

CARL MYERS



BESPOKE ESTATE AGENT

# KFB: Key Facts For Buyers

An insight into your property and the local area

**Friday 23<sup>rd</sup> September 2022**



**LONDON ROAD, BOZEAT, WELLINGBOROUGH, NN29**

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

Kettering

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**aprift**  
Know any property instantly

# Introduction

## Our Comments

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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!

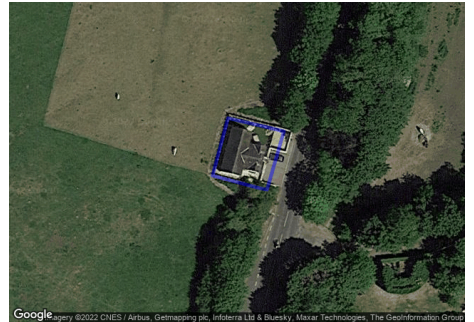
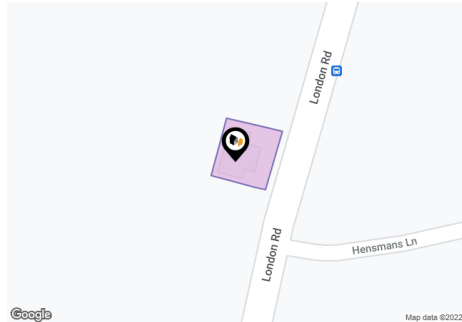
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

Type:	Detached
Bedrooms:	3
Floor Area:	807.29 ft <sup>2</sup> / 75 m <sup>2</sup>
Plot Area:	0.06 acres
Council Tax :	Band D
Annual Estimate:	£1,896 pa
Title Number:	NN112154
UPRN:	100031204194

Last Sold £/ft <sup>2</sup> :	£293.57
Price Estimate:	-
Tenure:	Freehold

## Local Area

Local Authority:	North northamptonshire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:





# Gallery Photos

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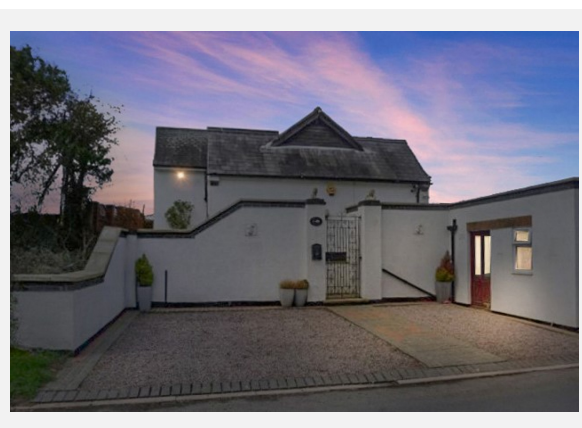


# Gallery Photos

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**LONDON ROAD, BOZEAT, WELLINGBOROUGH, NN29**

GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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.  
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# Property EPC - Certificate

