

CARL MYERS



BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd March 2023



TEES AVENUE, RUSHDEN, NN10

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!

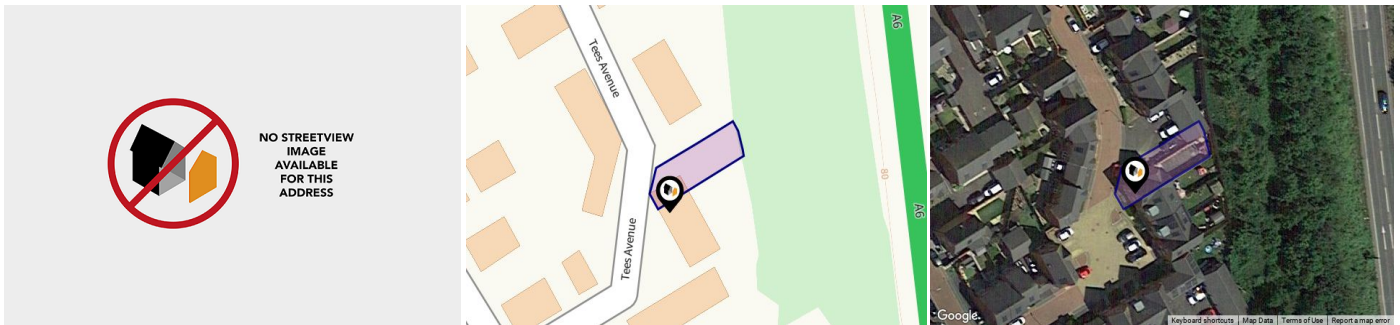
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Terraced	Last Sold £/ft²:	£173
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.05 acres		
Year Built :	2014		
Council Tax :	Band D		
Annual Estimate:	£1,896		
Title Number:	NN324626		
UPRN:	10090608955		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	48 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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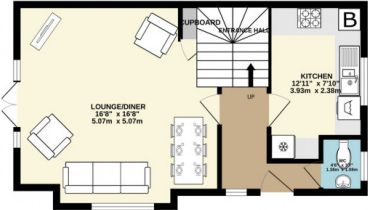


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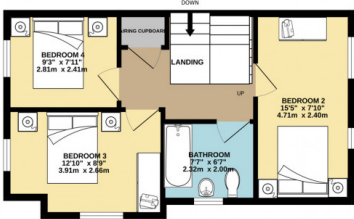


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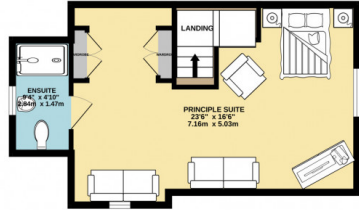
GROUND FLOOR



1ST FLOOR



2ND 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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Tees Avenue, NN10

Energy rating

B

Valid until 28.01.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

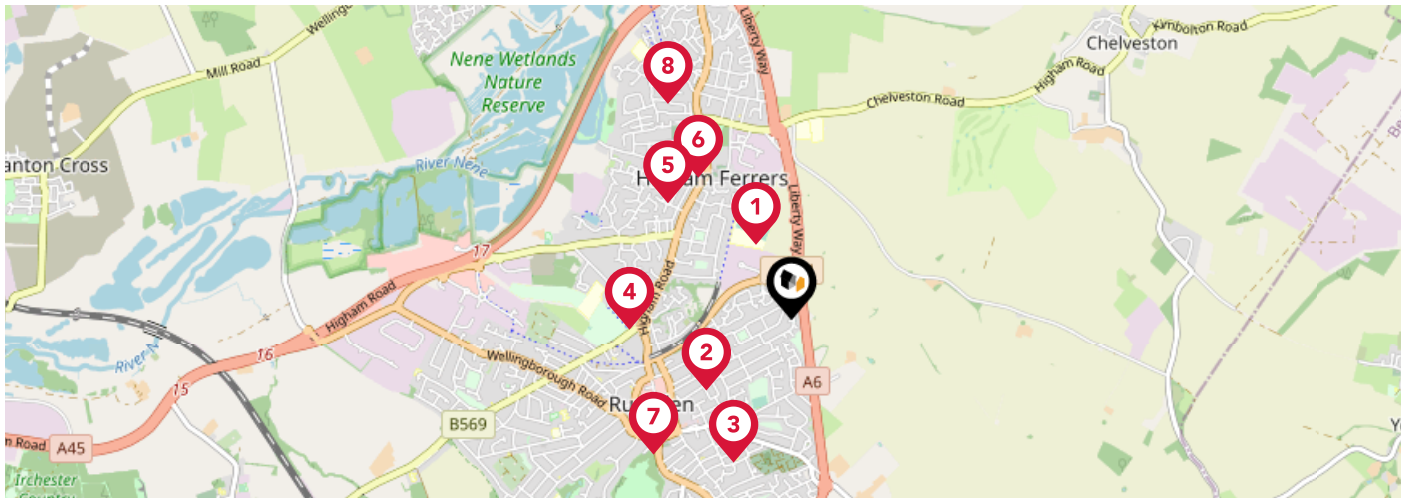
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² K
Total Floor Area:	122 m ²

