

CARL MYERS



BESPOKE ESTATE AGENT

# KEY FACTS FOR BUYERS

**Tower Close, Rushden, NN10**

August 2022



## A guide to this property and the local area

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

12<sup>th</sup> August 2022



## INTRODUCTION

Be better informed is the brand new service from Carl Myers Bespoke Estate Agent. We feel as a buyer you need the full property facts in front of you.

Start seeing our new property brochures which are fully interactive and have all the information you need about a house you are interested in at your fingertips.

Check out the schools. Find out where the nearest bus stop is. Check the boundary of the house you are viewing, the plot size and square footage.

We even feature broadband speeds, mobile phone coverage and what satellite/tv is available!

If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
[carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk)  
[www.carlmyers.co.uk](http://www.carlmyers.co.uk)

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## TOWER CLOSE, RUSHDEN, NN10



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Detached  
4 Bedrooms

Floor Area: 1,539.24 ft<sup>2</sup>  
143.00 m<sup>2</sup>

Plot Size: 0.12 acres

Council Tax Band: E

Annual Cost: £2,317.92

Land Registry  
Title Number: NN373166

Tenure: Freehold

### AREA KEY FACTS


Local Authority: NORTH  
NORTHAMPTONSHIRE

Flood Risk: Very Low

Conservation Area: No

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## PHOTO GALLERY



**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## PHOTO GALLERY



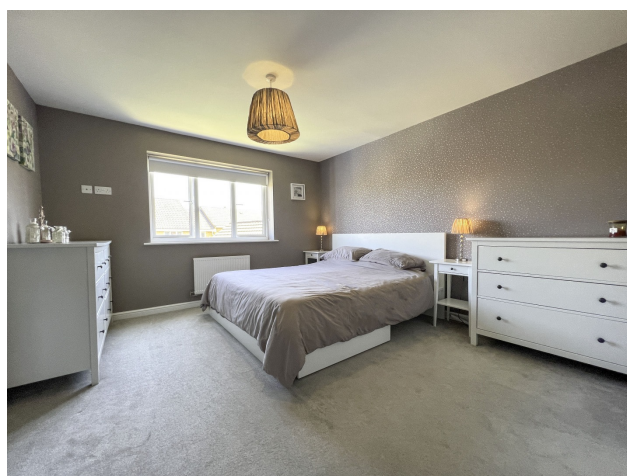
Carl Myers Bespoke Estate Agent powered by eXp

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## PHOTO GALLERY



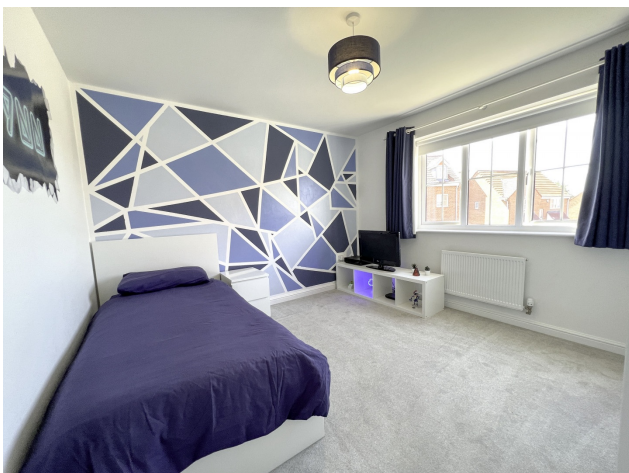
**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## PHOTO GALLERY



**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## PHOTO GALLERY



**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

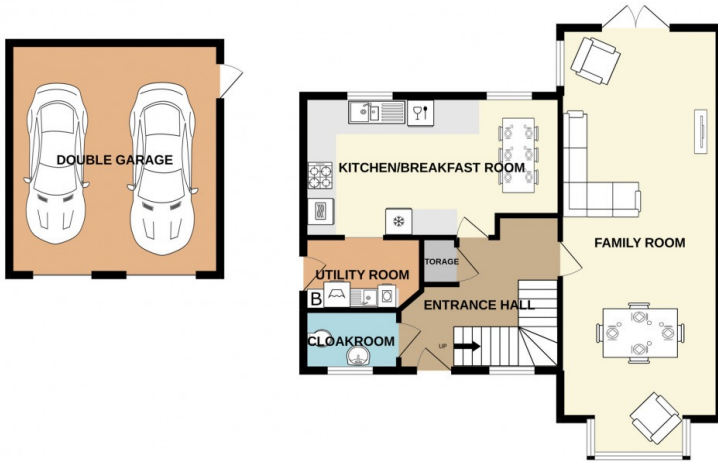
Powered by  
**aprift**  
Know any property instantly



