

CARL MYERS



BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th July 2023



9, SOUTH PARK, RUSHDEN, NN10 9LY

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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aprift
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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!

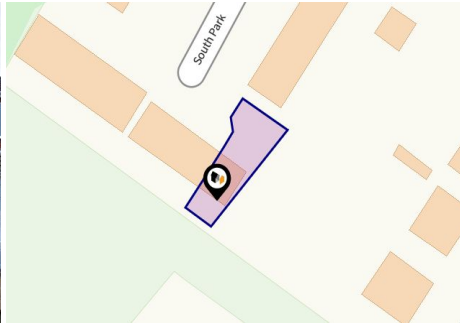
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Detached	Last Sold Date:	31/07/2006
Bedrooms:	4	Last Sold Price:	£193,000
Floor Area:	1,334 ft ² / 124 m ²	Last Sold £/ft²:	£144
Plot Area:	0.07 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,293		
Title Number:	NN158192		
UPRN:	100031037884		

Local Area

Local Authority:	North Northamptonshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	49 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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Gallery Photos

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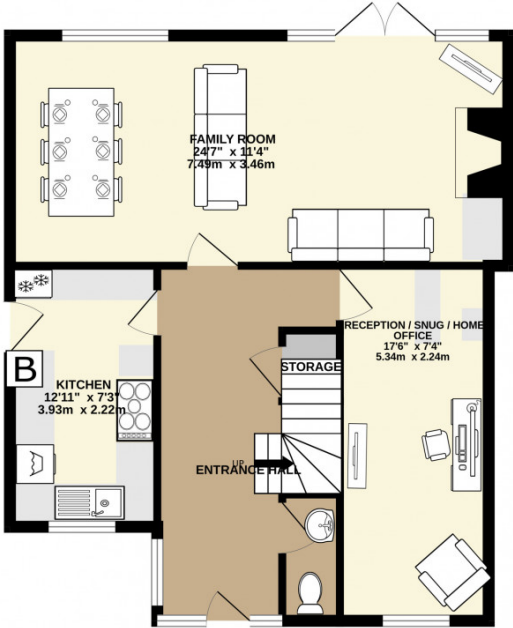


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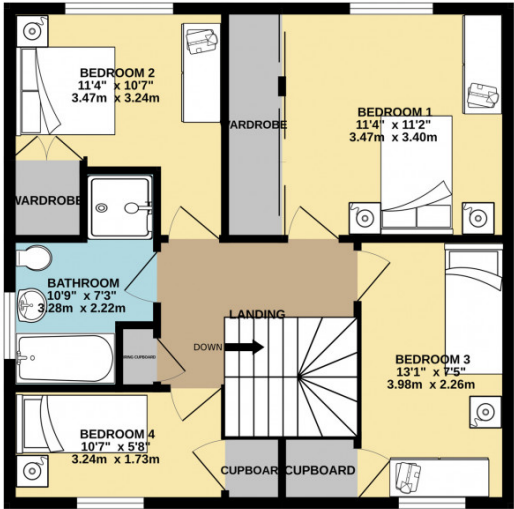


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GROUND FLOOR



1ST 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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9 South Park, NN10 9LY

