

CARL MYERS



BESPOKE ESTATE AGENT

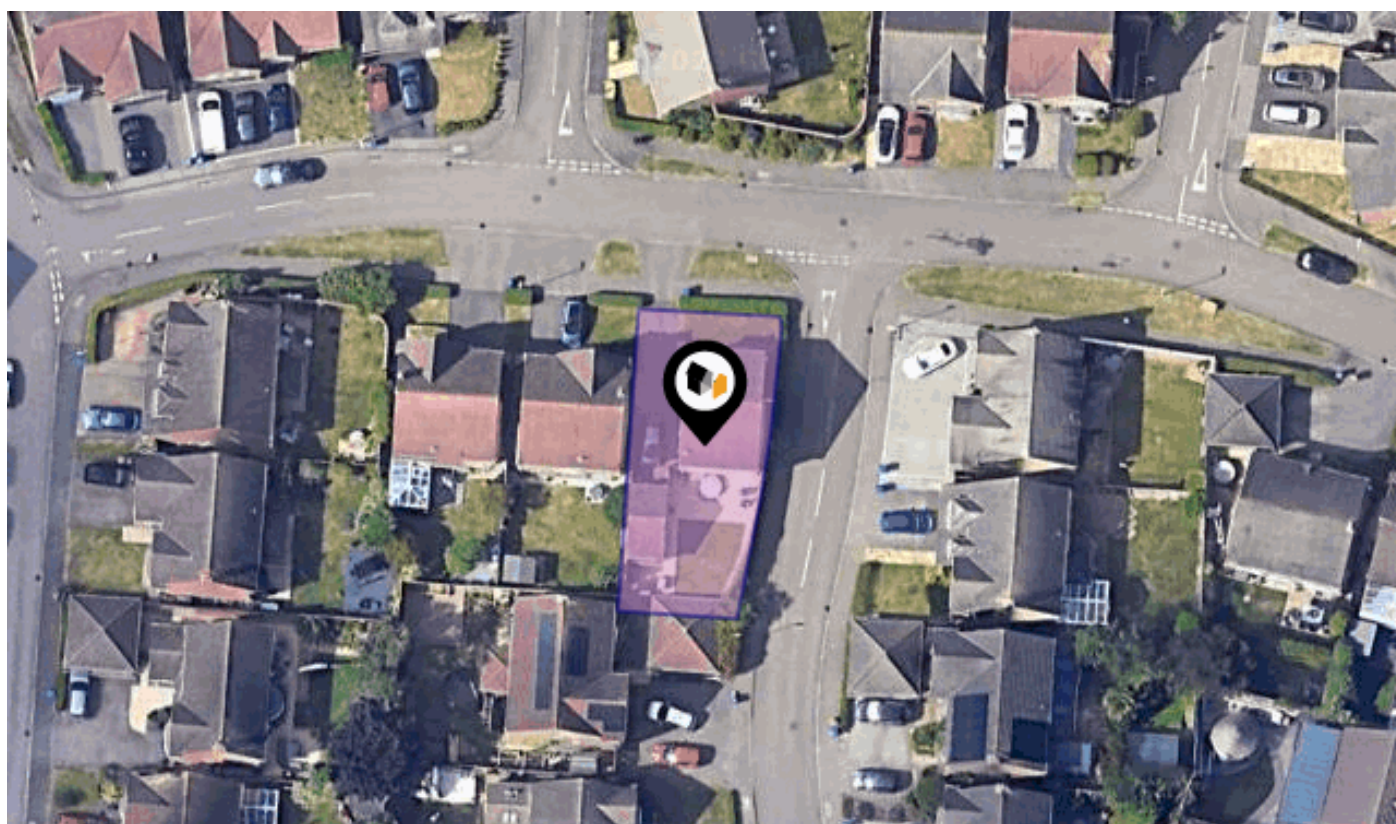


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 26<sup>th</sup> December 2023**