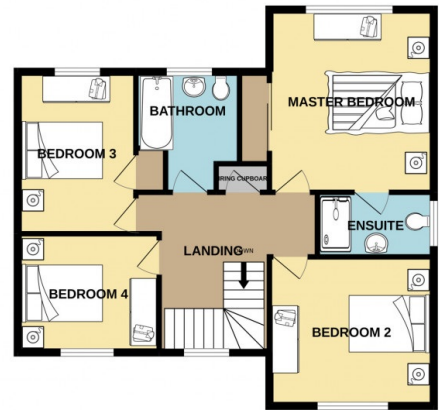
# PROPERTY OVERVIEW

## FLOORPLANS

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Carl Myers Bespoke Estate Agent powered by eXp

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# PROPERTY OVERVIEW

## EPC

NN10

Energy rating  
**C**

Valid until 17.10.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	79   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

No Additional EPC data available

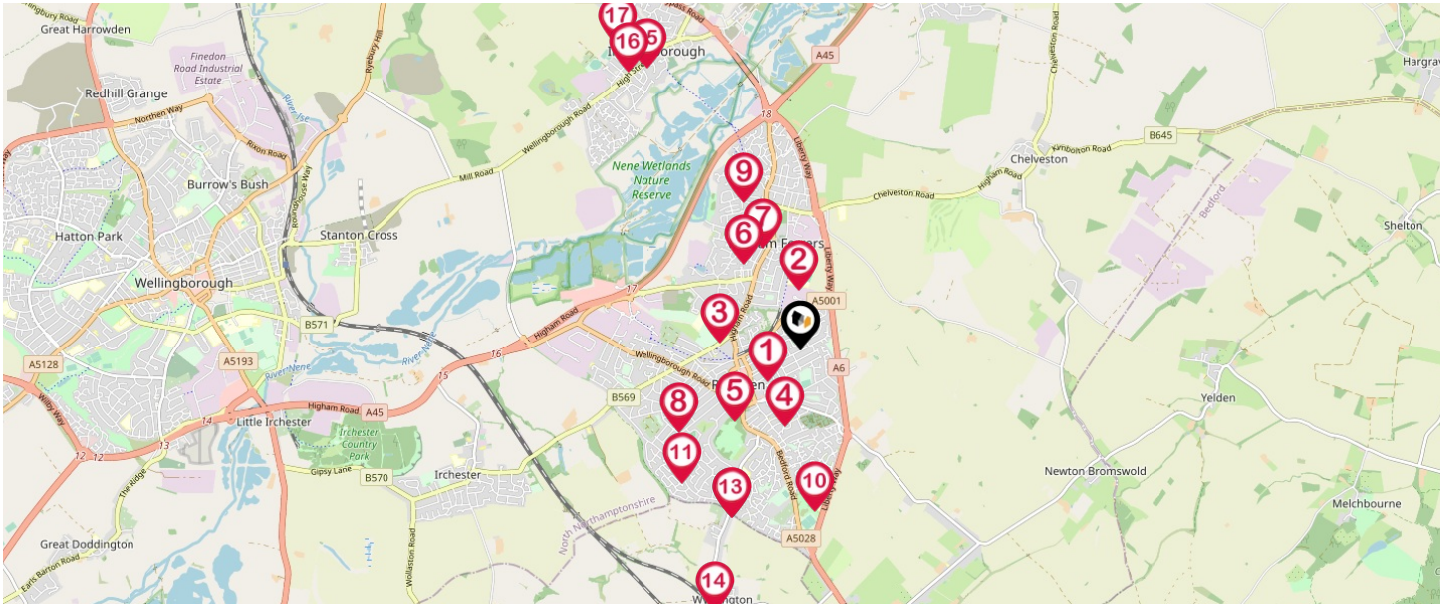
**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Denfield Park Primary School	Good	453	0.3 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Ferrers School	Special Measures	999	0.43 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Rushden Academy	-	786	0.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Newton Road School	-	253	0.55 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alfred Street Junior School, Rushden	Requires improvement	121	0.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Higham Ferrers Nursery and Infant School	Good	277	0.73 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Higham Ferrers Junior School	Good	356	0.78 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tennyson Road Infant School	Requires improvement	100	1.04 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Henry Chichele Primary School	Good	359	1.14 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Rushden Primary Academy	Good	324	1.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Whitefriars Primary School	Good	408	1.27 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	South End Junior School	Good	358	1.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	South End Infant School	Outstanding	267	1.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Lawrence Church of England Primary School	Requires improvement	165	1.98 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Irthlingborough Junior School	Good	428	2.32 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Irthlingborough Nursery and Infant School	Good	335	2.35 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Huxlow Science College	Good	916	2.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

