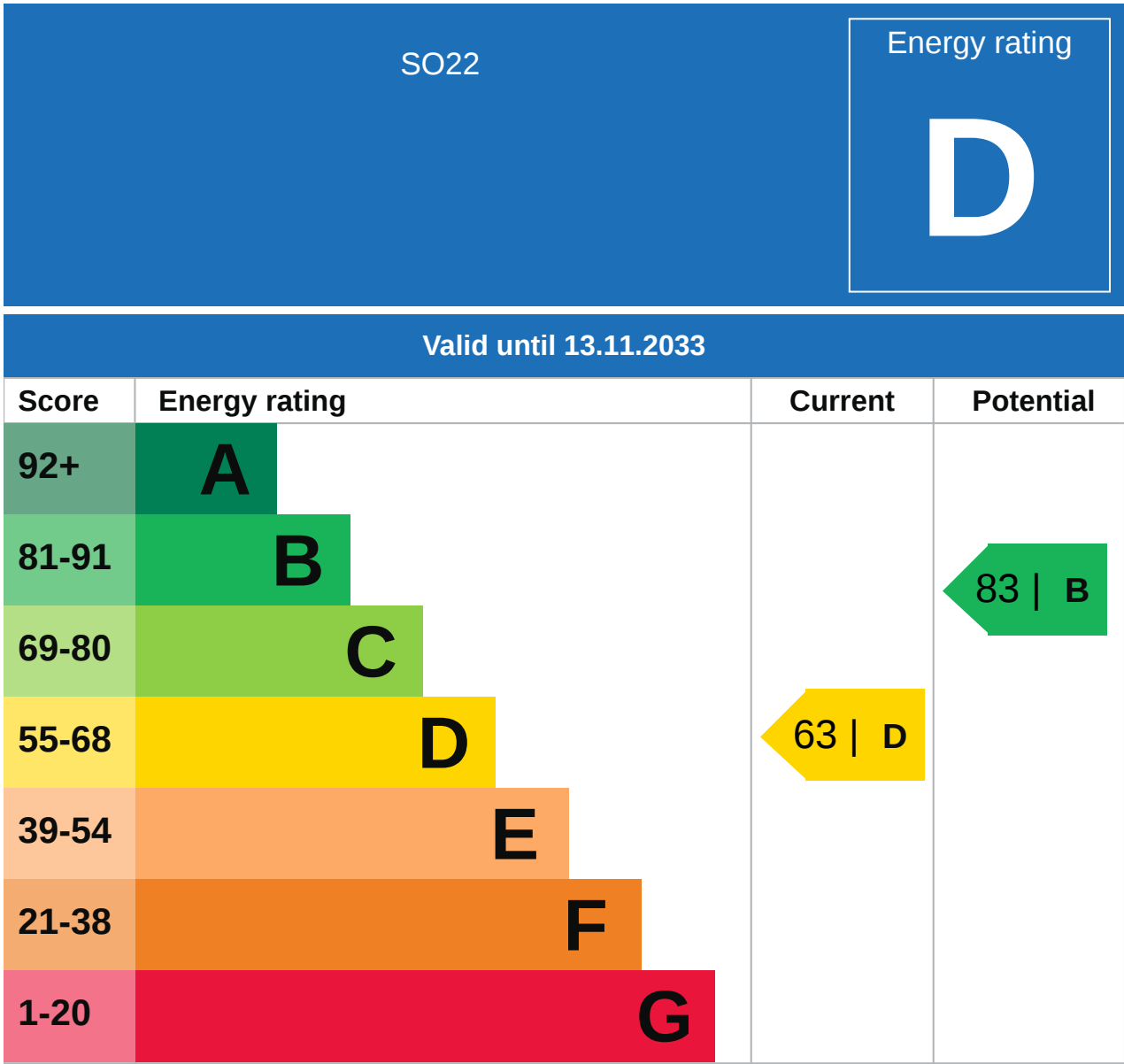
## FAIRFIELD ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft  
Home Office / Store = 12.8 sq m / 138 sq ft  
Total = 118.1 sq m / 1271 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1232451)

# Property EPC - Certificate





## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

## 22, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	23/06/2025	10/09/2001
Last Sold Price:	£835,000	£220,000

## 7, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	19/06/2025	26/07/2017	31/10/2012	02/08/2001	04/12/1997
Last Sold Price:	£760,000	£667,500	£465,000	£245,000	£88,650

## 8, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	03/12/2024	24/10/2007	31/07/2002	16/12/1998	20/08/1996
Last Sold Price:	£780,000	£425,000	£265,000	£126,000	£89,500

## 12, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	04/10/2024	14/07/2006	18/02/2005
Last Sold Price:	£750,000	£365,000	£270,000

## 17, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	17/06/2024	22/08/2001
Last Sold Price:	£750,000	£196,000

## 29, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	15/03/2024	22/11/2017	03/10/2008	26/05/2004	19/01/1999
Last Sold Price:	£745,000	£651,000	£377,000	£305,000	£132,000

## 18, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	17/11/2023	16/07/2013	31/07/2003
Last Sold Price:	£640,000	£465,000	£250,000

## 20, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	17/10/2023	04/04/2014	16/10/2003	04/08/2000	09/12/1996
Last Sold Price:	£760,000	£540,000	£274,300	£185,950	£89,500

## 21, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	22/08/2023	04/07/2011	10/09/2004	03/03/2000
Last Sold Price:	£800,000	£443,000	£320,000	£172,250

## 14, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	30/06/2023	12/08/2016	03/10/2007	02/08/2002	26/03/1999
Last Sold Price:	£737,500	£695,000	£446,500	£250,000	£133,000

## 27, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	21/06/2023	23/07/2009	14/07/2005	16/05/1997
Last Sold Price:	£740,000	£385,000	£319,000	£77,500

## 2, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	23/11/2022	20/12/2017
Last Sold Price:	£570,000	£420,000

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

## 13, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	30/09/2022	03/01/2014	19/11/2004
Last Sold Price:	£680,000	£615,000	£280,000

## 28, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	15/08/2022	16/09/2020	26/07/2007	28/06/2002
Last Sold Price:	£900,000	£788,000	£372,750	£250,000

## 34, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	20/05/2022	15/02/2017	09/07/2009	23/04/2004
Last Sold Price:	£744,000	£695,000	£449,950	£302,000

## 15, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	21/06/2021	07/08/2015	12/10/2005	20/01/2005	05/01/2001
Last Sold Price:	£795,000	£725,000	£320,000	£312,000	£164,000

## 11, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	26/05/2021	05/08/2005	20/10/2000
Last Sold Price:	£675,000	£325,000	£175,500

## 5, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	03/03/2021	08/12/2000
Last Sold Price:	£725,000	£136,625

## 4, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	28/08/2020	24/08/2012	30/09/2009	05/07/2006	14/04/2000	11/12/1998
Last Sold Price:	£675,000	£480,000	£425,000	£328,900	£170,000	£146,500

## 16, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	16/03/2018	12/09/2016
Last Sold Price:	£742,157	£630,000

## 1, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	21/10/2015
Last Sold Price:	£750,000

## 19, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	30/05/2014	10/04/2002	29/10/1999
Last Sold Price:	£580,000	£260,000	£162,000

## 25, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	08/11/2013	23/07/2003	08/05/1998
Last Sold Price:	£491,500	£275,000	£139,000

## 3, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	15/03/2013	04/04/2003	19/06/1998
Last Sold Price:	£495,000	£225,000	£155,000

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



## 9, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	30/03/2012	25/06/2009	07/11/2003
Last Sold Price:	£442,500	£390,000	£260,000

## 24, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	16/12/2011	10/04/2003	25/10/2000
Last Sold Price:	£410,000	£262,500	£180,000

