

CARL MYERS



BESPOKE ESTATE AGENT

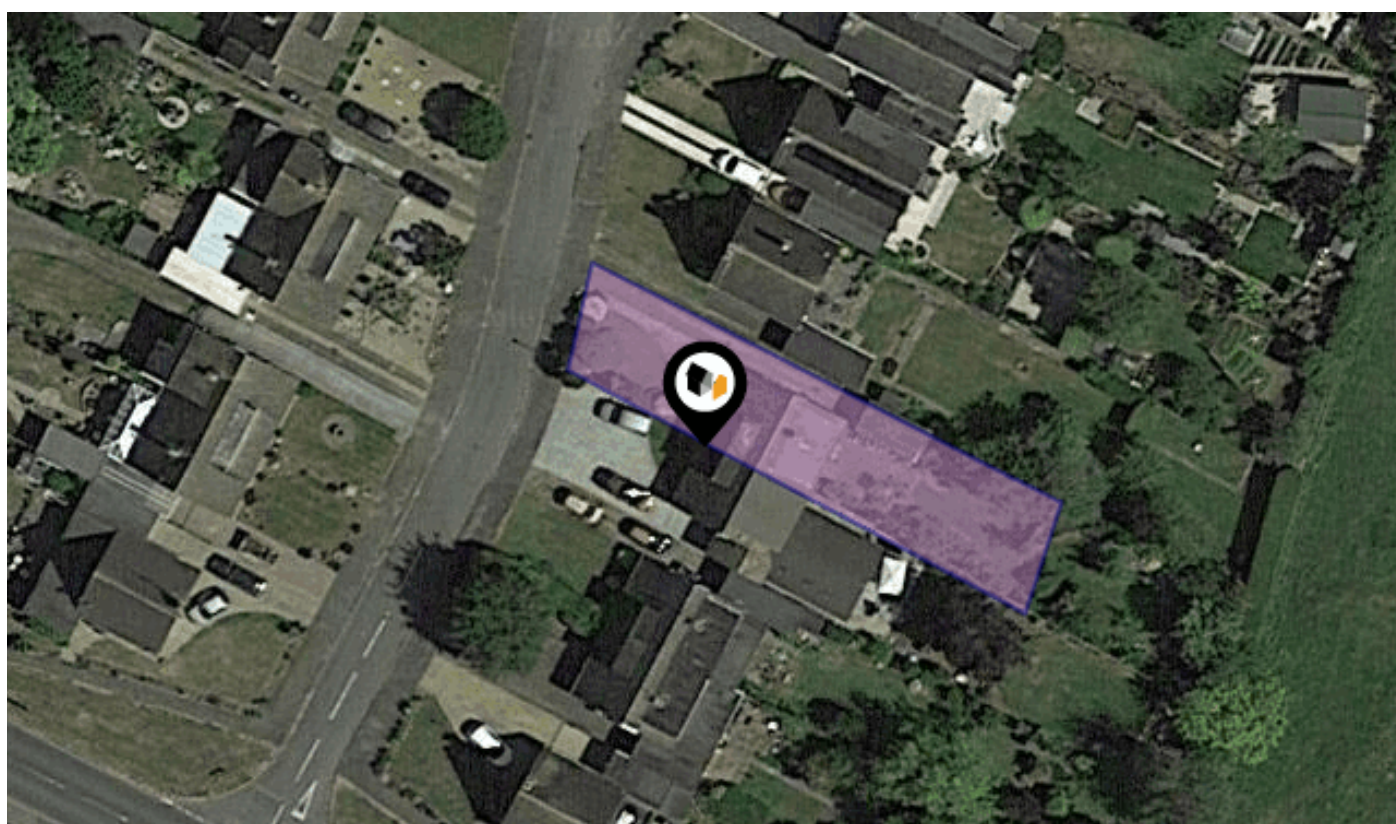


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# KFB: Key Facts For Buyers

An insight into your property and the local area

Friday 23<sup>rd</sup> December 2022



**WAKEFIELD WAY, NETHER HEYFORD, NORTHAMPTON,  
NN7**

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

Kettering

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# 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!

