

CARL MYERS



BESPOKE ESTATE AGENT

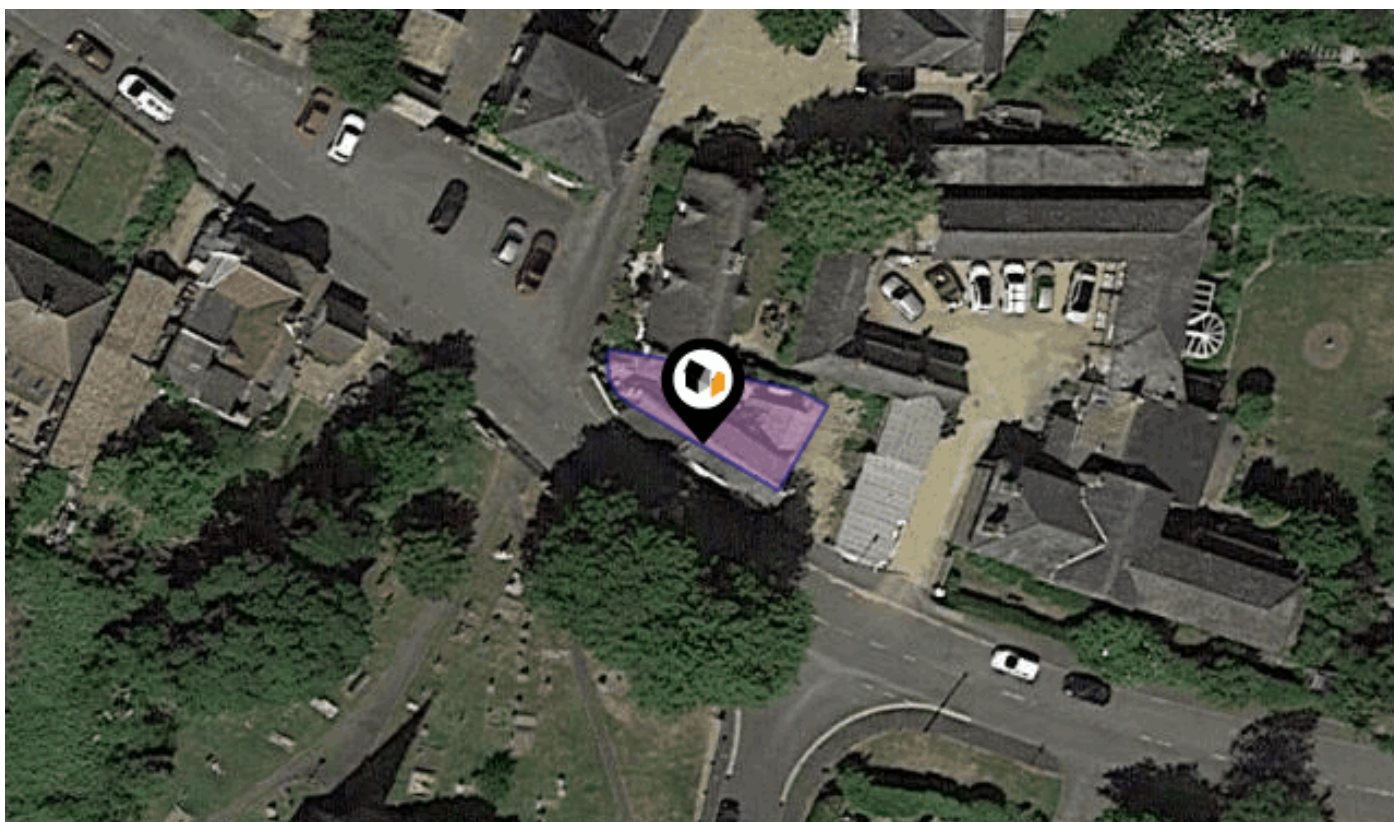


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st March 2023



HIGH STREET, ELLINGTON, HUNTINGDON, PE28

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:	Detached
Bedrooms:	2
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,845
Title Number:	CB166140
UPRN:	100091198472

Tenure: Freehold

Local Area

Local Authority:	Huntingdonshire
Flood Risk:	Very Low
Conservation Area:	Ellington, Huntingdonshire