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London Road, Bozeat, NN29

Energy rating

**D**

Valid until 18.03.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

## EPC - Additional Data

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### Additional EPC Data

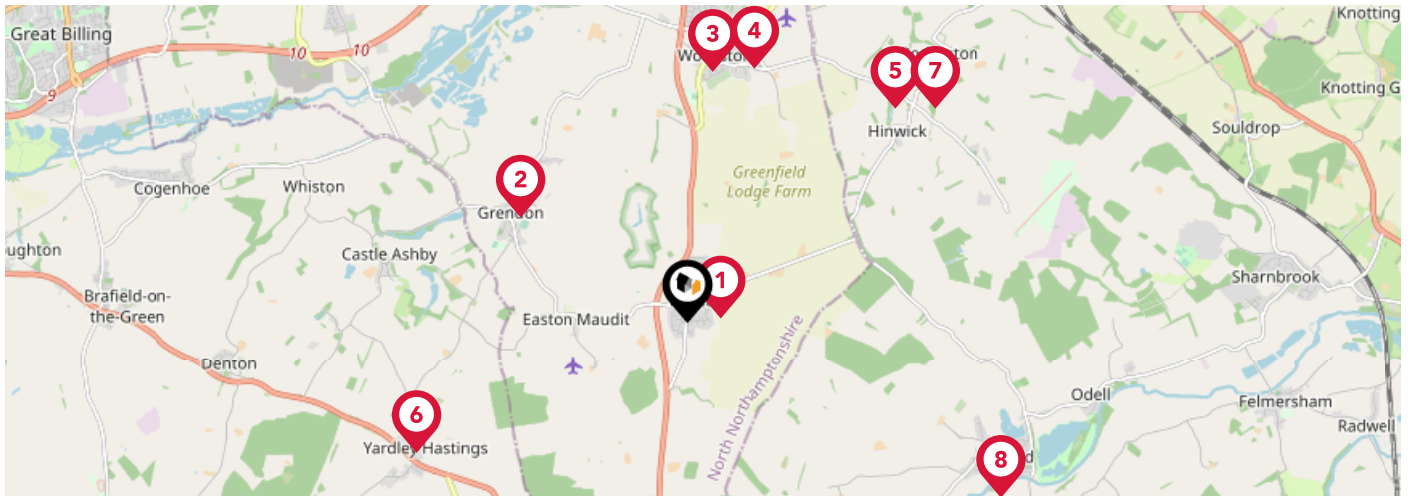
<b>Property Type:</b>	House
<b>Built Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Total Floor Area:</b>	75 m <sup>2</sup>
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Mains Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extensions:</b>	1
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Open Fireplaces:</b>	0
<b>Hotwater System:</b>	From main system
<b>Hotwater Efficiency:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Ventilation:</b>	Natural

# Area Schools

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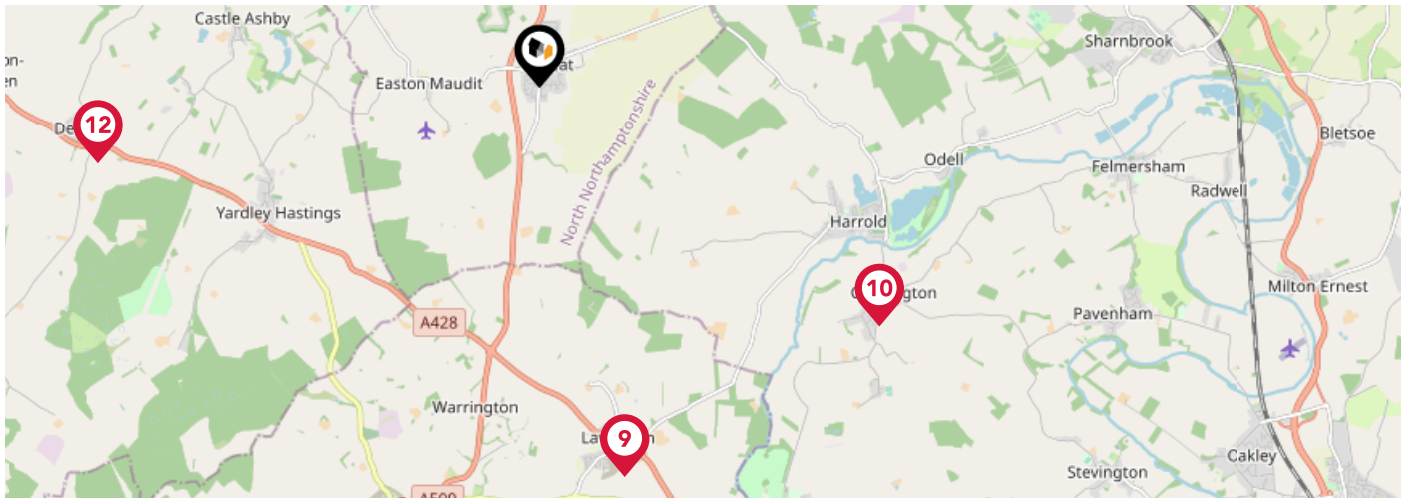
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bozeat Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 155   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grendon Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wollaston Primary School</b> Ofsted Rating: Not Rated   Pupils: 322   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wollaston School</b> Ofsted Rating: Not Rated   Pupils: 1430   Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hinwick Hall College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Yardley Hastings Primary School</b> Ofsted Rating: Outstanding   Pupils: 109   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christopher Reeves CoFE VA Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Harrold Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 152   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		Nursery	Primary	Secondary	College	Private
	<b>Lavendon School</b> Ofsted Rating: Outstanding   Pupils: 156   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carlton CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Doddington Primary</b> Ofsted Rating: Good   Pupils: 134   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Denton Primary School</b> Ofsted Rating: Good   Pupils: 130   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earls Barton Primary School</b> Ofsted Rating: Good   Pupils: 451   Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Irchester Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 387   Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Olney Middle School</b> Ofsted Rating: Good   Pupils: 390   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Lawrence Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 165   Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

