

CARL MYERS



BESPOKE ESTATE AGENT

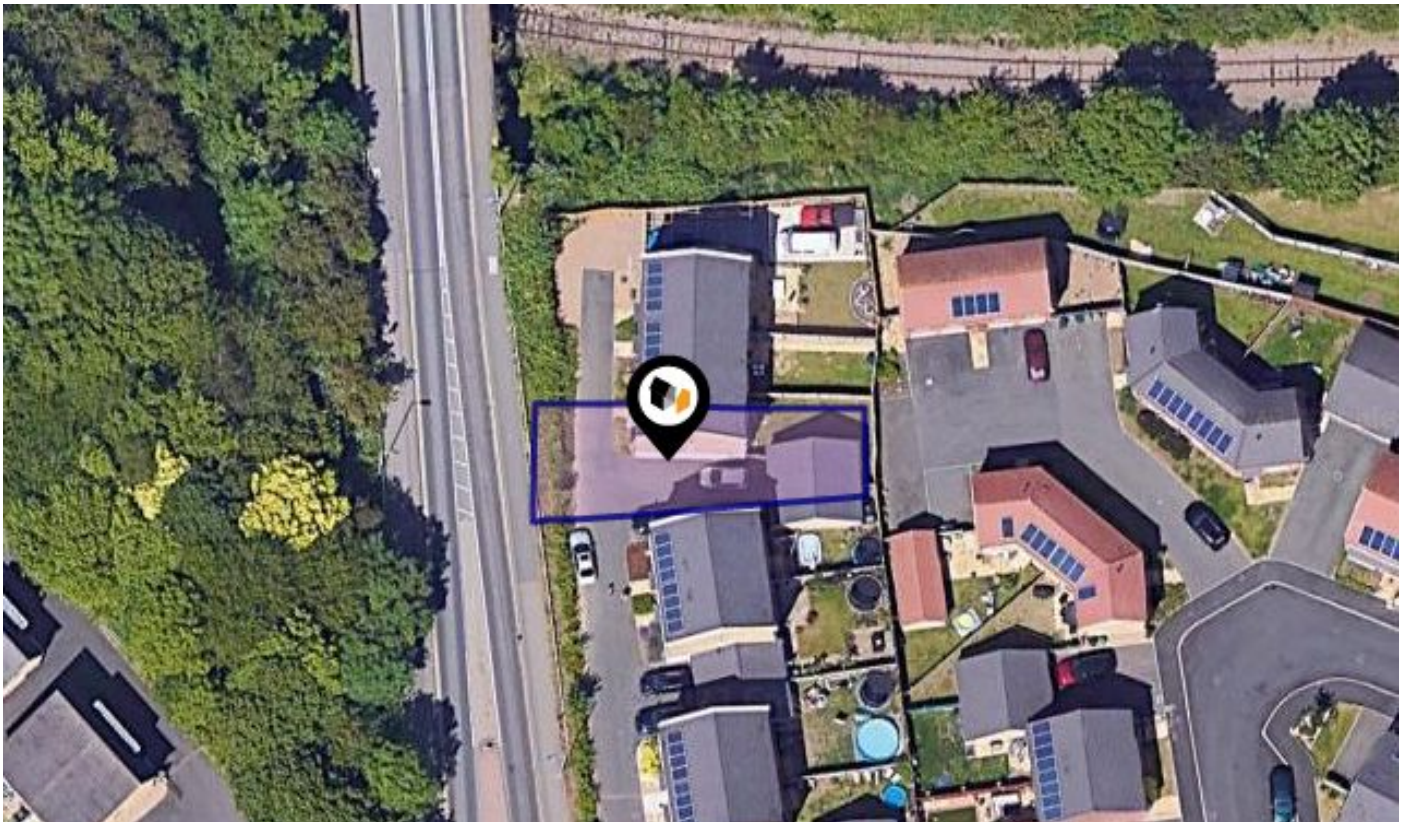


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th February 2023



SHIPTON GROVE, PETERBOROUGH, PE7

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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Introduction

Our Comments

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BESPOKE ESTATE AGENT

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!