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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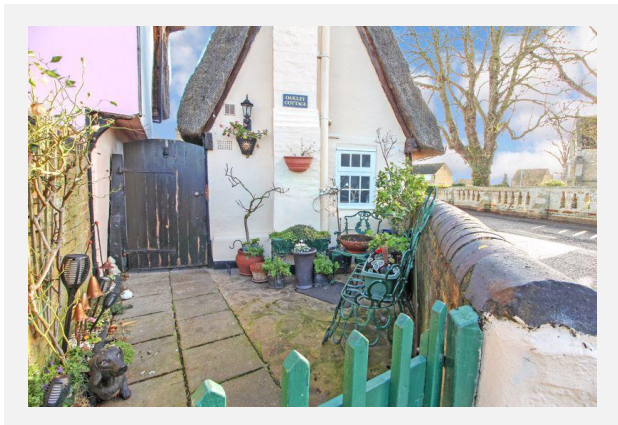


Gallery Photos

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Gallery Photos

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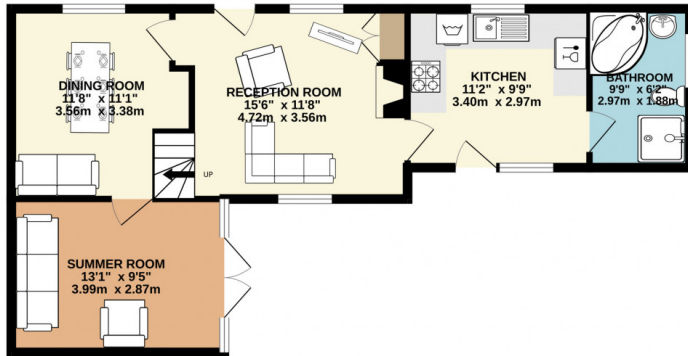


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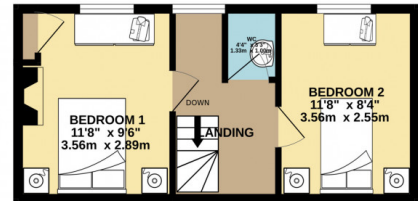


HIGH STREET, ELLINGTON, HUNTINGDON, PE28

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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High Street, Ellington, PE28

Energy rating

F

Valid until 07.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	25 F	
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

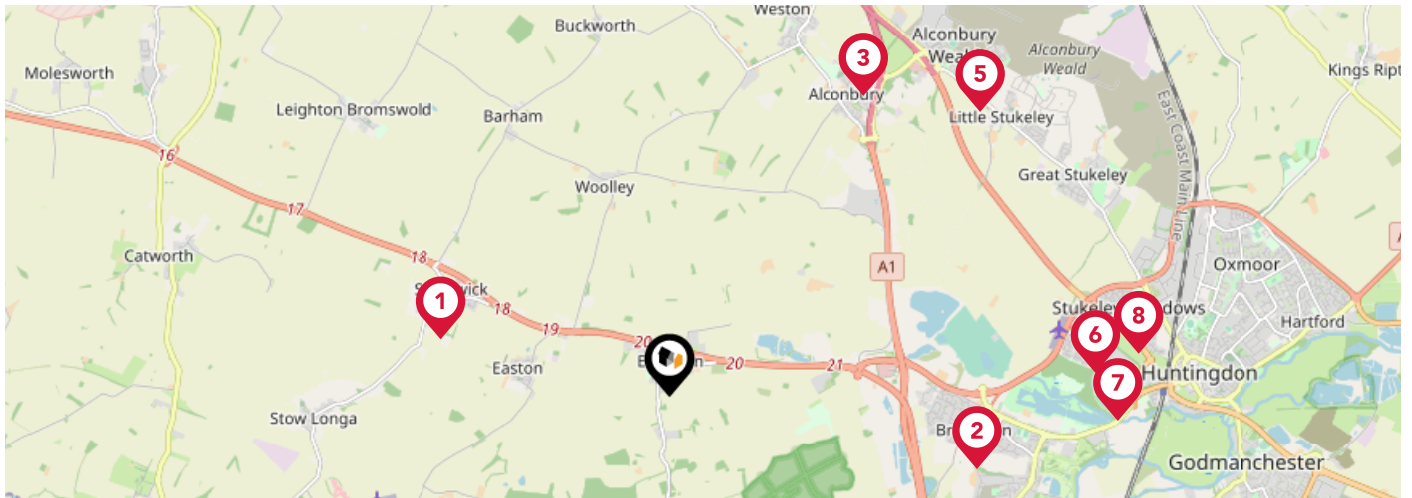
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 m ²