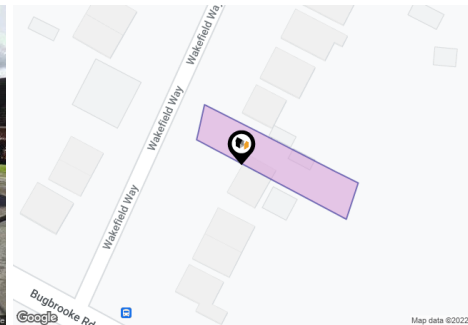
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 1,291 ft<sup>2</sup> / 120 m<sup>2</sup>  
**Plot Area:** 0.1 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,710  
**Title Number:** NN240504  
**UPRN:** 100031180391

**Tenure:** Freehold

## Local Area

**Local Authority:** West Northamptonshire  
**Flood Risk:** Very Low  
**Conservation Area:** No

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

**5** mb/s  
**65** mb/s  
**1000** mb/s

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



**Satellite/Fibre TV Availability:**

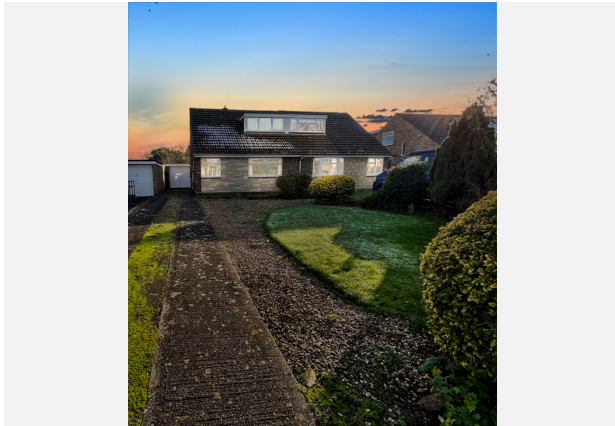


# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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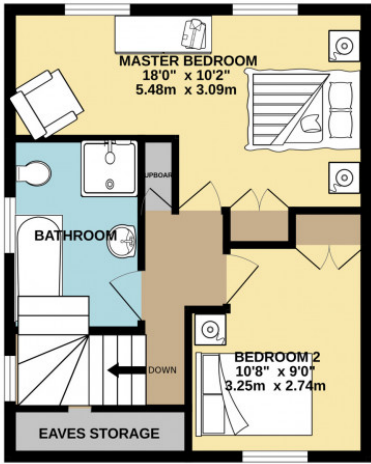
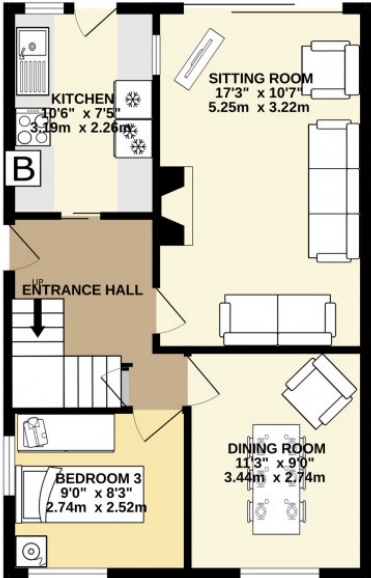
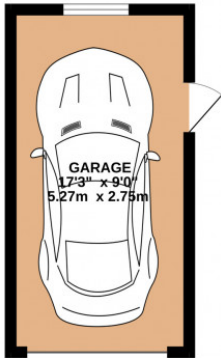
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## WAKEFIELD WAY, NETHER HEYFORD, NORTHAMPTON, NN7

1ST FLOOR

GROUND 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.  
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# Property EPC - Certificate

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Energy rating

**D**

Valid until 05.12.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <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