## 10, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	28/05/2010	03/02/2009
Last Sold Price:	£483,000	£242,500

## 31, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	21/08/2009	01/12/1999
Last Sold Price:	£347,000	£160,000

## 32, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	21/07/2009	28/05/2003
Last Sold Price:	£420,000	£250,000

## 6, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	02/05/2008	28/08/2003
Last Sold Price:	£392,500	£280,000

## 23, Fairfield Road, Winchester, SO22 6SF

Last Sold Date:	20/03/1998
Last Sold Price:	£131,000

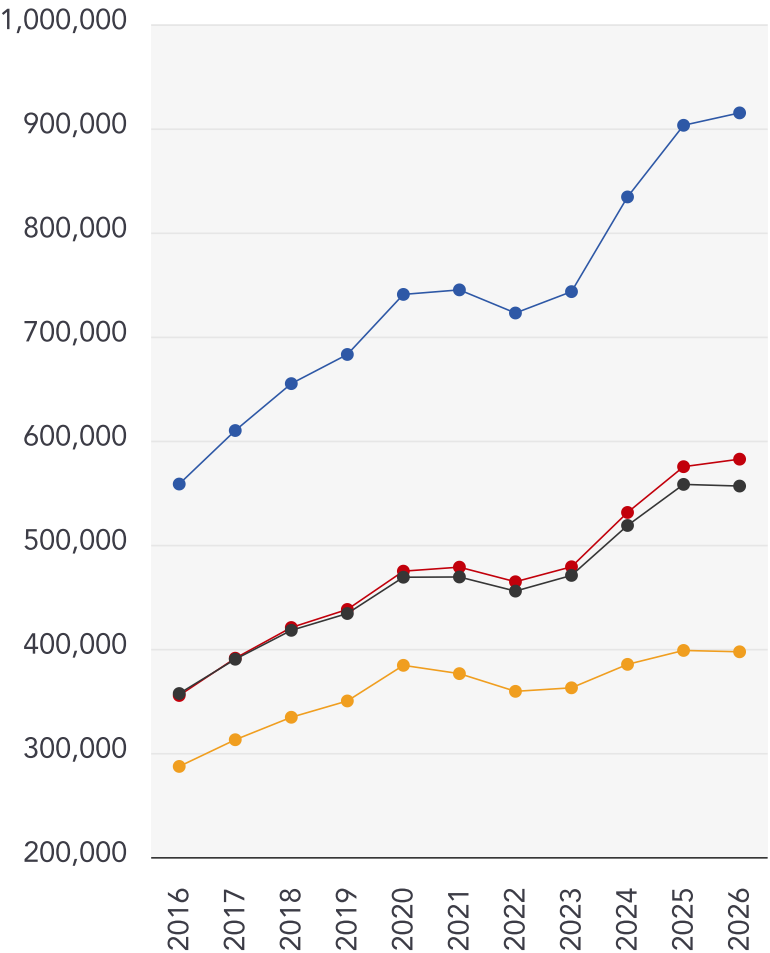
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SO22