Area Schools

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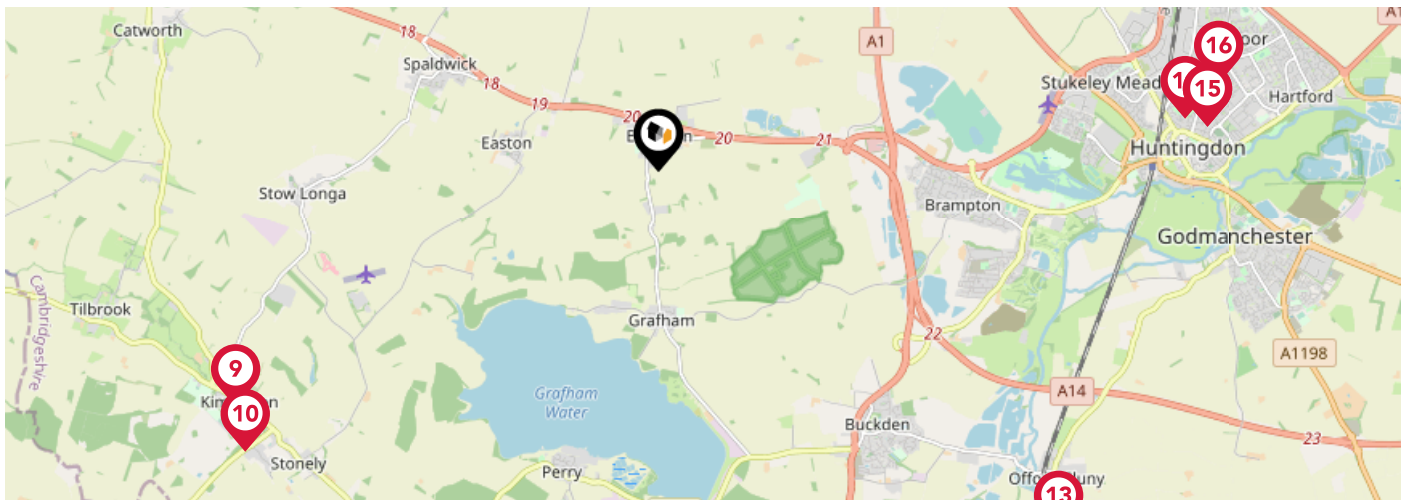
	Nursery	Primary	Secondary	College	Private
1 Spaldwick Community Primary School Ofsted Rating: Good Pupils: 102 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Brampton Village Primary School Ofsted Rating: Good Pupils: 484 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Alconbury CofE Primary School Ofsted Rating: Good Pupils: 196 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Buckden CofE Primary School Ofsted Rating: Outstanding Pupils: 311 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Ermine Street Church Academy Ofsted Rating: Good Pupils: 134 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cromwell Academy Ofsted Rating: Good Pupils: 187 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hinchingbrooke School Ofsted Rating: Good Pupils: 1875 Distance:4.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Stukeley Meadows Primary School Ofsted Rating: Good Pupils: 405 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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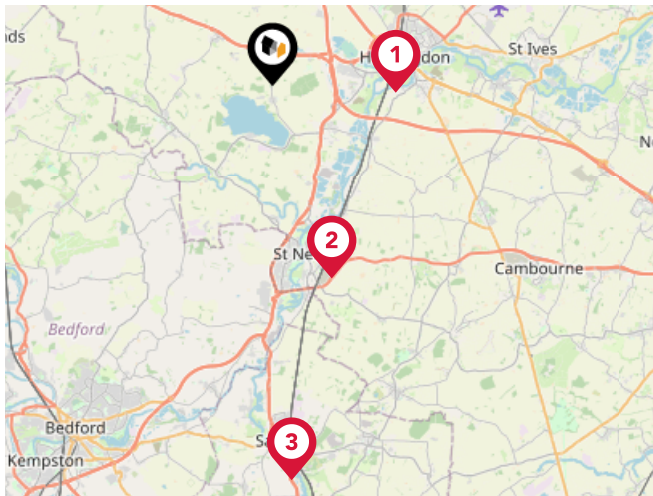
	Nursery	Primary	Secondary	College	Private
<p>9 Kimbolton Primary Academy Ofsted Rating: Good Pupils: 86 Distance:4.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Kimbolton School Ofsted Rating: Not Rated Pupils: 1035 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Peter's School Ofsted Rating: Good Pupils: 1078 Distance:4.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Great Staughton Primary Academy Ofsted Rating: Good Pupils: 82 Distance:4.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Offord Primary School Ofsted Rating: Inadequate Pupils: 93 Distance:4.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Huntingdon Nursery School Ofsted Rating: Outstanding Pupils: 97 Distance:4.99</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Huntingdon Primary School Ofsted Rating: Good Pupils: 457 Distance:4.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St John's CofE Primary School Ofsted Rating: Good Pupils: 389 Distance:5.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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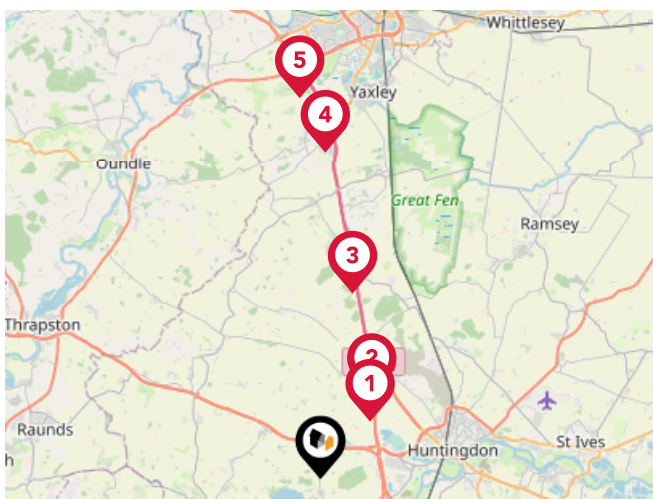