Energy rating

D

Valid until 24.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

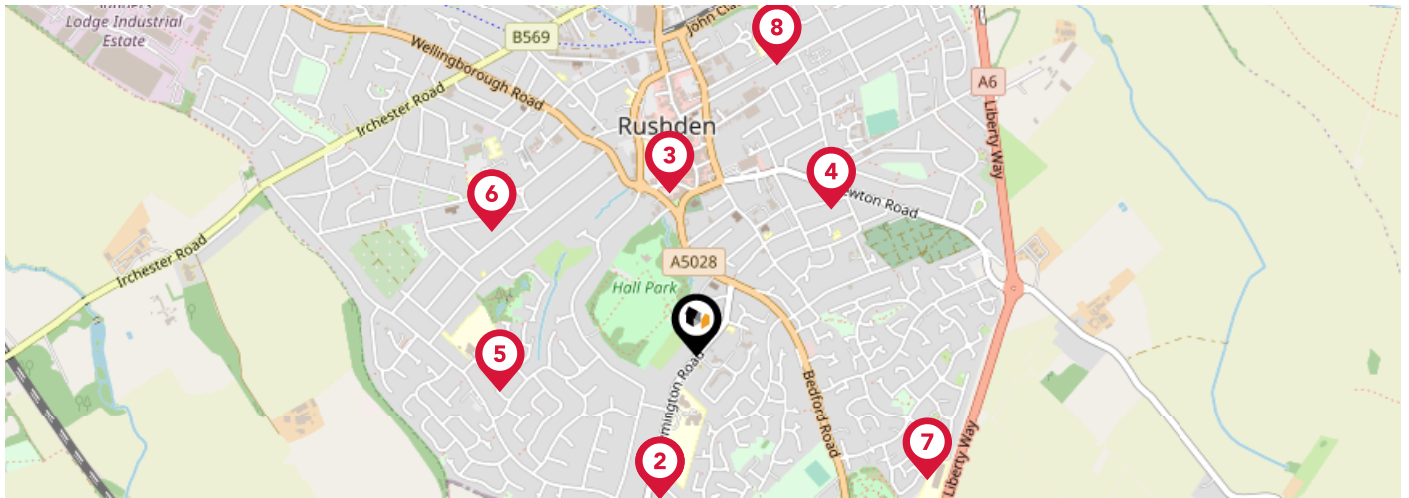
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, smokeless fuel
Total Floor Area:	124 m ²