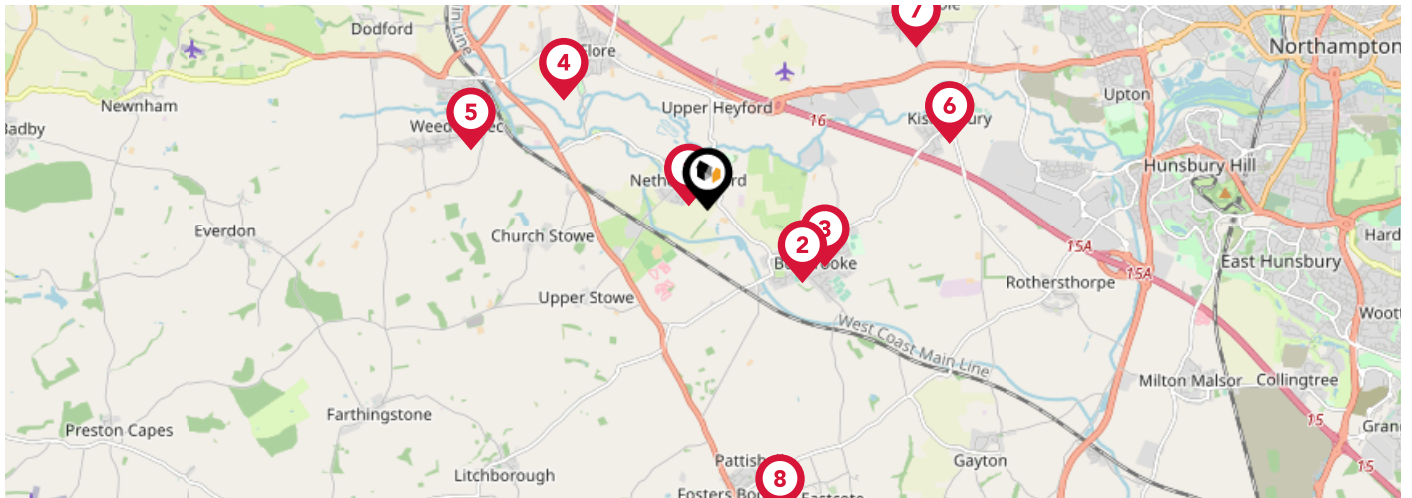
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</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>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