Area Schools

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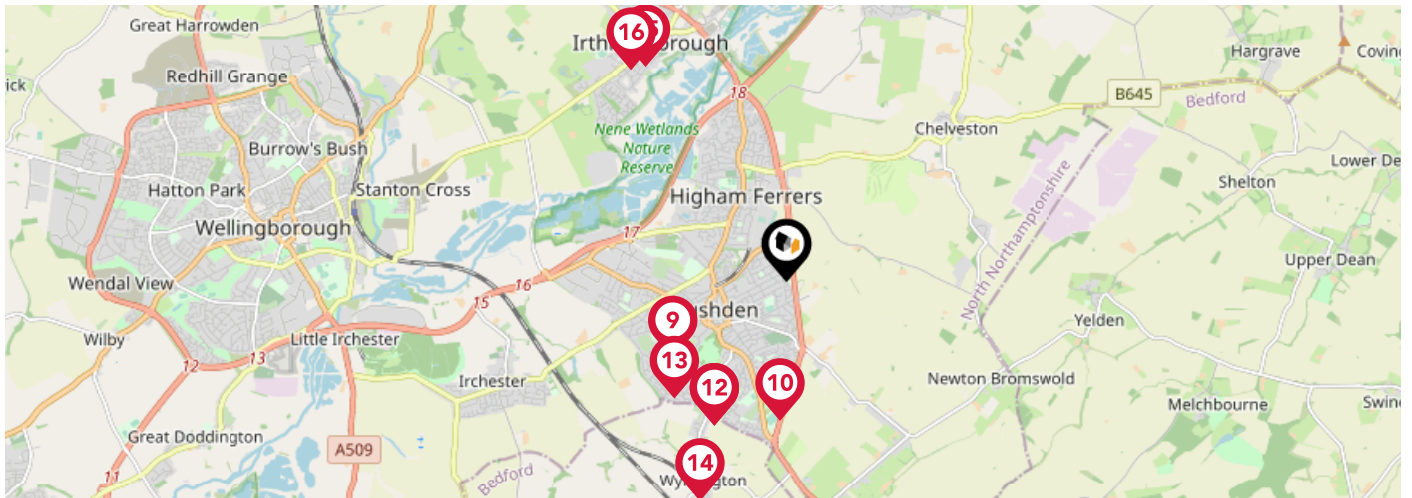
		Nursery	Primary	Secondary	College	Private
1	The Ferrers School Ofsted Rating: Good Pupils: 999 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Denfield Park Primary School Ofsted Rating: Good Pupils: 453 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Newton Road School Ofsted Rating: Inadequate Pupils: 253 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rushden Academy Ofsted Rating: Inadequate Pupils: 786 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 277 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Higham Ferrers Junior School Ofsted Rating: Good Pupils: 356 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Alfred Street Junior School, Rushden Ofsted Rating: Requires Improvement Pupils: 121 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Henry Chichele Primary School Ofsted Rating: Good Pupils: 359 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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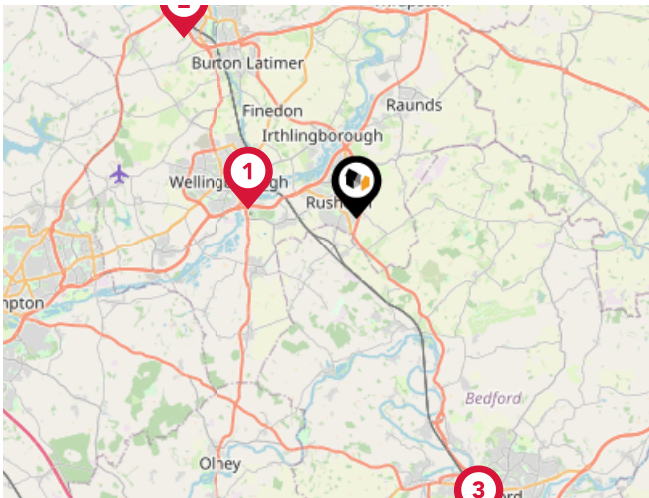
		Nursery	Primary	Secondary	College	Private
	Tennyson Road Infant School Ofsted Rating: Requires Improvement Pupils: 100 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rushden Primary Academy Ofsted Rating: Good Pupils: 324 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South End Junior School Ofsted Rating: Good Pupils: 358 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South End Infant School Ofsted Rating: Outstanding Pupils: 267 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefriars Primary School Ofsted Rating: Good Pupils: 408 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 165 Distance: 2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Junior School Ofsted Rating: Good Pupils: 428 Distance: 2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 335 Distance: 2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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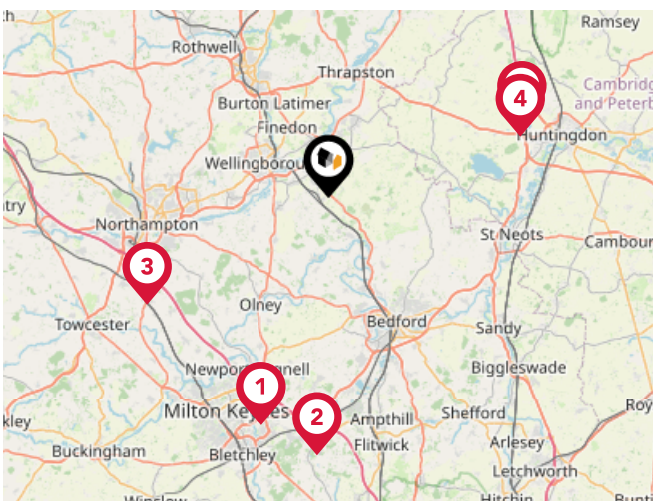