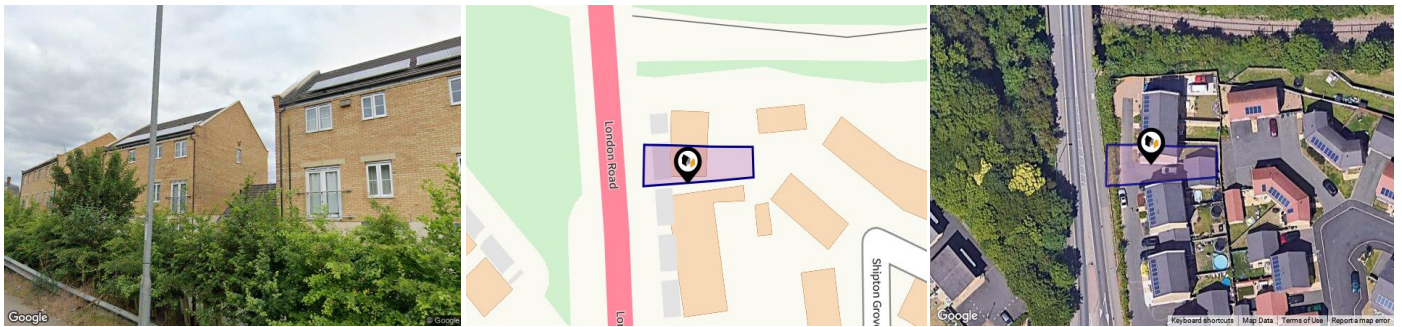
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Terraced	Last Sold £/ft²:	£191
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.06 acres		
Year Built :	2016		
Council Tax :	Band D		
Annual Estimate:	£1,856		
Title Number:	CB417576		
UPRN:	10090765113		

Local Area

Local Authority:	Peterborough
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	69 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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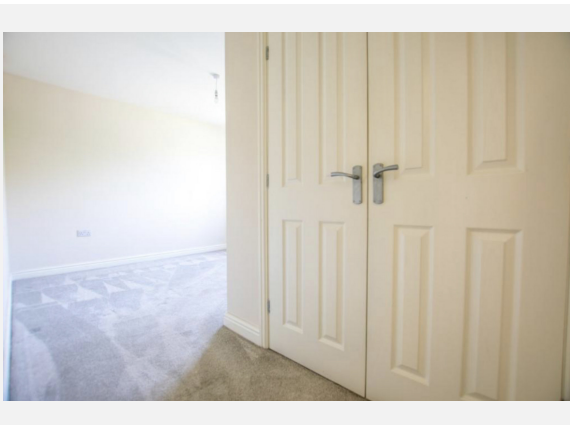


Gallery Photos

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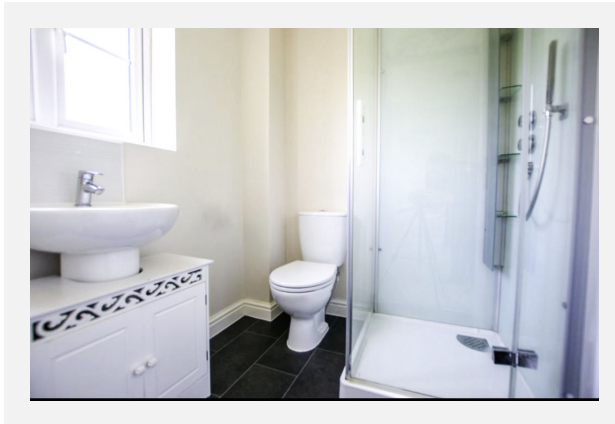


Gallery Photos

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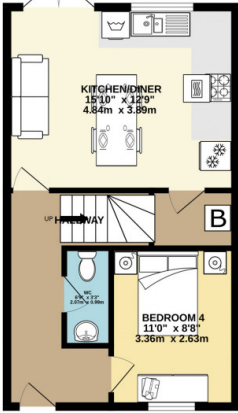


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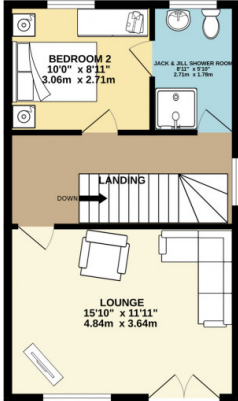


SHIPTON GROVE, PETERBOROUGH, PE7

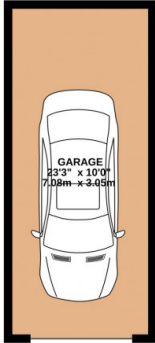
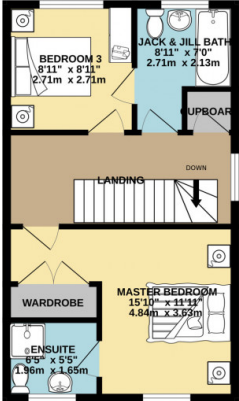
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 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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Shipton Grove, PE7

Energy rating

B

Valid until 29.09.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 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