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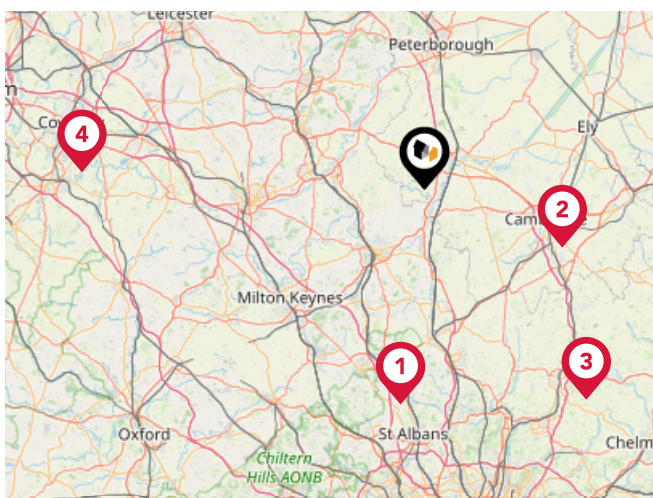
National Rail Stations

Pin	Name	Distance
1	Huntingdon Rail Station	4.5 miles
2	St Neots Rail Station	7.29 miles
3	Sandy Rail Station	14.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J13	2.75 miles
2	A1(M) J14	3.55 miles
3	A1(M) J15	6.84 miles
4	A1(M) J16	11.82 miles
5	A1(M) J17	13.79 miles



Airports/Helipads

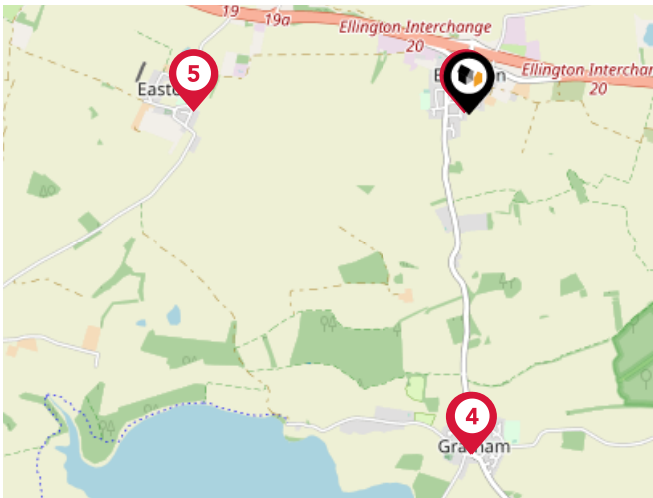
Pin	Name	Distance
1	London Luton Airport	31.49 miles
2	Cambridge Airport	21.71 miles
3	London Stansted Airport	38.69 miles
4	Coventry Airport	49.77 miles