Detached

**+63.86%**

Semi-Detached

**+63.92%**

Terraced

**+55.82%**

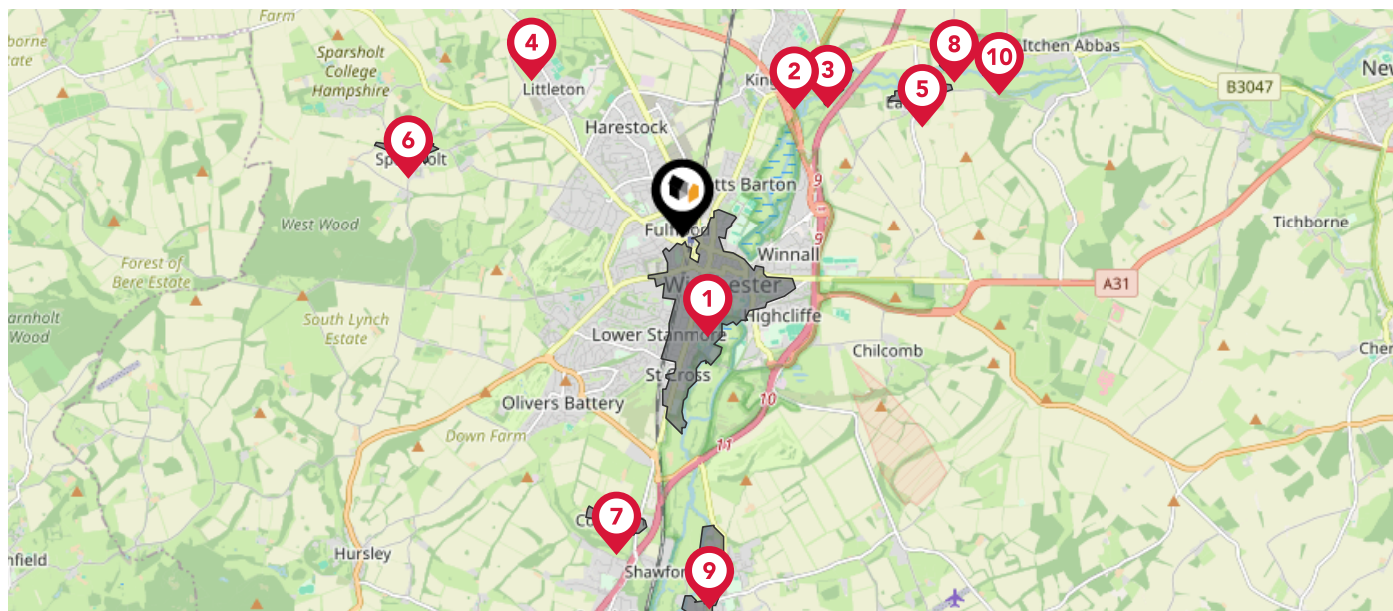
Flat

**+38.37%**

# 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

Winchester

2

Kings Worthy

3

Abbots Worthy

4

Littleton

5

Easton

6

Sparsholt

7

Compton Street

8

Martyr Worthy

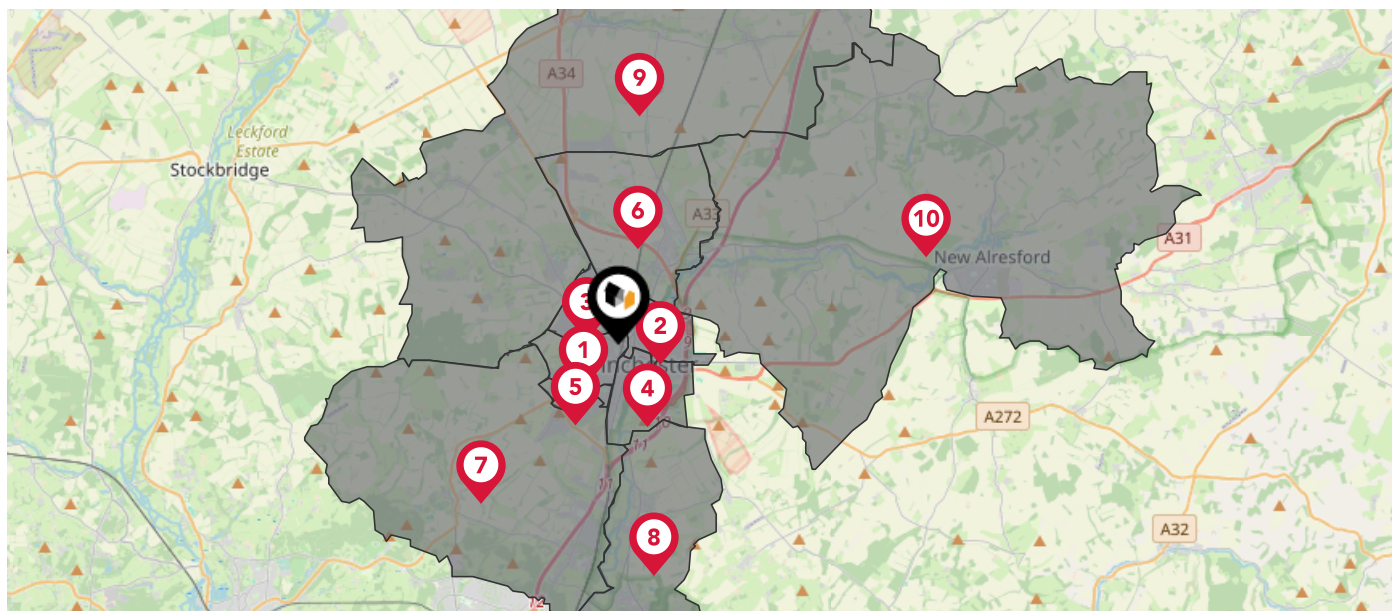
9

Twyford

10

Chilland

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



St. Paul Ward



St. Bartholomew Ward



St. Barnabas Ward



St. Michael Ward



St. Luke Ward



The Worthys Ward



Badger Farm & Oliver's Battery Ward



Colden Common & Twyford Ward

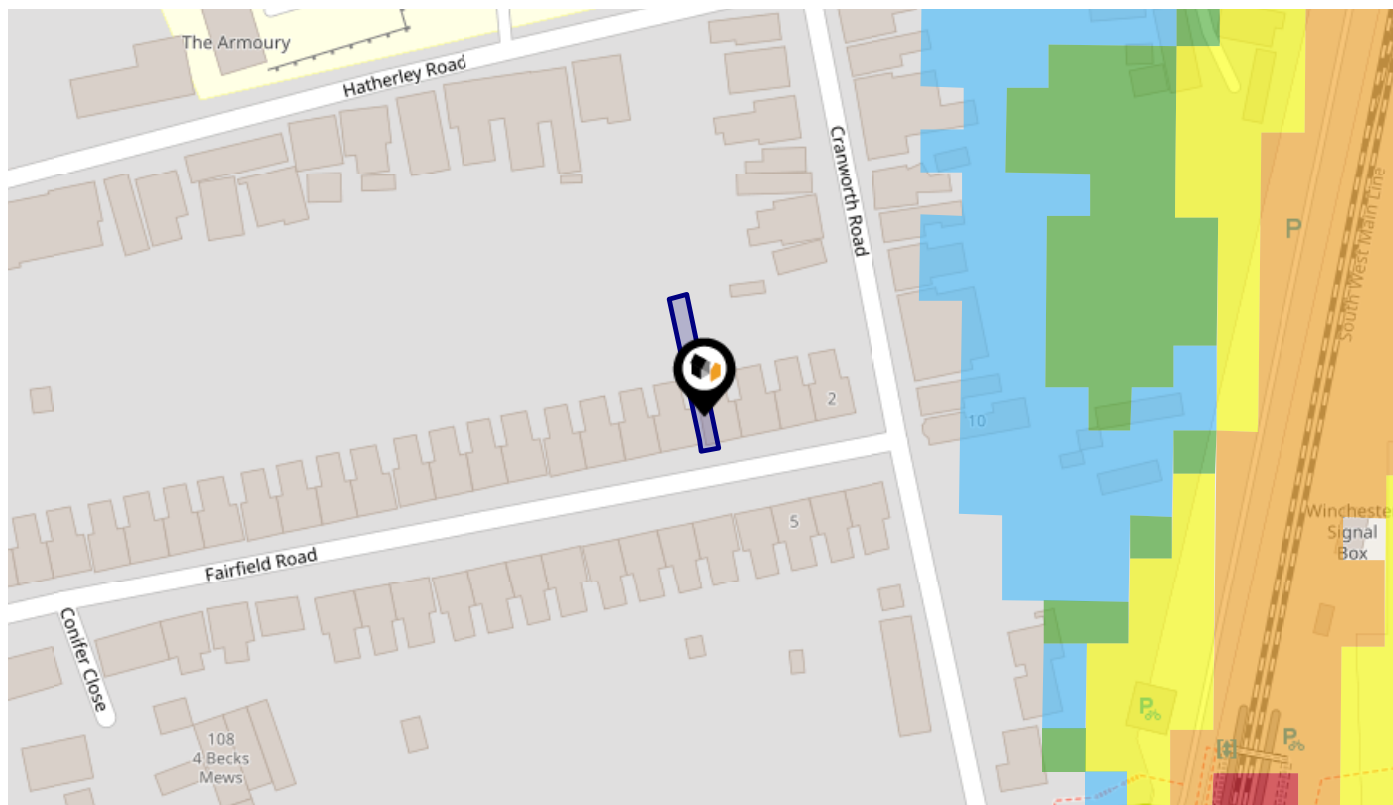


Wonston & Micheldever Ward



Alresford & Itchen 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.

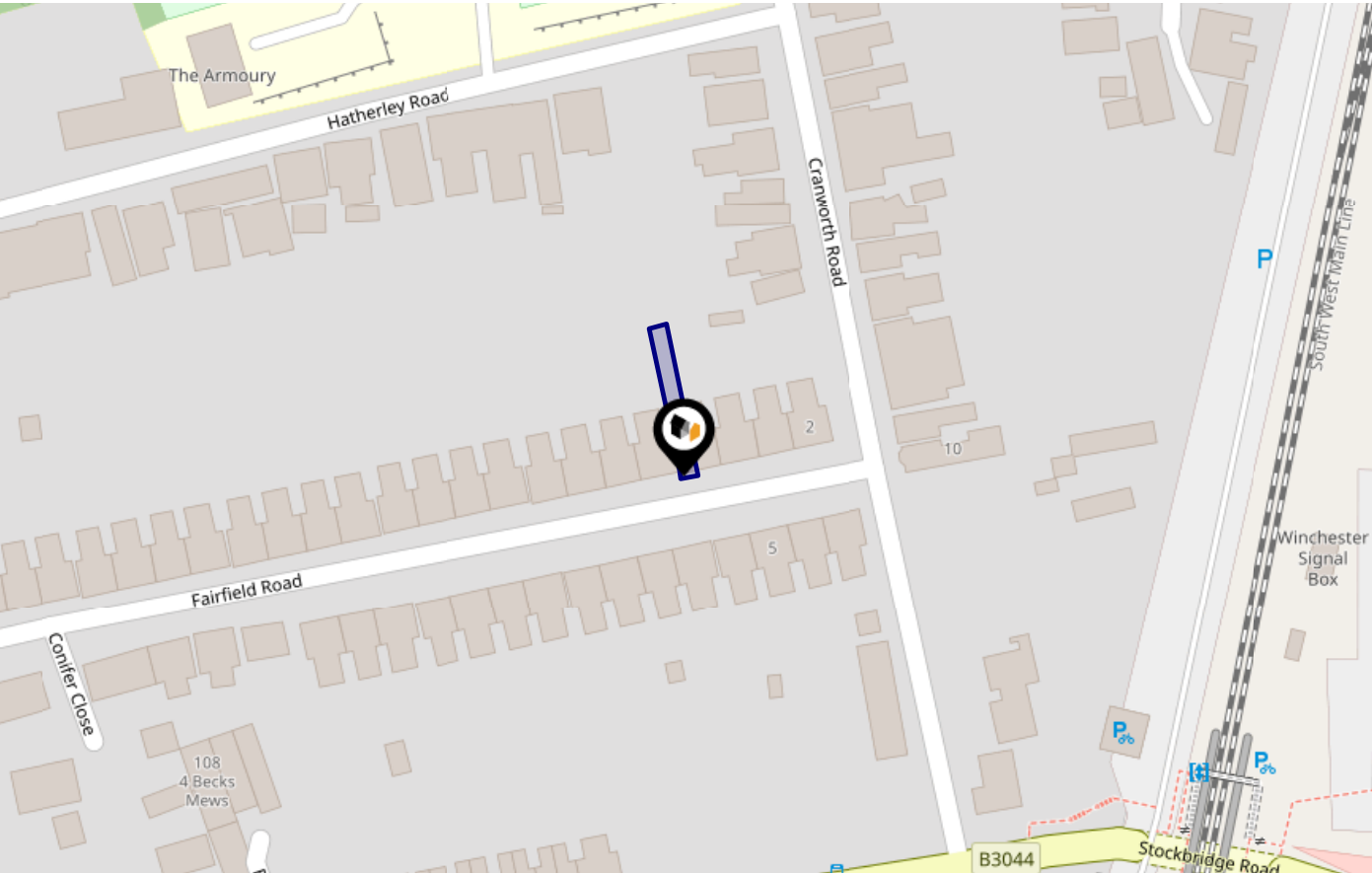
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