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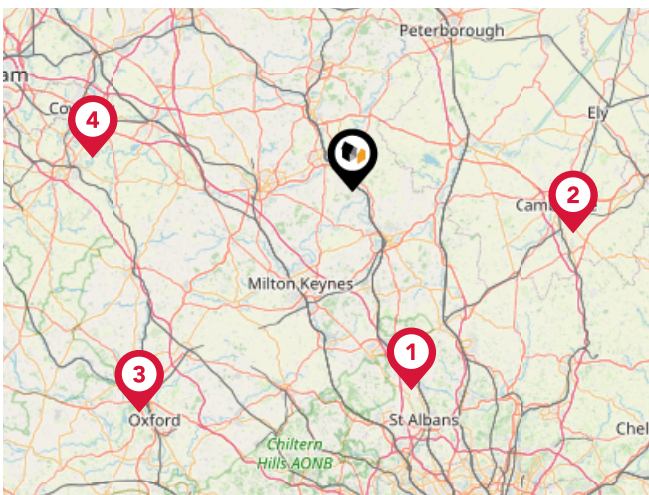
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.94 miles
2	Kettering Rail Station	9.06 miles
3	Bedford Rail Station	12.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	17.31 miles
2	M1 J13	18.82 miles
3	M1 J15	15.33 miles
4	A1(M) J13	14.56 miles
5	A1(M) J14	14.92 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	30.29 miles
2	Cambridge Airport	32.66 miles
3	London Oxford Airport	44.7 miles
4	Coventry Airport	37.97 miles