**CHARIOT ROAD, WOOTTON, NORTHAMPTON, NN4**

**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!

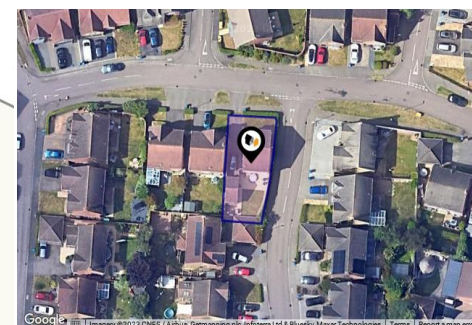
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£400
Bedrooms:	4	Tenure:	Freehold
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	2003		
Council Tax :	Band E		
Annual Estimate:	£2,429		
Title Number:	NN241577		
UPRN:	15107153		

## Local Area

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

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

4	80	1000
mb/s	mb/s	mb/s

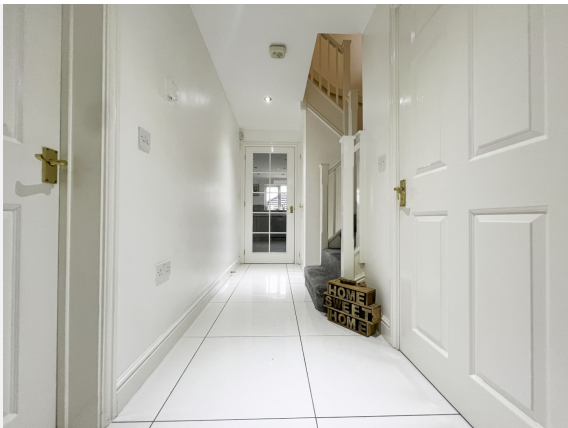
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

















# Gallery Photos

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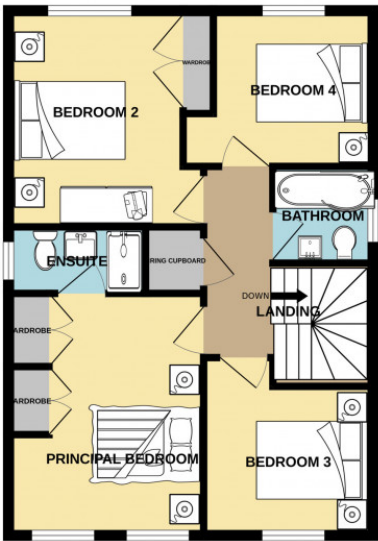
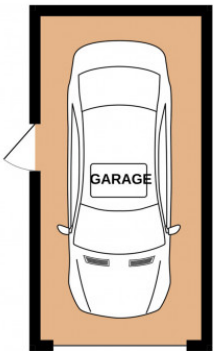
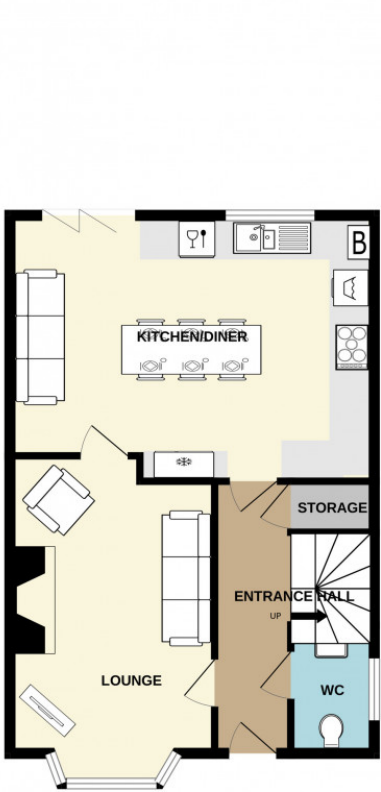




# CHARIOT ROAD, WOOTTON, NORTHAMPTON, NN4

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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NORTHAMPTON, NN4