Area Schools

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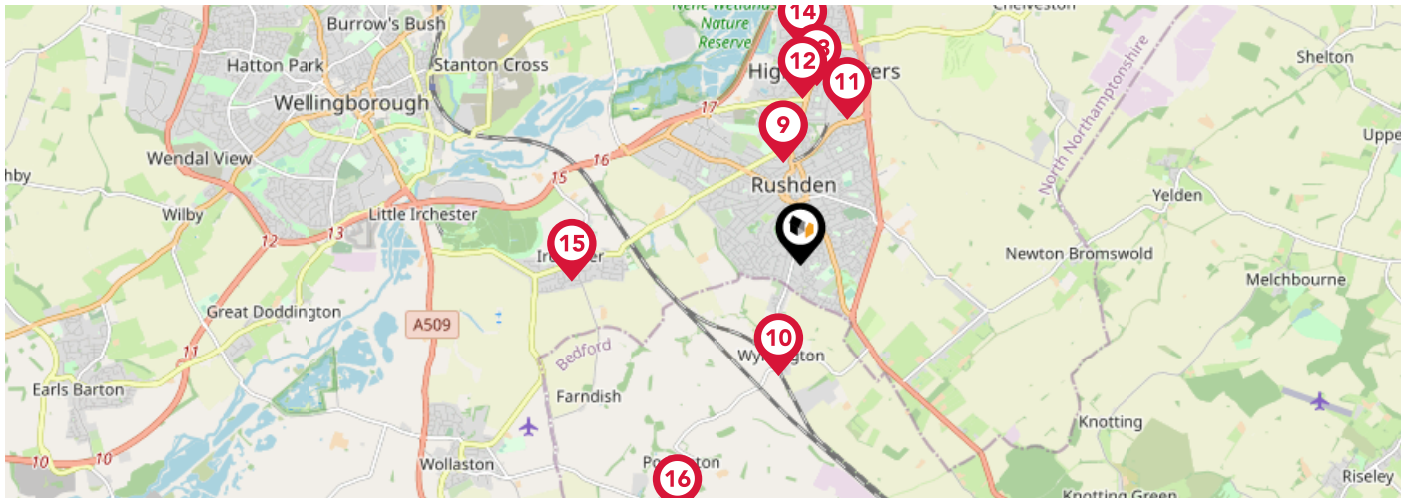
		Nursery	Primary	Secondary	College	Private
1	South End Infant School Ofsted Rating: Outstanding Pupils: 267 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	South End Junior School Ofsted Rating: Good Pupils: 358 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alfred Street Junior School, Rushden Ofsted Rating: Requires Improvement Pupils: 121 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newton Road School Ofsted Rating: Inadequate Pupils: 253 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitefriars Primary School Ofsted Rating: Good Pupils: 408 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tennyson Road Infant School Ofsted Rating: Requires Improvement Pupils: 100 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rushden Primary Academy Ofsted Rating: Good Pupils: 324 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Denfield Park Primary School Ofsted Rating: Good Pupils: 453 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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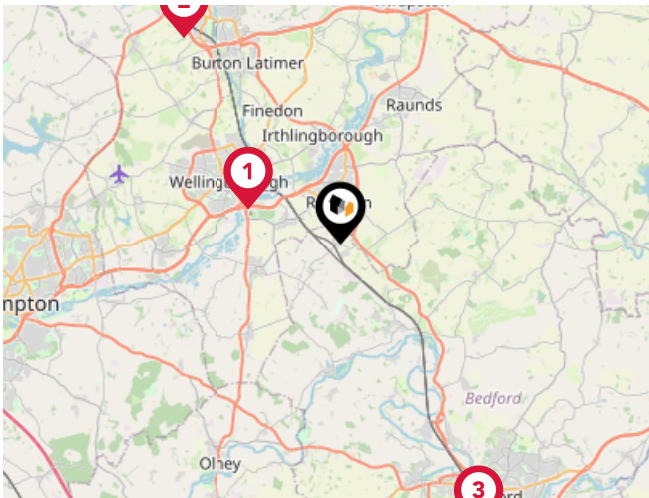
	Nursery	Primary	Secondary	College	Private
<p>9 Rushden Academy Ofsted Rating: Inadequate Pupils: 786 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 165 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Ferrers School Ofsted Rating: Good Pupils: 999 Distance:1.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 277 Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Higham Ferrers Junior School Ofsted Rating: Good Pupils: 356 Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Henry Chichele Primary School Ofsted Rating: Good Pupils: 359 Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Irchester Community Primary School Ofsted Rating: Good Pupils: 387 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Christopher Reeves CofE VA Primary School Ofsted Rating: Good Pupils: 96 Distance:2.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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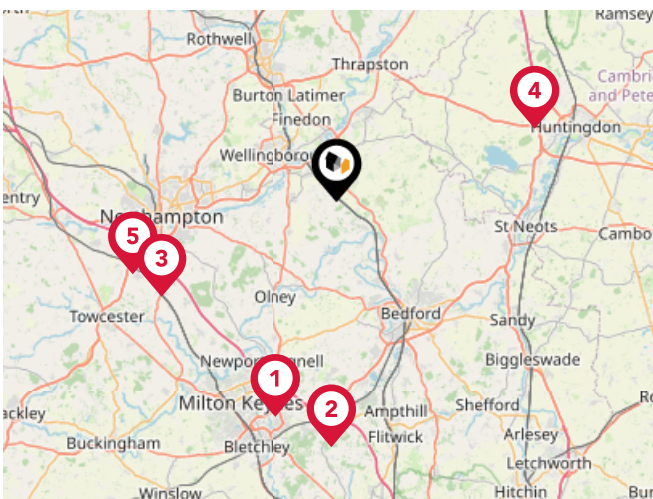


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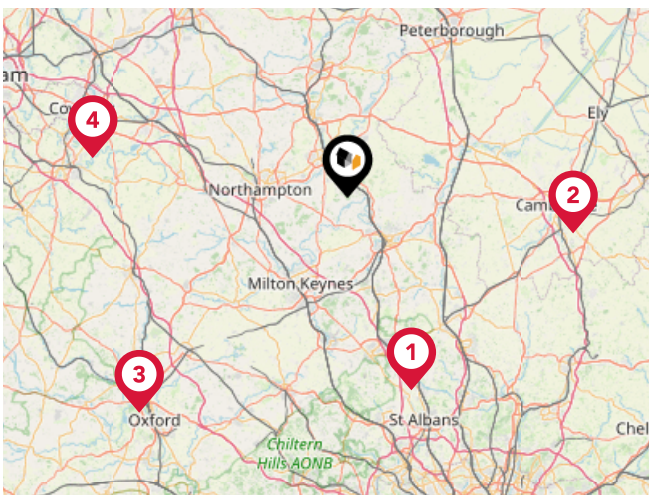
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.61 miles
2	Kettering Rail Station	9.44 miles
3	Bedford Rail Station	11.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	16.21 miles
2	M1 J13	17.82 miles
3	M1 J15	14.35 miles
4	A1(M) J13	15.42 miles
5	M1 J15A	15.59 miles