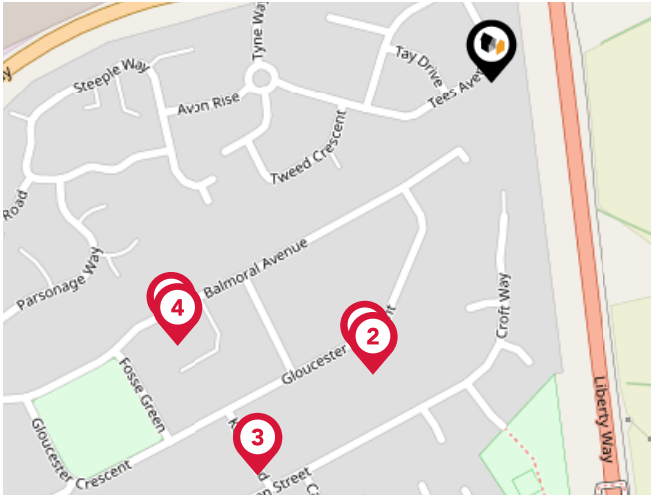
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Gloucester Crescent	0.17 miles
2	Gloucester Crescent	0.18 miles
3	Kent Road	0.26 miles
4	Balmoral Avenue	0.23 miles
5	Balmoral Avenue	0.23 miles

Market

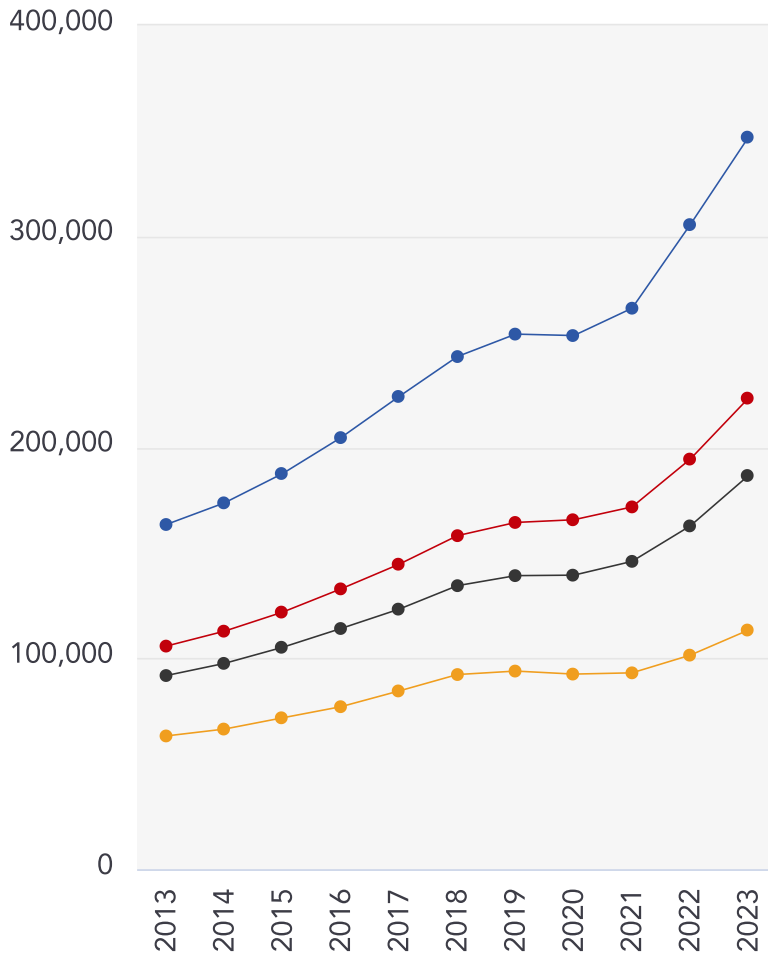
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN10



Detached

+112.36%

Semi-Detached

+111.11%

Terraced

+103.27%

Flat

+79.43%

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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

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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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