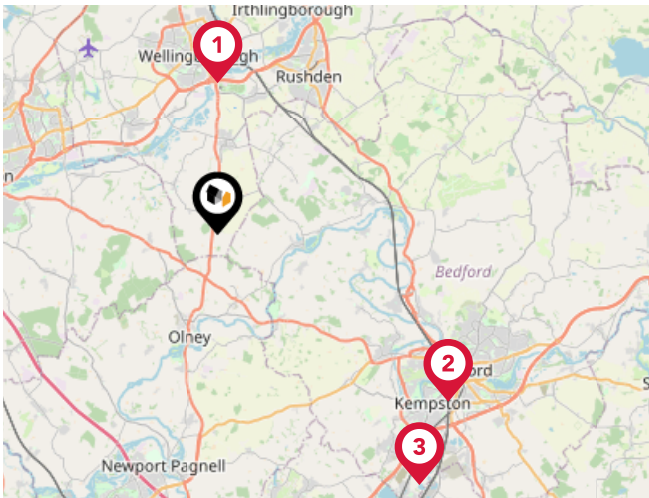


# Area Transport (National)

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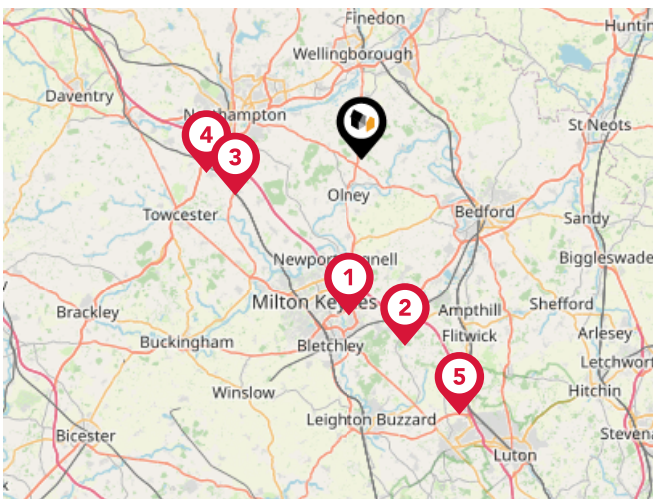


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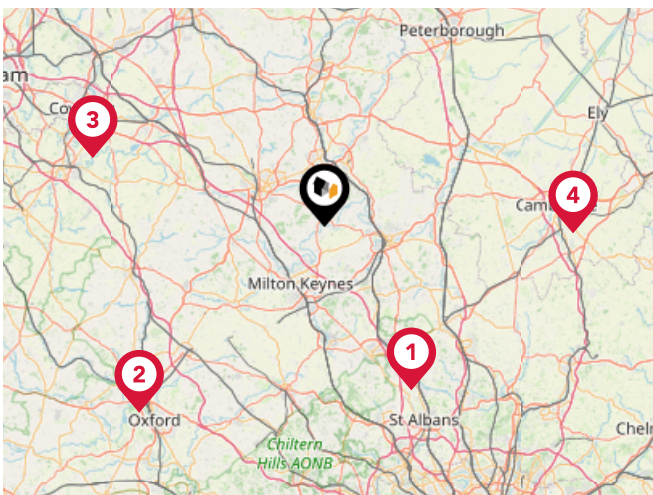
## National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	5.56 miles
2	Bedford Rail Station	10.33 miles
3	Kempston Hardwick Rail Station	11.67 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	11.41 miles
2	M1 J13	13.91 miles
3	M1 J15	9.6 miles
4	M1 J15A	11.37 miles
5	M1 J12	19.92 miles



## Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	26.98 miles
2	London Oxford Airport	38.22 miles
3	Coventry Airport	35.2 miles
4	Cambridge Airport	36.07 miles