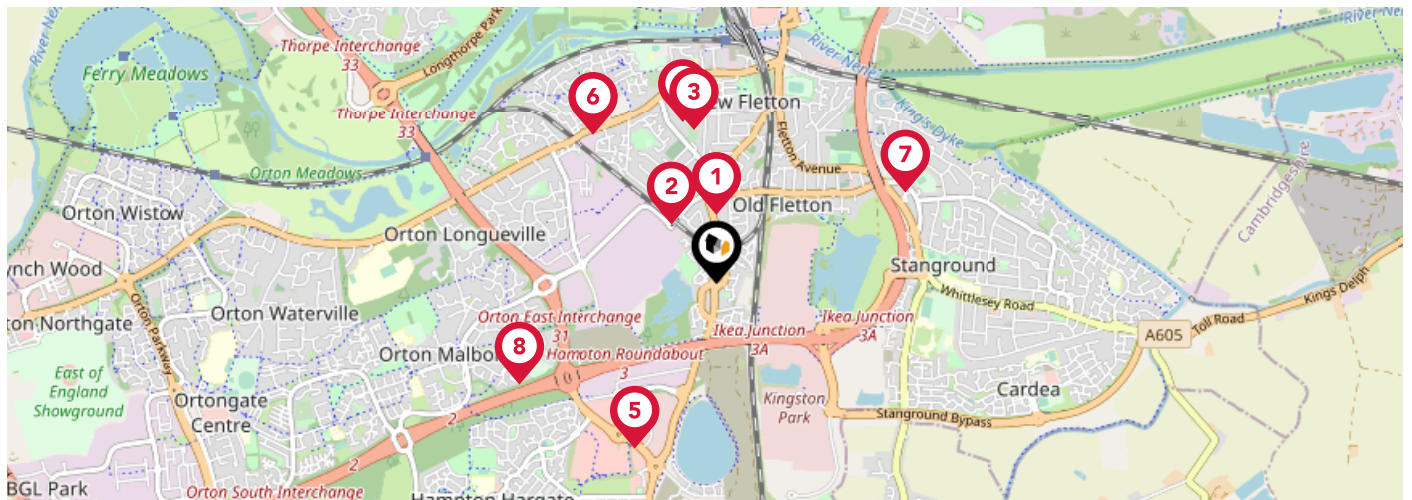
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.08 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² K
Total Floor Area:	119 m ²

Area Schools

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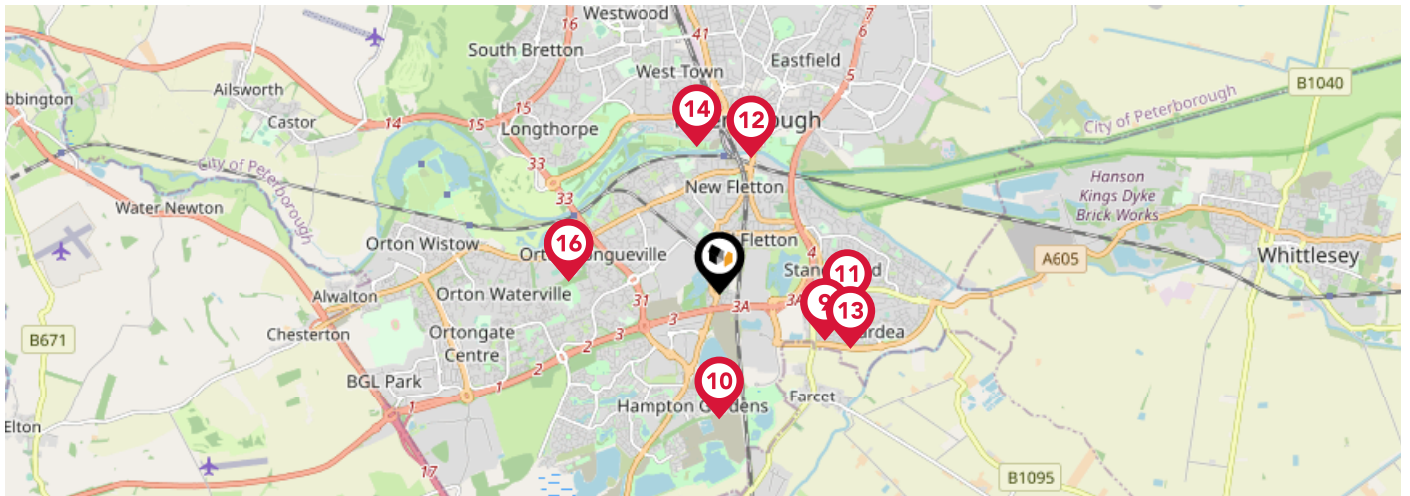
		Nursery	Primary	Secondary	College	Private
1	Old Fletton Primary School Ofsted Rating: Good Pupils: 435 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodston Primary School Ofsted Rating: Good Pupils: 502 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's CofE (Voluntary Aided) Junior School Ofsted Rating: Good Pupils: 230 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brewster Avenue Infant School Ofsted Rating: Good Pupils: 225 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sense College (East) Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Nene Valley Primary School Ofsted Rating: Good Pupils: 314 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stanground St Johns CofE Primary School Ofsted Rating: Good Pupils: 210 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leighton Primary School Ofsted Rating: Good Pupils: 403 Distance:1	<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
	Stanground Academy Ofsted Rating: Good Pupils: 1360 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hampton Lakes Primary School Ofsted Rating: Not Rated Pupils: 28 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southfields Primary School Ofsted Rating: Good Pupils: 616 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clare Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakdale Primary School Ofsted Rating: Good Pupils: 259 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Town Primary Academy Ofsted Rating: Good Pupils: 400 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nene Park Academy Ofsted Rating: Good Pupils: 1205 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Primary School Ofsted Rating: Good Pupils: 409 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