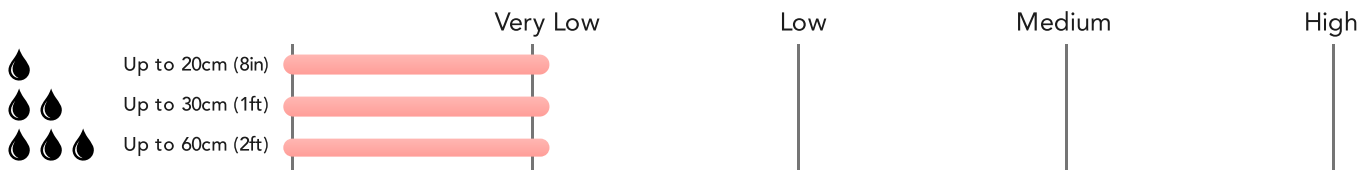


**Risk Rating: Very low**

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:

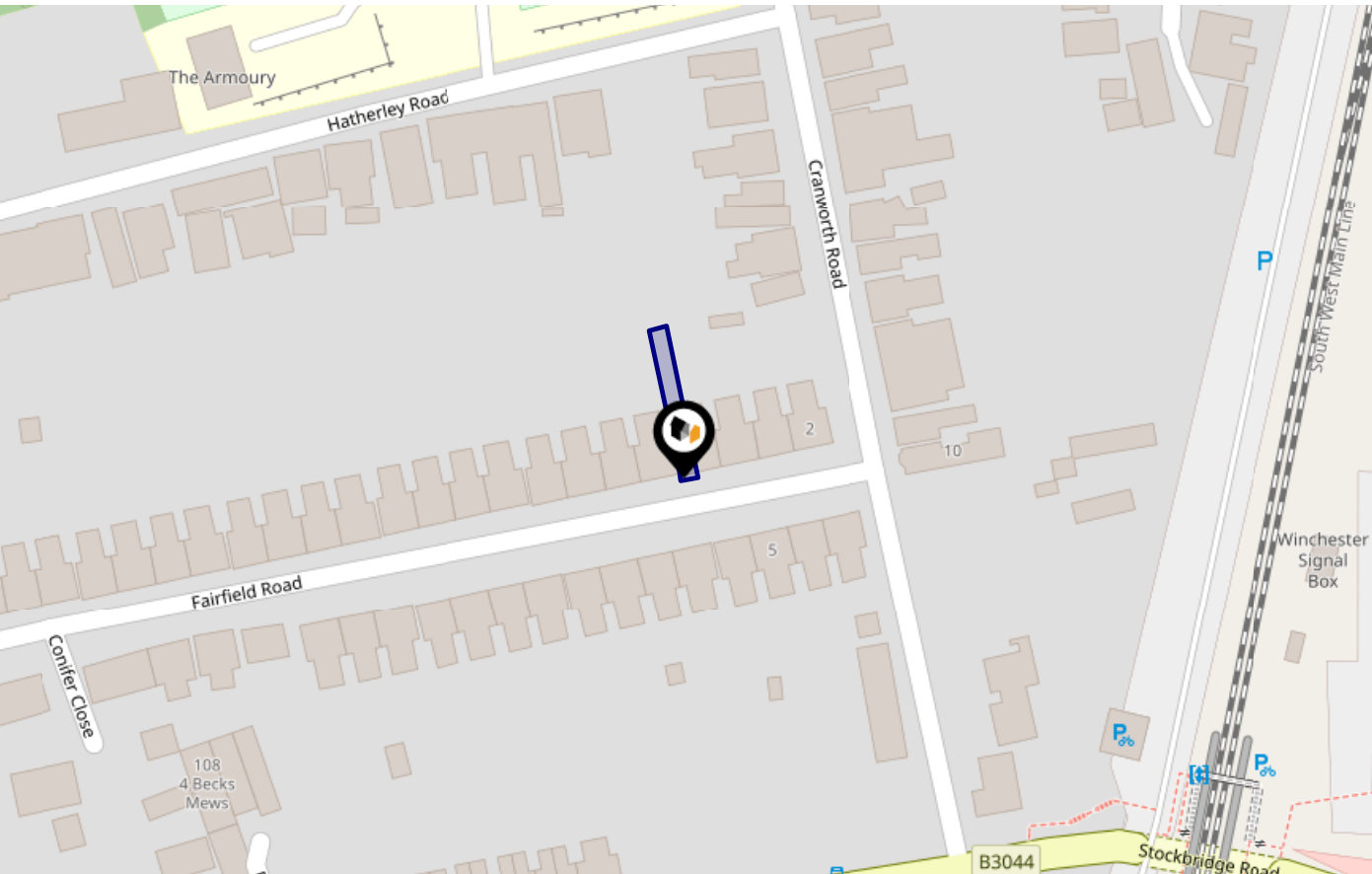




# Flood Risk

## 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.

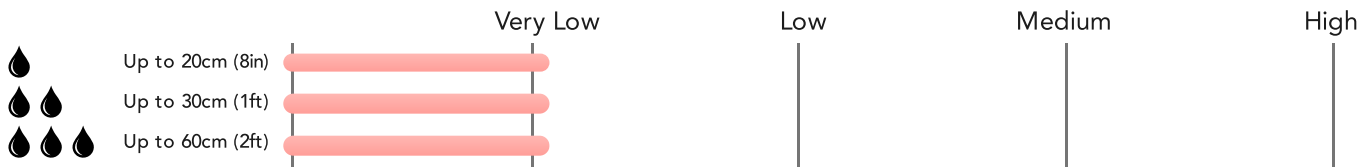


**Risk Rating: Very low**

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.
- 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.

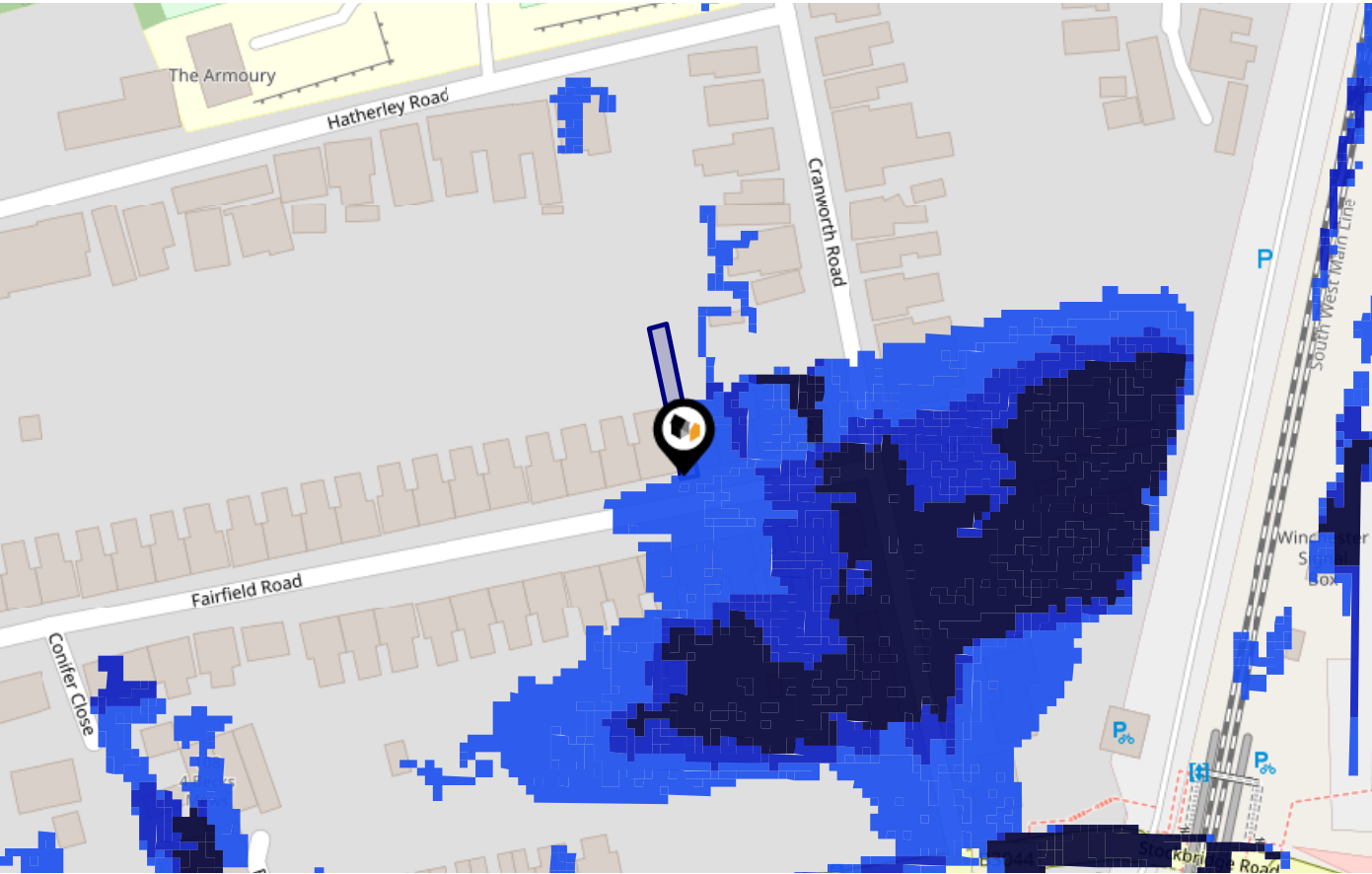
Chance of flooding to the following depths at this property:



# 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.

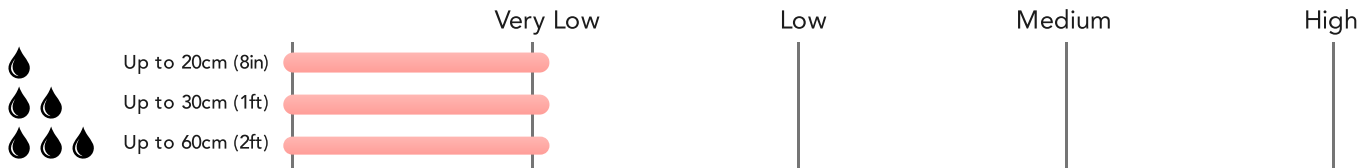


Risk Rating: Low

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.

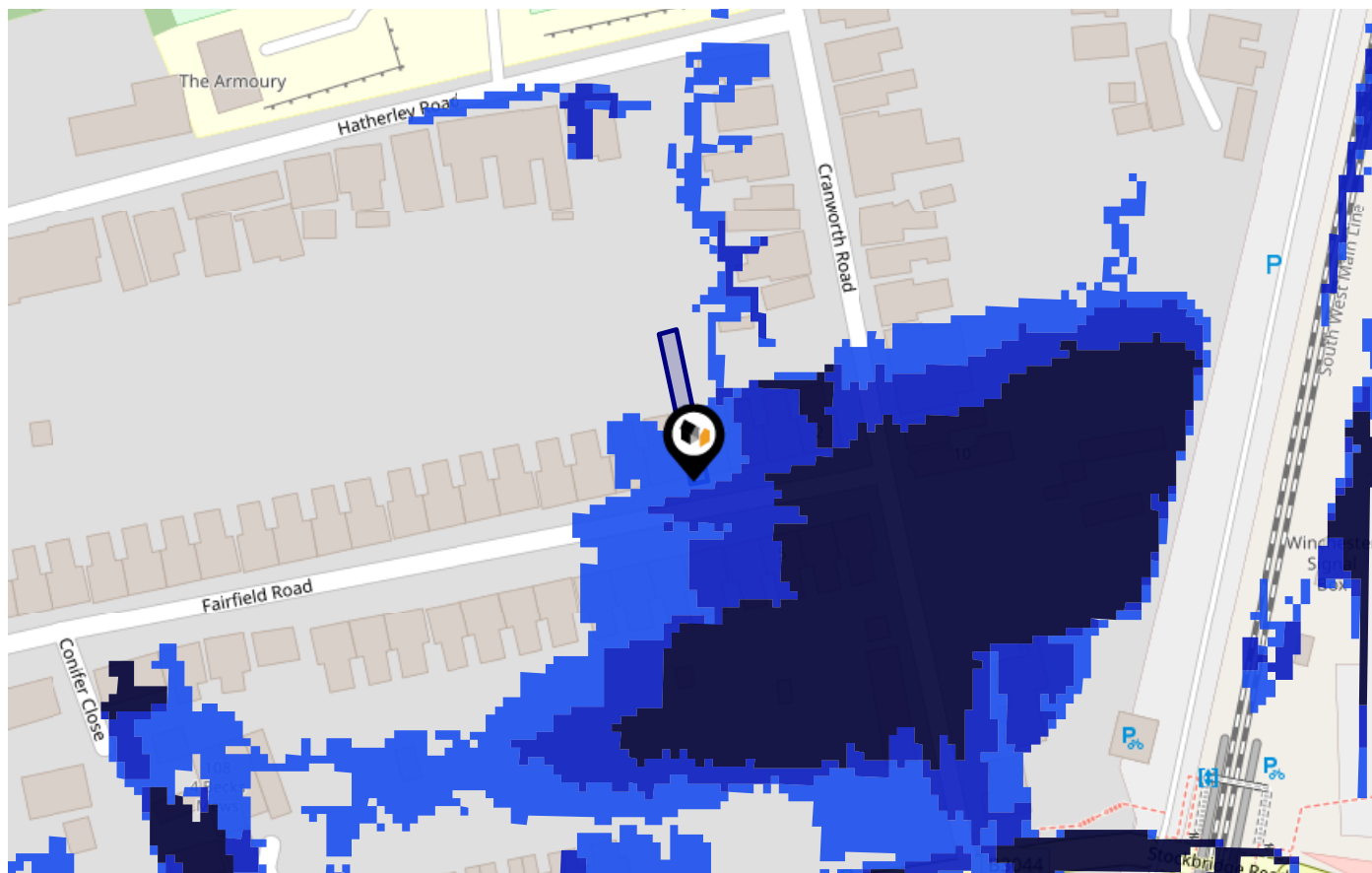
Chance of flooding to the following depths at this property:



# 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.

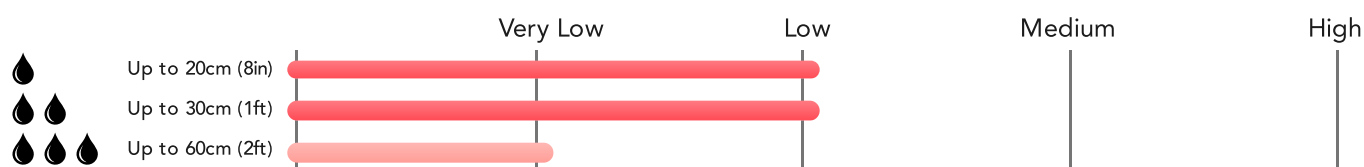


**Risk Rating: Low**

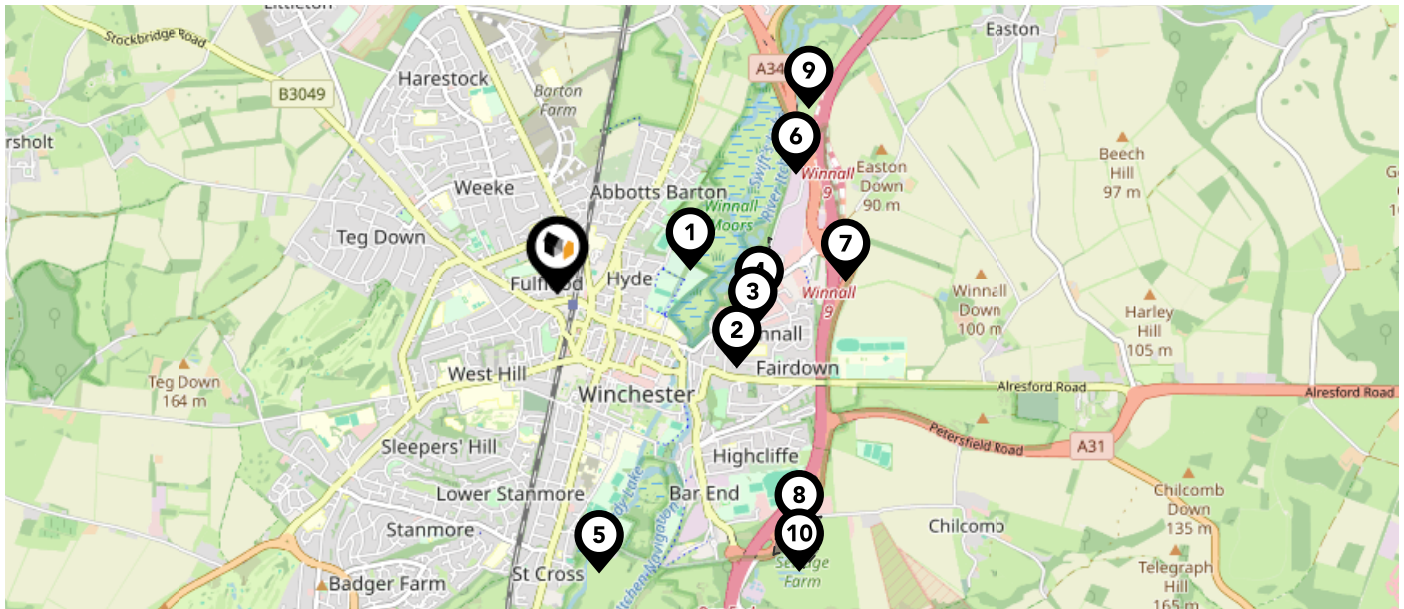
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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 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

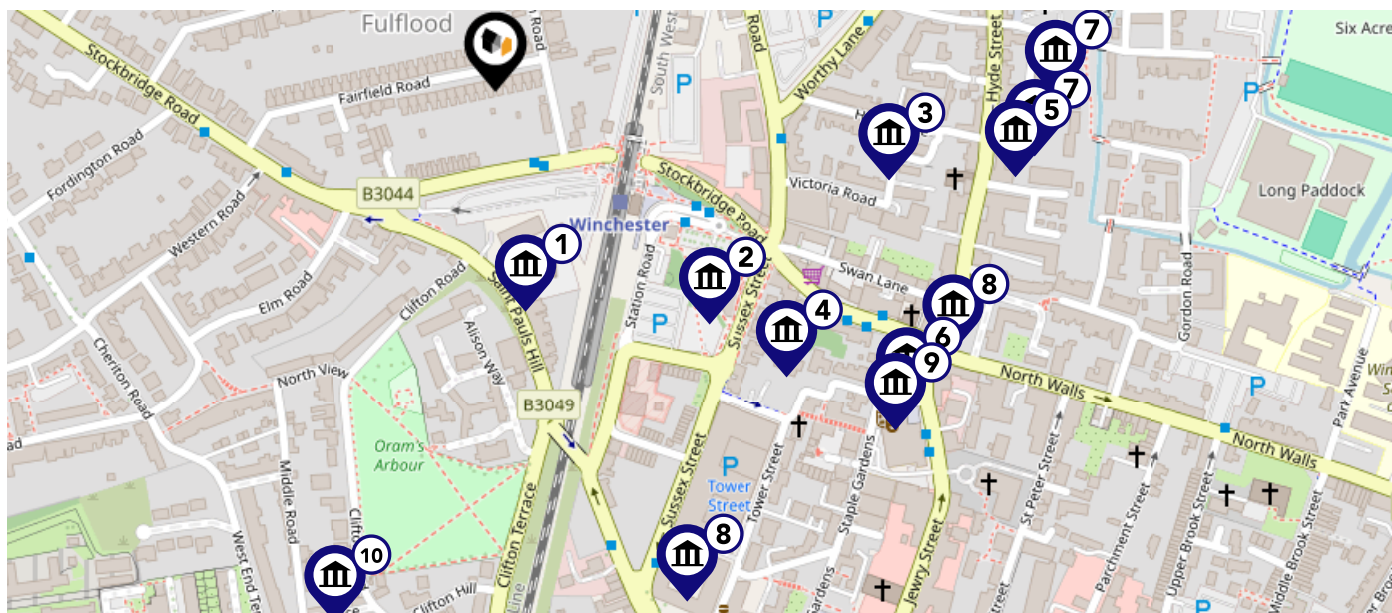
<b>1</b>	Nuns Road-Winchester, Hampshire	Historic Landfill
<b>2</b>	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill
<b>3</b>	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
<b>4</b>	Winnal-Winchester, Hampshire	Historic Landfill
<b>5</b>	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill
<b>6</b>	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnal	Historic Landfill
<b>7</b>	Spitfire Link-Easton Lane, Winchester	Historic Landfill
<b>8</b>	King George V Playing Fields-Winchester	Historic Landfill
<b>9</b>	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
<b>10</b>	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill















# Maps

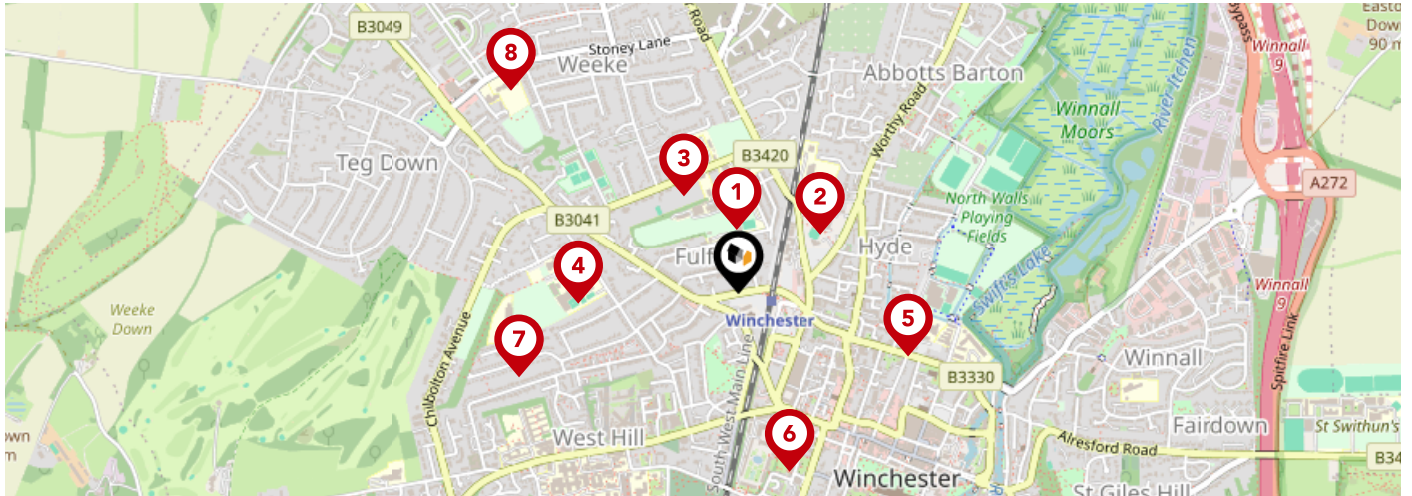
## Listed Buildings

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



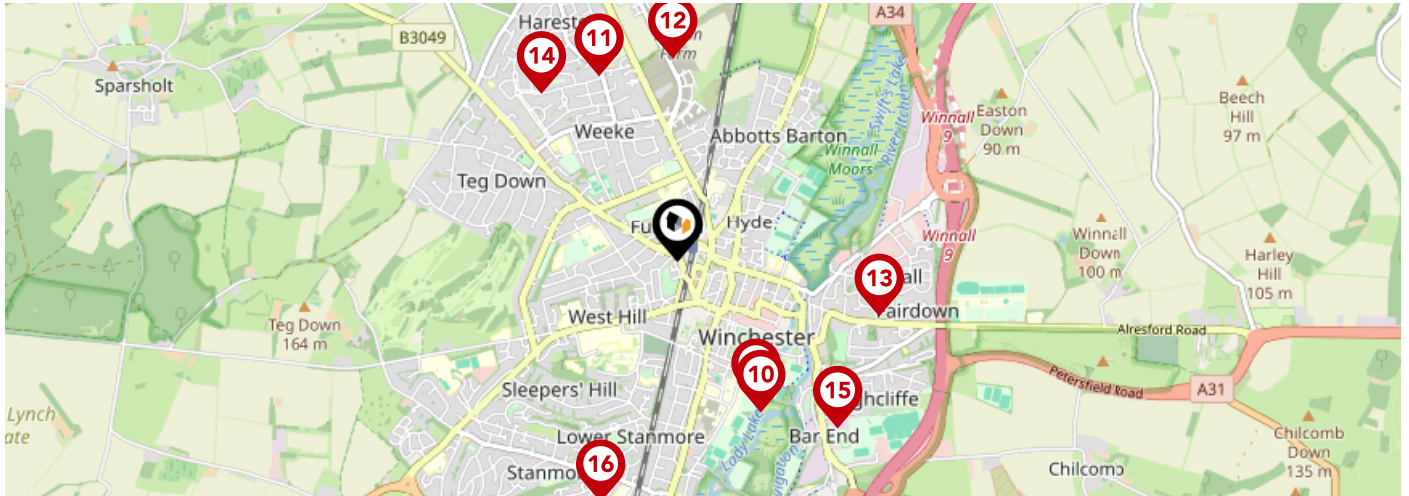
Listed Buildings in the local district		Grade	Distance
	1271988 - Church Of St Paul	Grade II	0.1 miles
	1480912 - Hampshire Archives And Local Studies	Grade II	0.2 miles
	1095443 - Arch In Wall Of No 25	Grade II	0.2 miles
	1350654 - Remains Of North West Corner Of City Wall	Grade II	0.2 miles
	1095453 - Barns At No 75	Grade II	0.3 miles
	1095415 - 22-26, Jewry Street	Grade II	0.3 miles
	1350721 - Walls Of No 75	Grade II	0.3 miles
	1323707 - Queen Elizabeth II Court	Grade II	0.3 miles
	1350686 - Theatre Royal	Grade II	0.3 miles
	1095507 - 8 And 9, Clifton Road	Grade II	0.3 miles
	1095419 - Hyde Abbey Gateway	Grade I	0.3 miles
	1095312 - Northgate House The White Swan Public House	Grade II	0.3 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:0.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

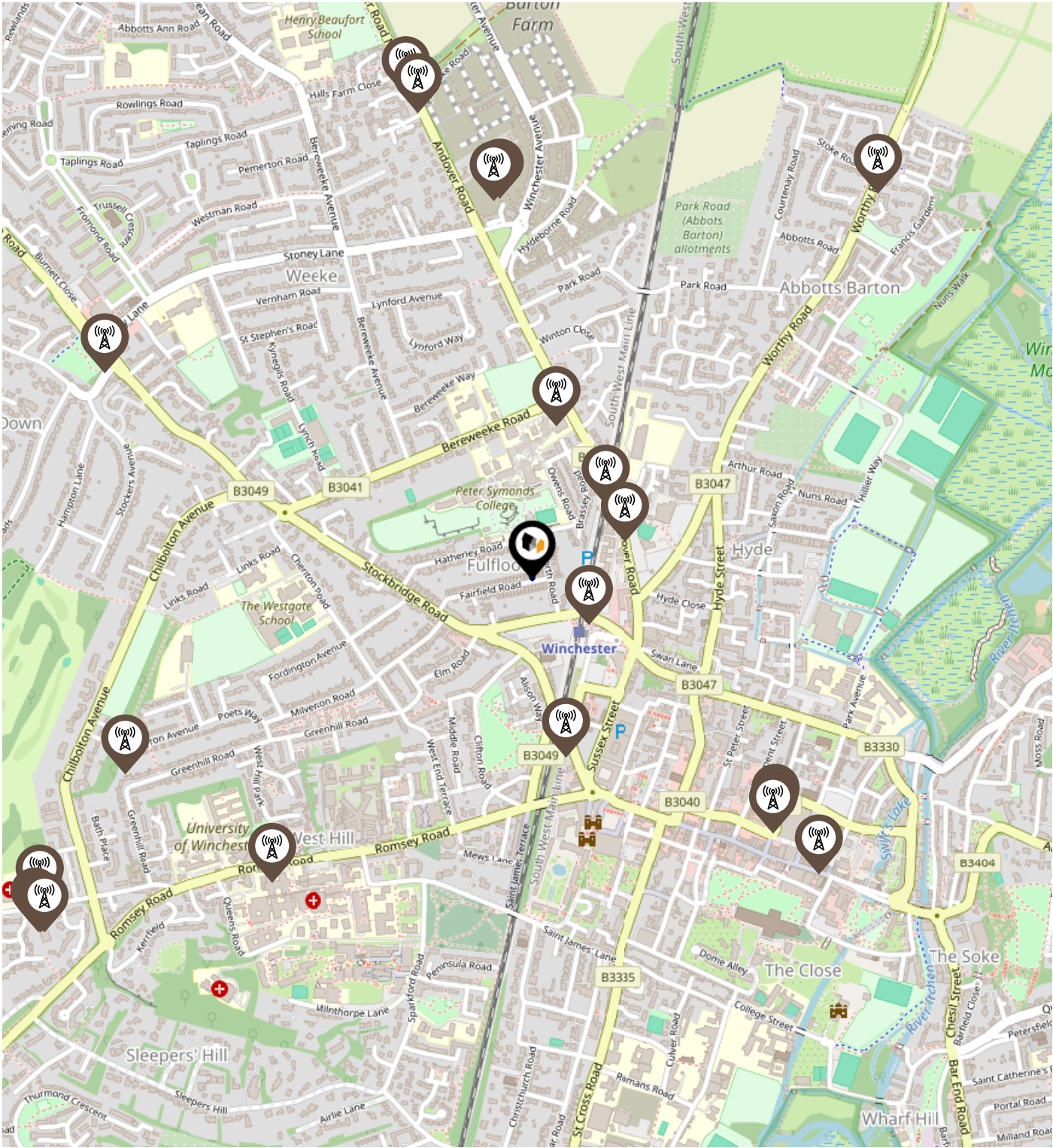






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Winchester College</b> Ofsted Rating: Not Rated   Pupils: 726   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Winnall Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