# Area Schools

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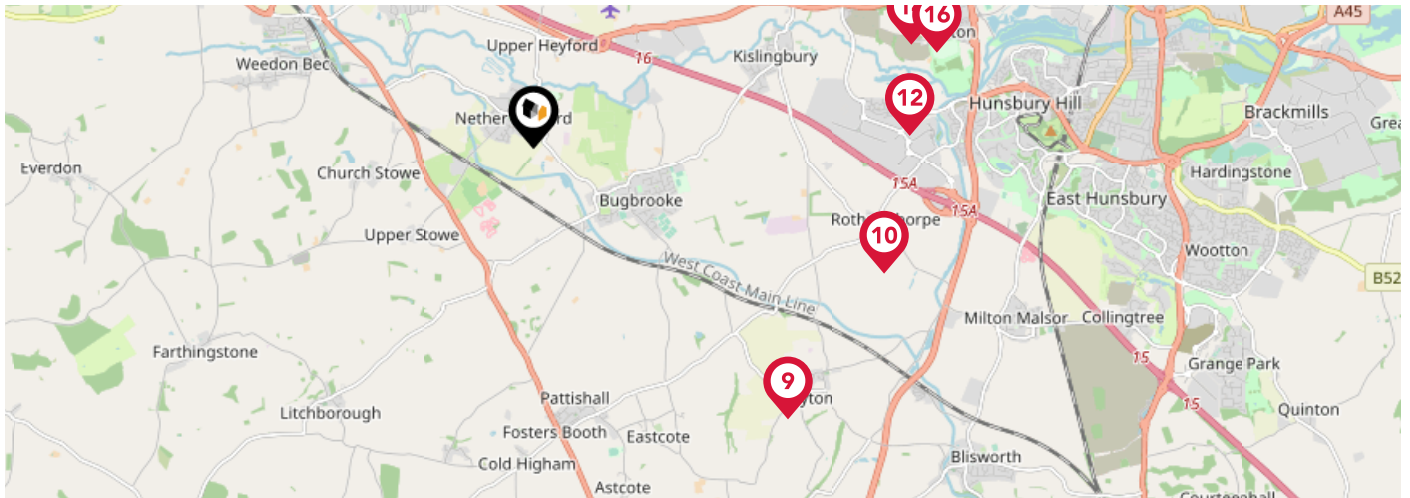
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Bliss Charity School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bugbrooke Community Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Campion School</b> Ofsted Rating: Requires improvement   Pupils: 1206   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Flore Church of England Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Weedon Bec Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kislingbury Primary School</b> Ofsted Rating: Not Rated   Pupils: 156   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Harpole Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Pattishall Church of England Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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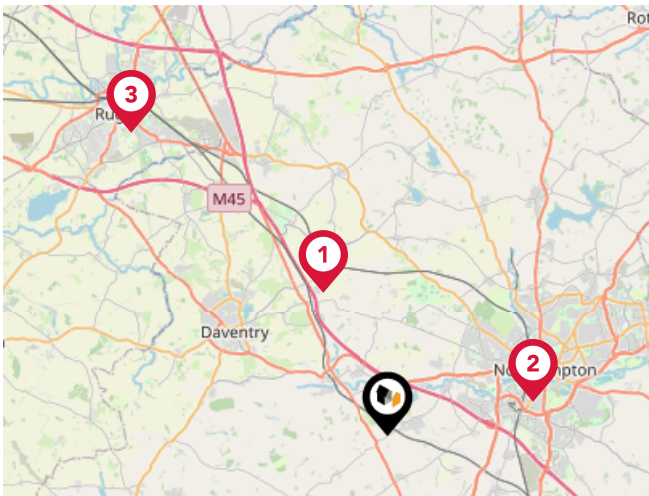
		Nursery	Primary	Secondary	College	Private
	<b>Gayton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rothersthorpe Church of England Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brington Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pineham Barns Primary School</b> Ofsted Rating: Not Rated   Pupils: 164   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Luke's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Quinton House School</b> Ofsted Rating: Not Rated   Pupils: 354   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Duston School</b> Ofsted Rating: Requires improvement   Pupils: 1745   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Upton Meadows Primary School</b> Ofsted Rating: Not Rated   Pupils: 405   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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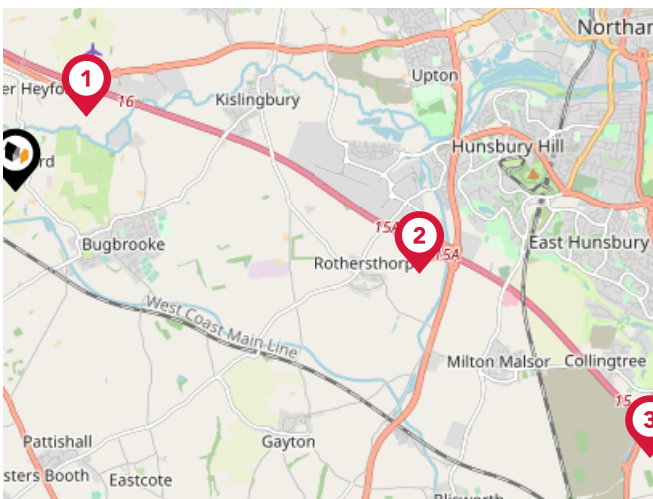


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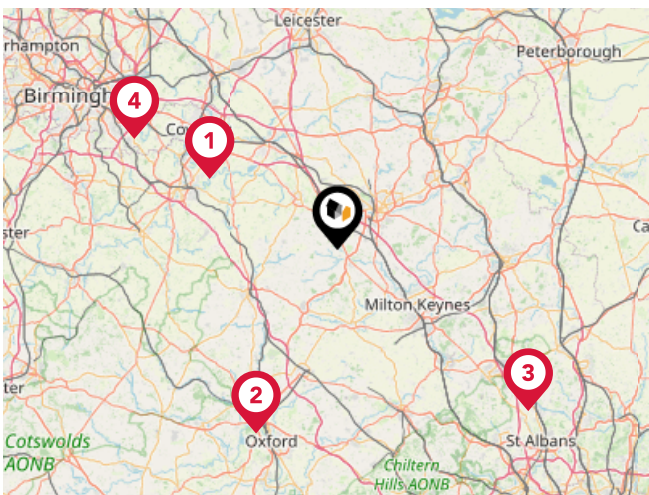
## National Rail Stations

Pin	Name	Distance
	Long Buckby Rail Station	5.65 miles
	Northampton Rail Station	5.39 miles
	Rugby Rail Station	14.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M1 J16	0.93 miles
	M1 J15A	3.74 miles
	M1 J15	6.24 miles
	M1 J17	8.61 miles
	M1 J18	10.41 miles