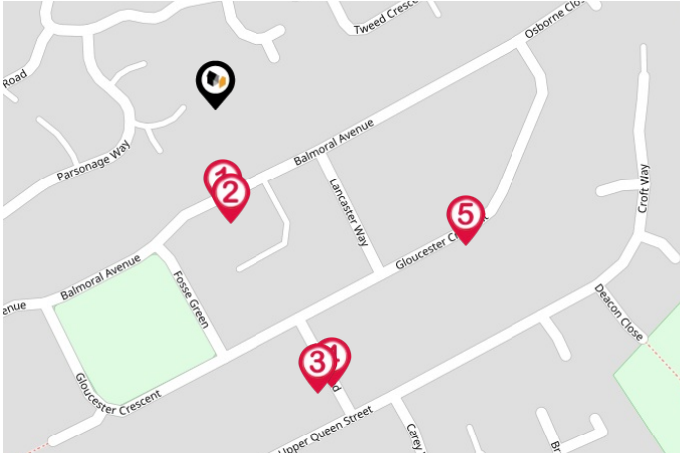
**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
 07867 528633/01536 903036  
 carl@carlmyers.co.uk  
 www.carlmyers.co.uk

Powered by  
  
 Know any property instantly

# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Balmoral Avenue | 0.05 miles
- 2 - Balmoral Avenue | 0.05 miles
- 3 - Kent Road | 0.14 miles
- 4 - Kent Road | 0.14 miles
- 5 - Gloucester Crescent | 0.13 miles

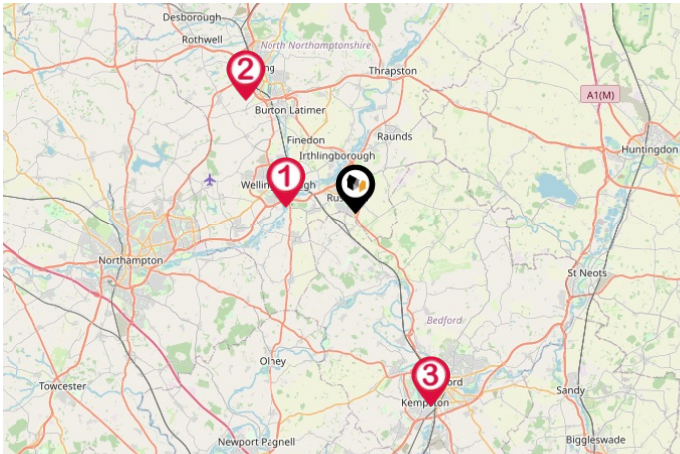
**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