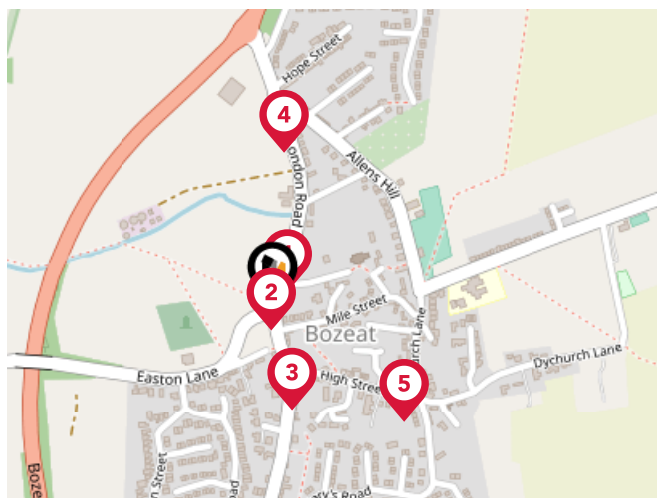
# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Hensmans Lane	0.02 miles
2	Hensmans Lane	0.03 miles
3	Red Lion PH	0.12 miles
4	Allens Hill	0.17 miles
5	Camden Square	0.2 miles

# Market

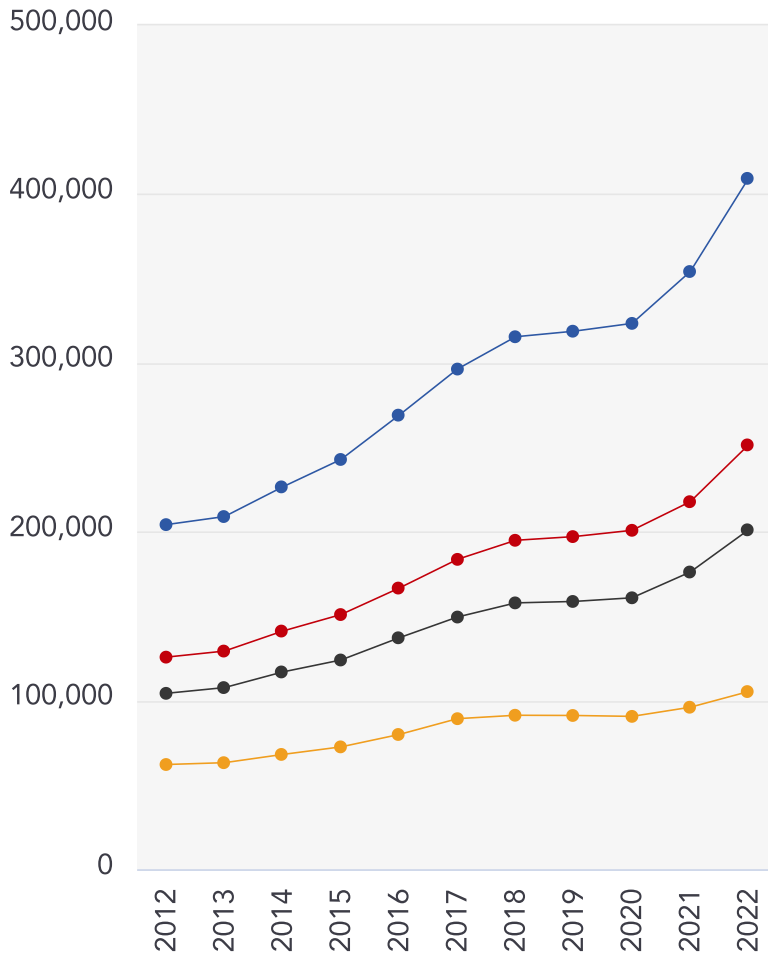
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN29



Detached

**+100.47%**

Semi-Detached

**+100.05%**

Terraced

**+92.94%**

Flat

**+69.63%**



# Carl Myers Bespoke Estate Agent powered by eXp **About Us**

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

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 Testimonials



## 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



/carl\_myers\_bespoke

# Carl Myers Bespoke Estate Agent powered by eXp **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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