Energy rating

C

Valid until 07.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

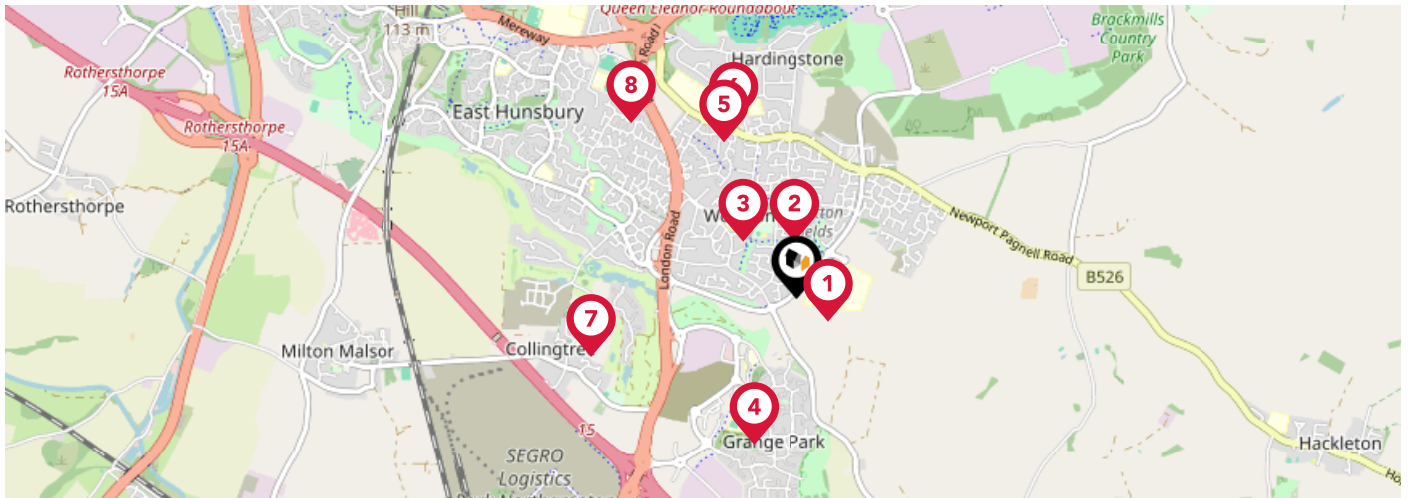


# Area Schools

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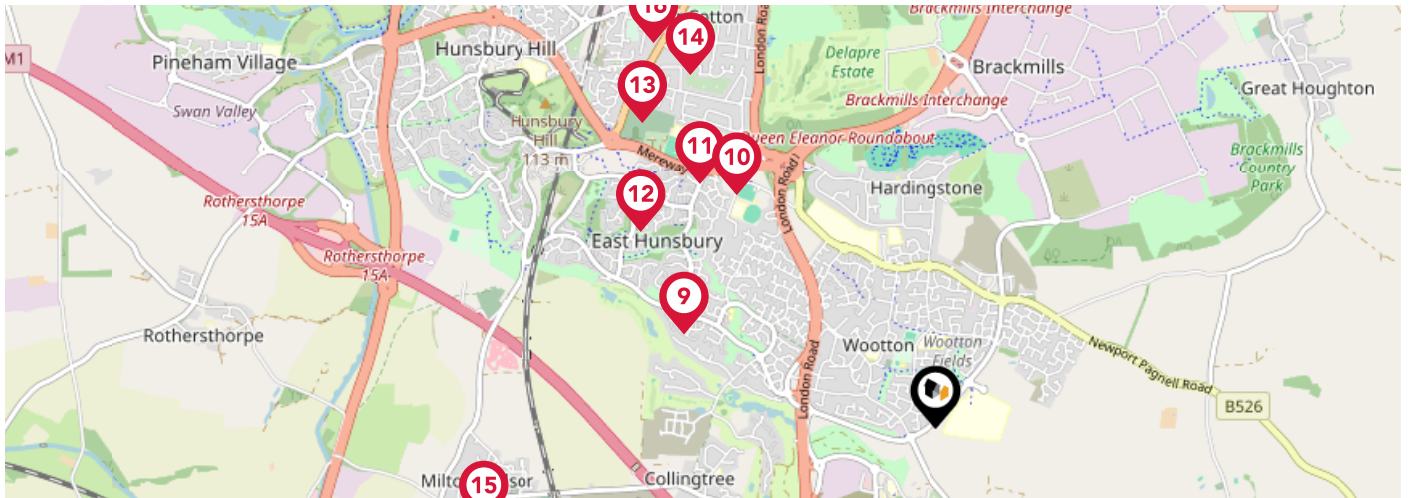
		Nursery	Primary	Secondary	College	Private
1	<b>Caroline Chisholm School</b> Ofsted Rating: Good   Pupils: 2007   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Preston Hedges Primary School</b> Ofsted Rating: Outstanding   Pupils: 419   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Wootton Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>Woodland View Primary School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Northampton High School</b> Ofsted Rating: Not Rated   Pupils: 606   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Hardingstone Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Collingtree Church of England Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Wootton Park School</b> Ofsted Rating: Outstanding   Pupils: 724   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>