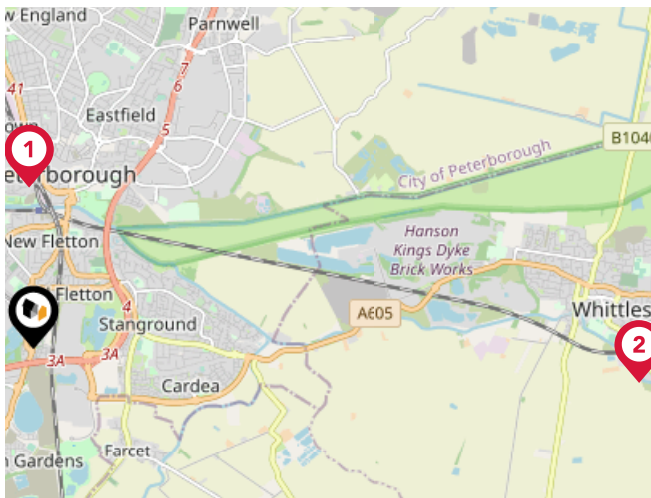
Area

Transport (National)

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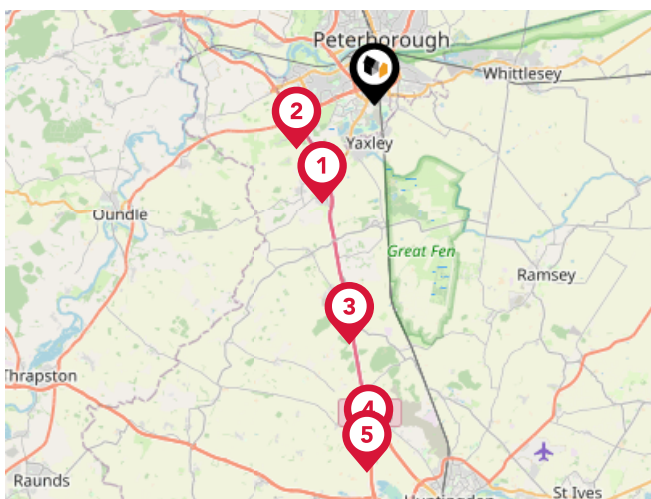


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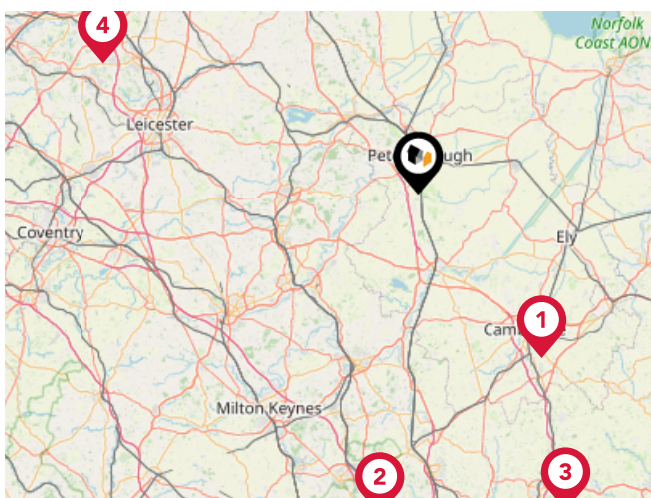
National Rail Stations