Area Transport (Local)

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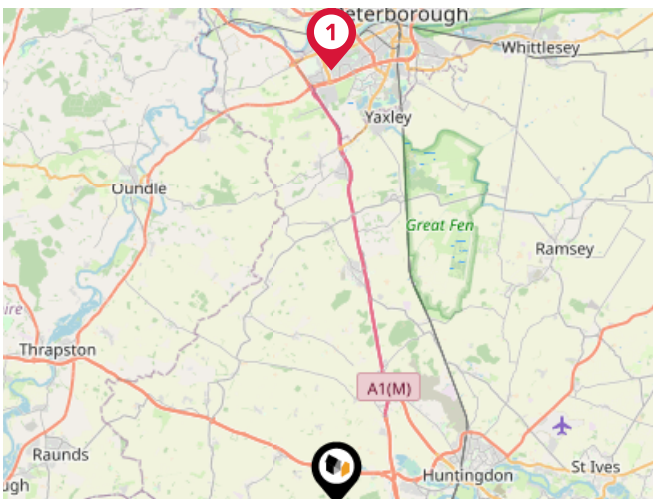


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Bus Stops/Stations

Pin	Name	Distance
1	Blacksmiths Lane	0.02 miles
2	Blacksmiths Lane	0.02 miles
3	Cedar Close	1.53 miles
4	Cedar Close	1.53 miles
5	The Lane	1.25 miles



Local Connections

Pin	Name	Distance
1	Ferry Meadows (Nene Valley Railway)	15.69 miles

Market

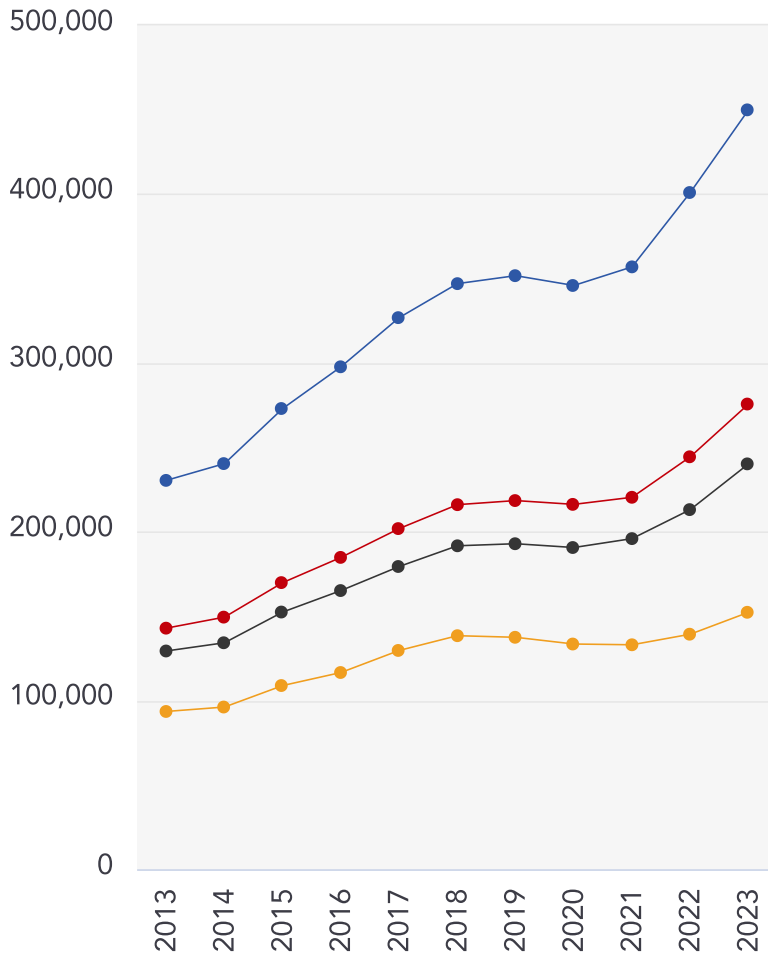
House Price Statistics

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10 Year History of Average House Prices by Property Type in PE28



Detached

+95.28%

Semi-Detached

+92.95%

Terraced

+85.72%

Flat

+62.84%

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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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