## Airports/Helipads

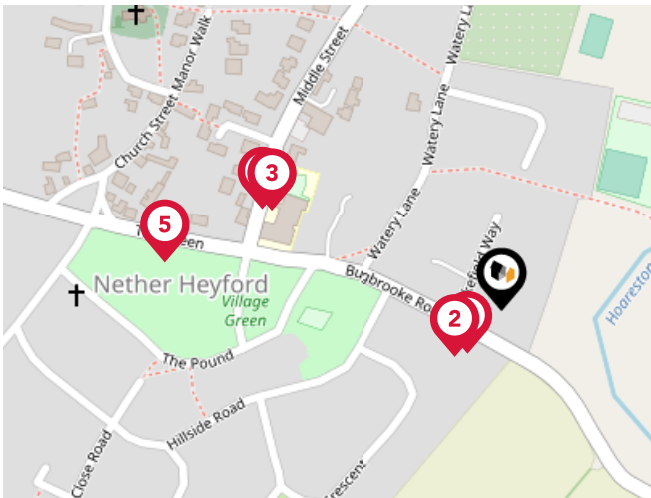
Pin	Name	Distance
	Coventry Airport	21.37 miles
	London Oxford Airport	29.37 miles
	London Luton Airport	36.46 miles
	Birmingham International Airport	33.69 miles

# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Wakefield Way	0.03 miles
2	Wakefield Way	0.04 miles
3	Bliss Charity Aided School	0.14 miles
4	Bliss Charity Aided School	0.15 miles
5	Foresters Arms PH	0.19 miles

# Market

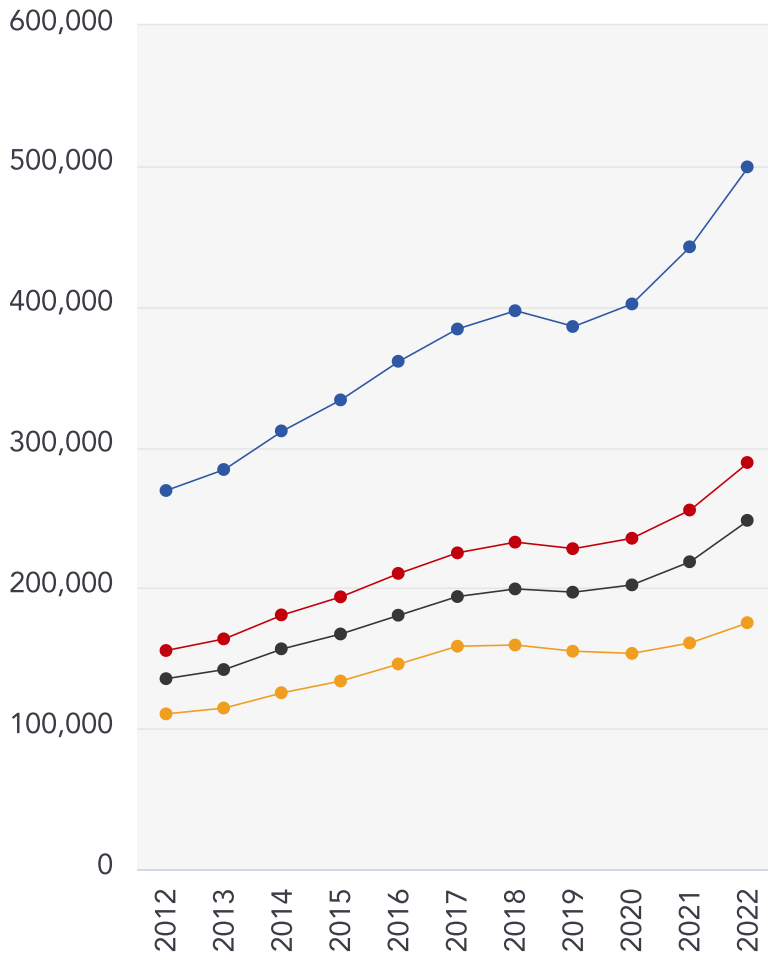
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN7



Detached

**+85.43%**

Semi-Detached

**+85.94%**

Terraced

**+83.06%**

Flat

**+58.72%**

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



## **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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