Airports/Helipads

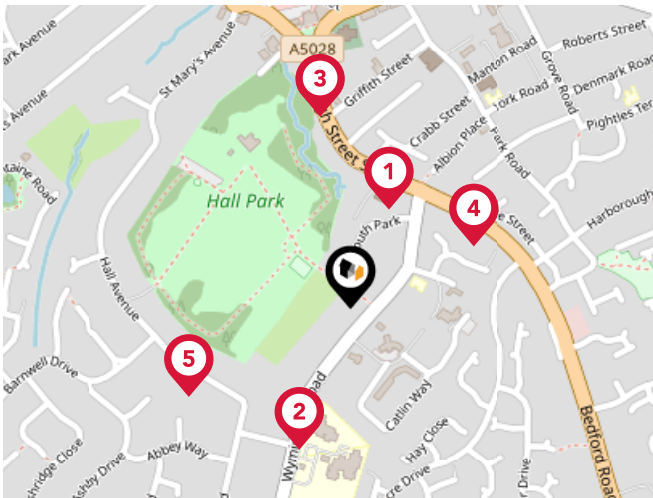
Pin	Name	Distance
1	London Luton Airport	29.53 miles
2	Cambridge Airport	33.06 miles
3	London Oxford Airport	43.6 miles
4	Coventry Airport	37.55 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Wymington Road	0.12 miles
2	South End Infant School	0.17 miles
3	BP Garage	0.22 miles
4	Wymington Road	0.16 miles
5	Barnwell Drive	0.21 miles

Market

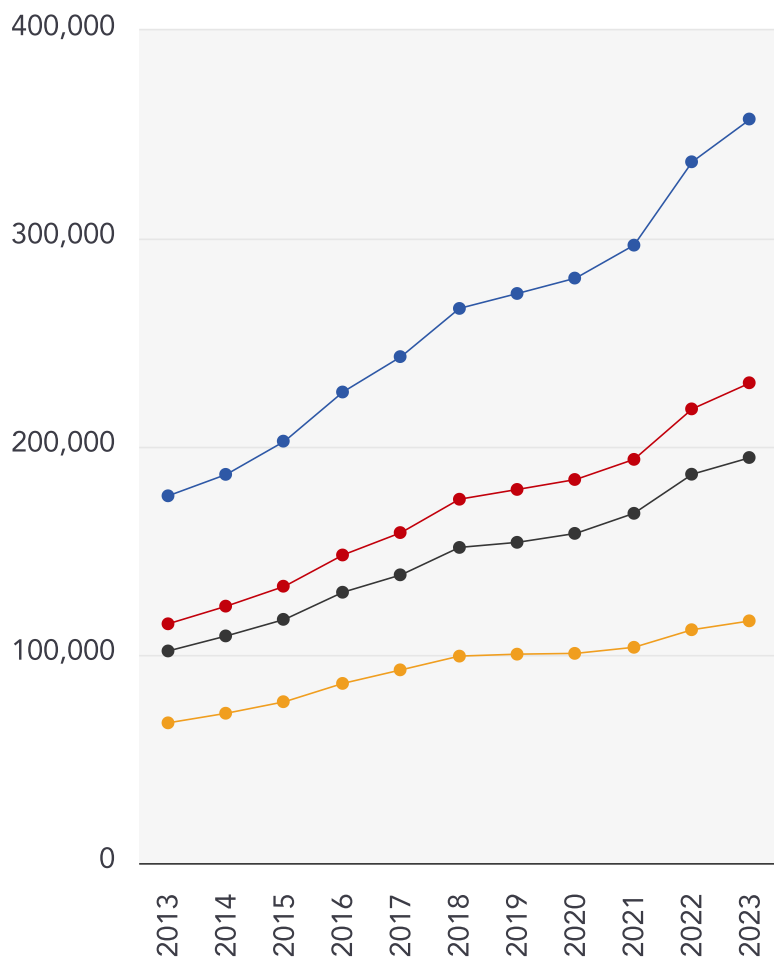
House Price Statistics

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



Detached

+102.59%

Semi-Detached

+100.73%

Terraced

+91.2%

Flat

+72.74%

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



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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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