Pin	Name	Distance
1	Peterborough Rail Station	1.46 miles
2	Whittlesea Rail Station	5.47 miles
3	Stamford Rail Station	11.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J16	3.99 miles
2	A1(M) J17	3.24 miles
3	A1(M) J15	8.65 miles
4	A1(M) J14	12.32 miles
5	A1(M) J13	13.27 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	29.76 miles
2	London Luton Airport	46.96 miles
3	London Stansted Airport	50.7 miles
4	East Midlands Airport	49.1 miles

Area

Transport (Local)

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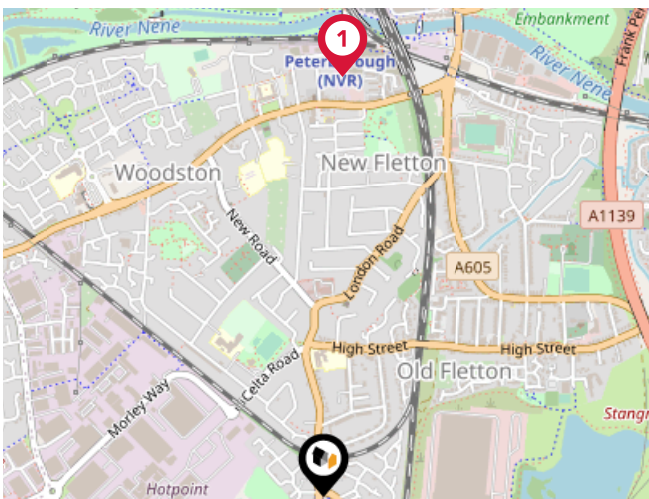


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Bus Stops/Stations

Pin	Name	Distance
1	adj Phorpres Court	0.01 miles
2	Phorpres Court	0.01 miles
3	Phorpres Court	0.02 miles
4	Hempstead	0.16 miles
5	Hempstead	0.18 miles



Local Connections

Pin	Name	Distance
1	Peterborough (Nene Valley Railway)	0.95 miles

Market

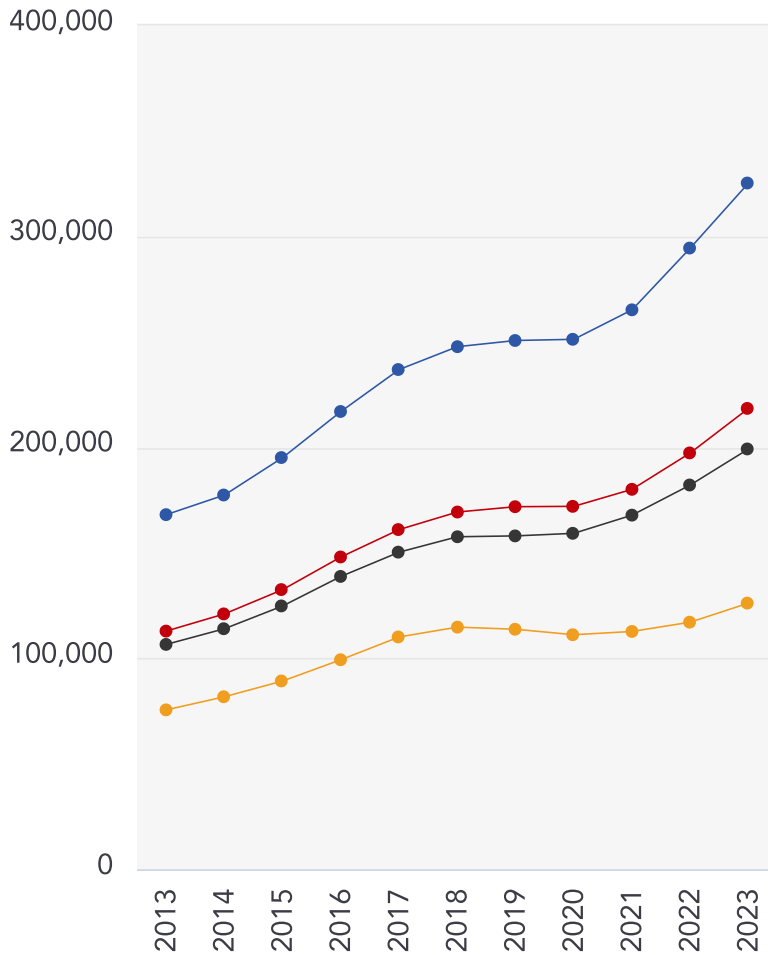
House Price Statistics

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10 Year History of Average House Prices by Property Type in PE7



Detached

+93.51%

Semi-Detached

+93.49%

Terraced

+86.91%

Flat

+66.98%

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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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