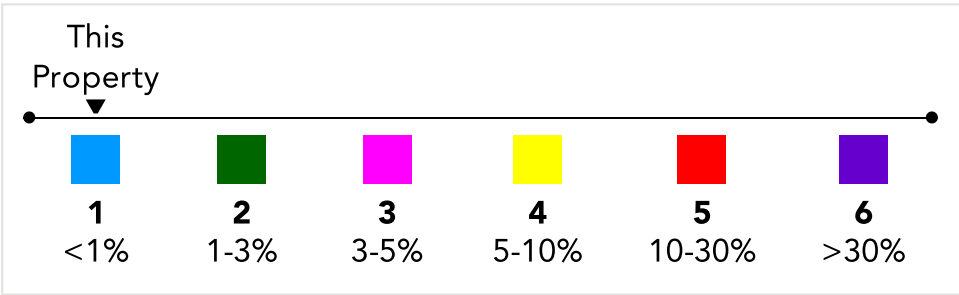
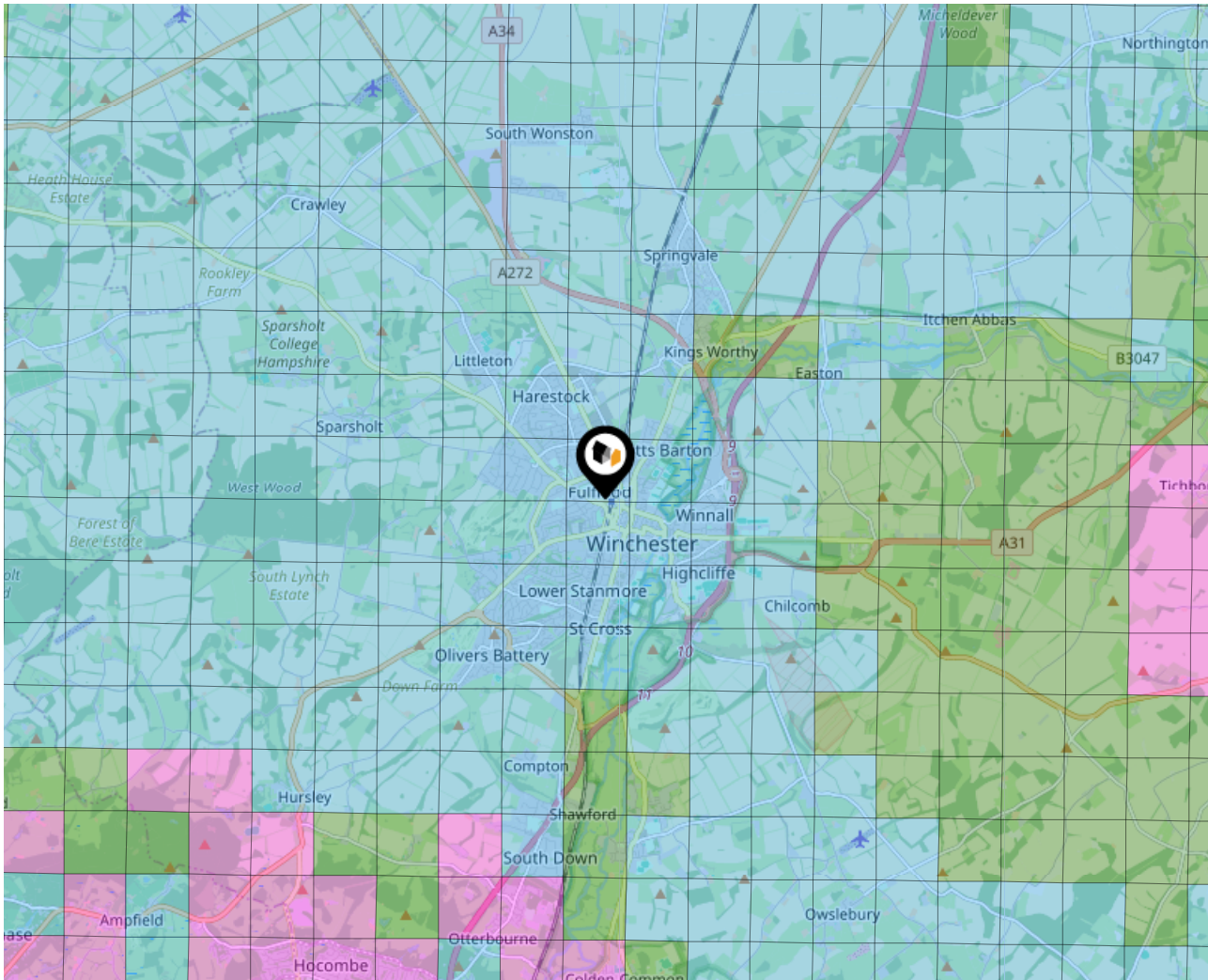
### Key:

-  Power Pylons
-  Communication Masts

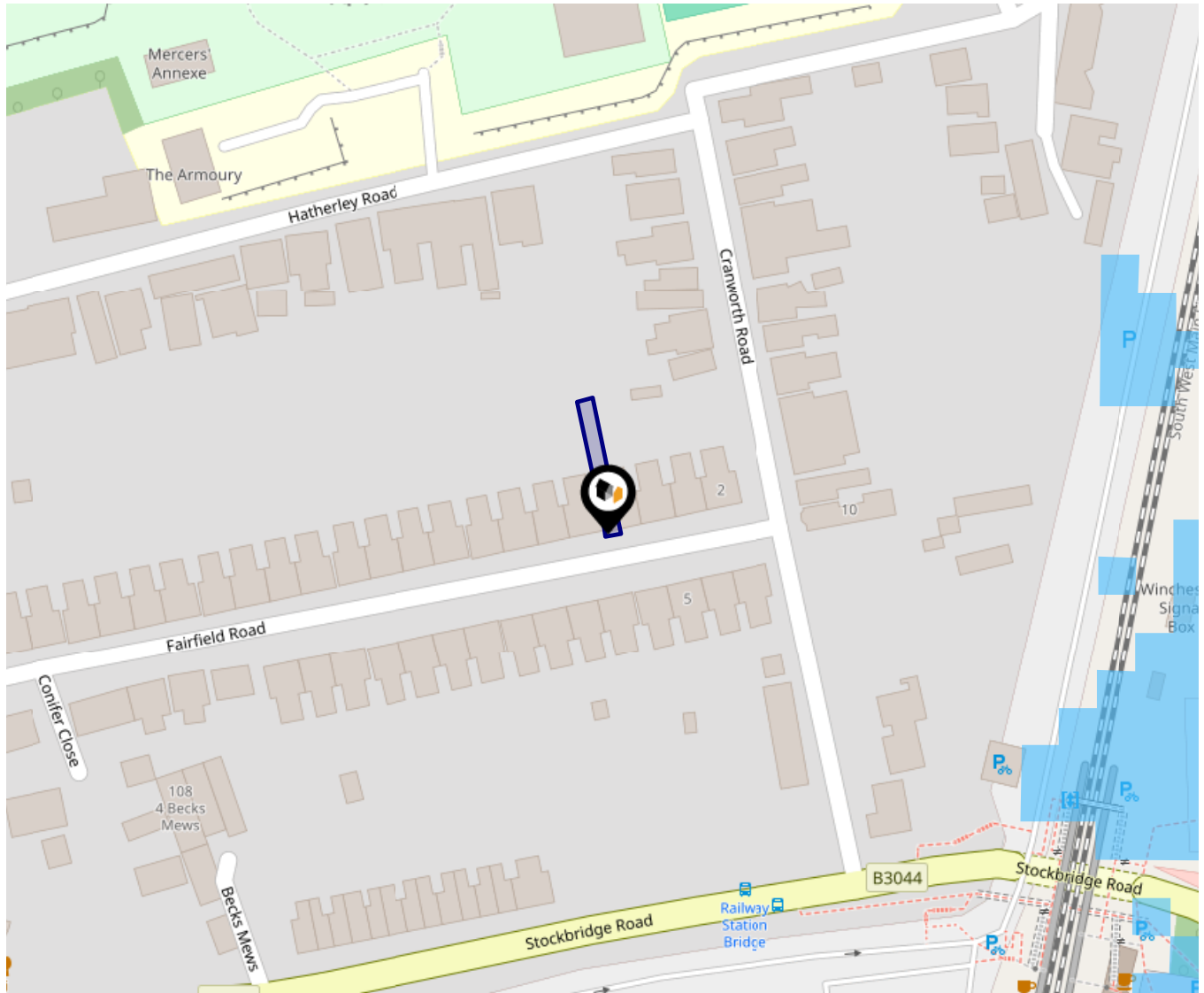


### What is Radon?

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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



### Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

## Testimonial 1



After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

## Testimonial 2



Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

## Testimonial 3



Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.



/MartinCoWinchester



/MAC\_Winchester



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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 Sam Kerr-Smiley 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 Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

# Sam Kerr-Smiley

## 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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**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