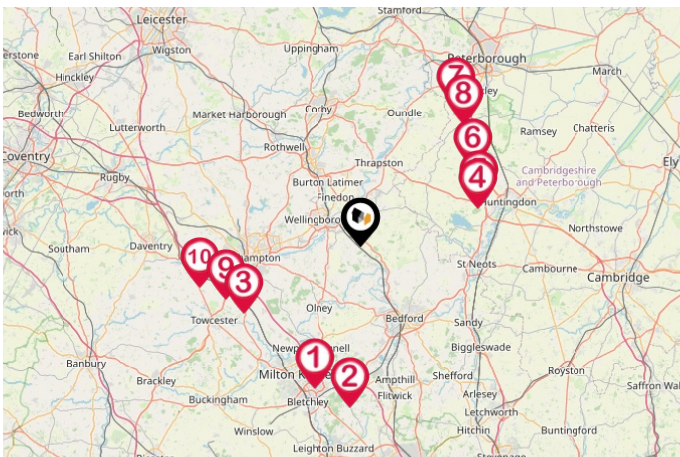
# LOCAL AREA

## NEAREST TRANSPORT LINKS



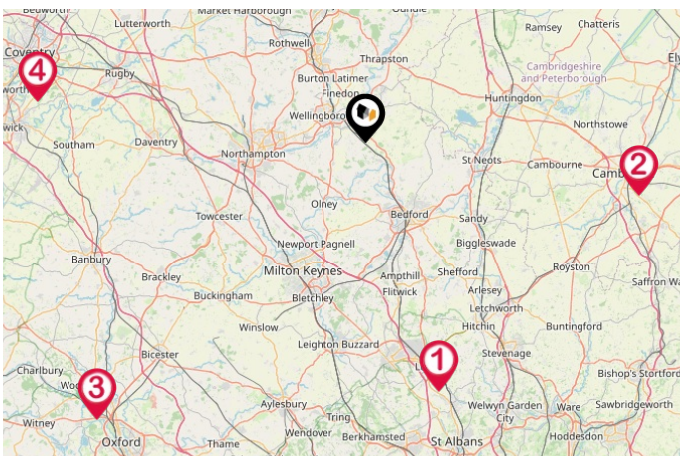
### NATIONAL RAIL STATIONS

- 1 - Wellingborough Rail Station | 3.77 miles
- 2 - Kettering Rail Station | 9 miles
- 3 - Bedford Rail Station | 12.06 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M1 J14 | 17.16 miles
- 2 - M1 J13 | 18.71 miles
- 3 - M1 J15 | 15.12 miles
- 4 - A1(M) J13 | 14.77 miles
- 5 - A1(M) J14 | 15.13 miles
- 6 - A1(M) J15 | 16.25 miles
- 7 - A1(M) J17 | 19.84 miles
- 8 - A1(M) J16 | 18.89 miles
- 9 - M1 J15A | 16.26 miles
- 10 - M1 J16 | 18.69 miles



### AIRPORTS/HELIPADS

- 1 - London Luton Airport | 30.25 miles
- 2 - Cambridge Airport | 32.83 miles
- 3 - London Oxford Airport | 44.5 miles
- 4 - Coventry Airport | 37.8 miles

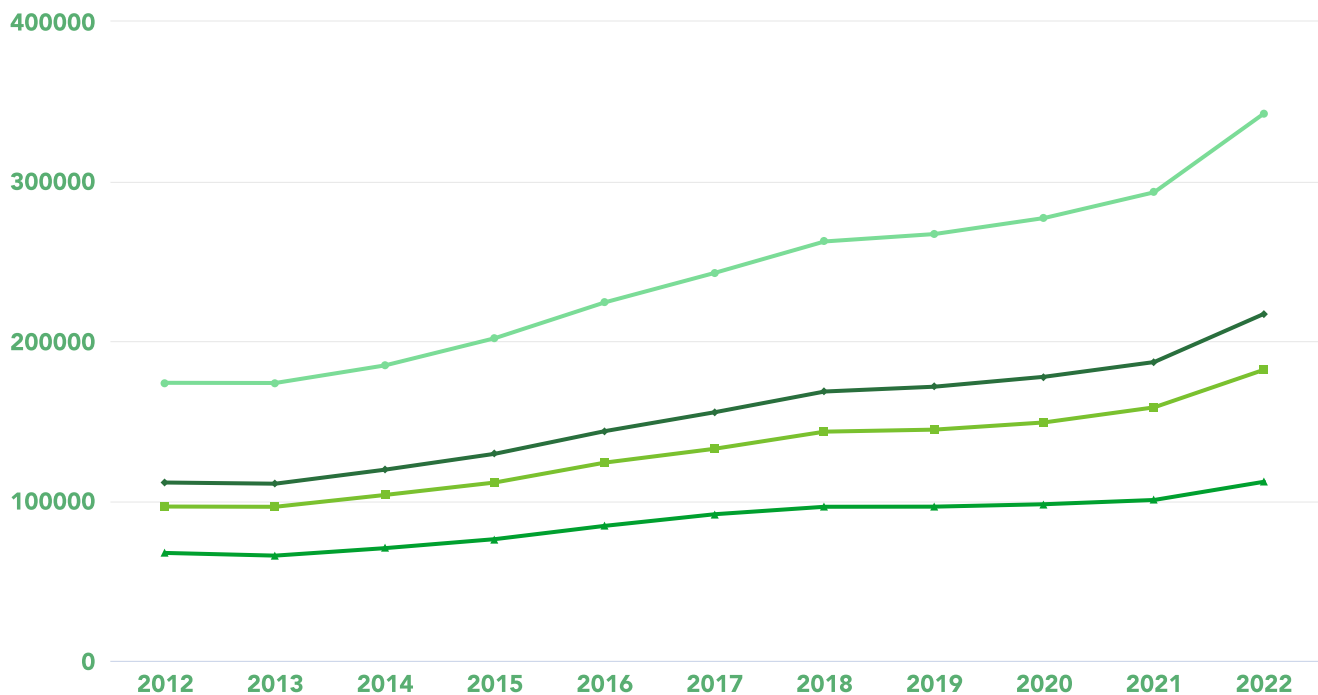
**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
 07867 528633/01536 903036  
 carl@carlmyers.co.uk  
 www.carlmyers.co.uk

# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR NN10

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 65.94%



**TERRACED**  
+ 88.64%



**SEMI-DETACHED**  
+ 94.58%



**DETACHED**  
+ 96.86%

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# CARL MYERS BESPOKE ESTATE AGENT POWERED BY EXP

## About Us

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

### Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

### Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering  
07867 528633/01536 903036  
carl@carlmyers.co.uk  
www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly



# DATA QUALITY

Carl Myers Bespoke Estate Agent powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2022