# Area Schools

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		Nursery	Primary	Secondary	College	Private
	<b>East Hunsbury Primary School</b> Ofsted Rating: Good   Pupils: 433   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Abbey Primary School</b> Ofsted Rating: Good   Pupils: 368   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbeyfield School</b> Ofsted Rating: Good   Pupils: 1319   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Simon de Senlis Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gloucester Nursery School</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Eleanor Primary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Parochial Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Delapre Primary School</b> Ofsted Rating: Good   Pupils: 609   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

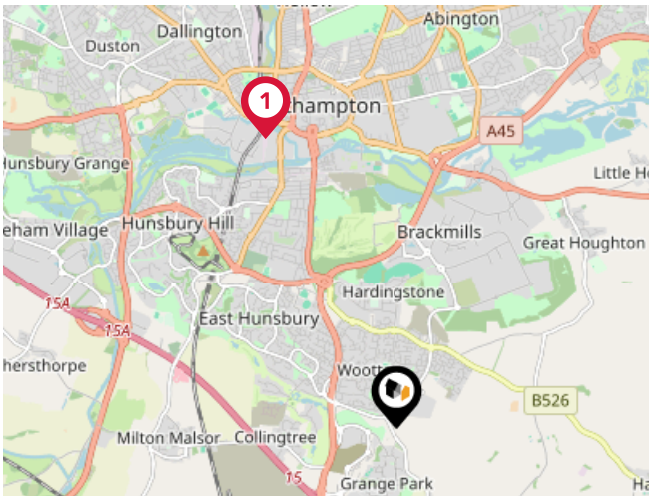
# Area

## Transport (National)

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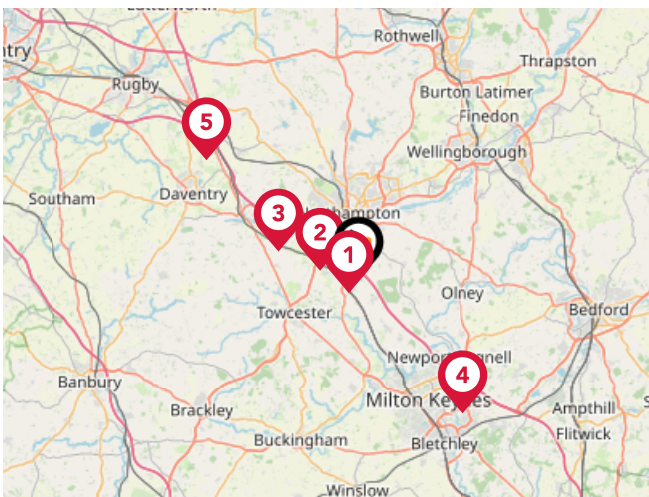


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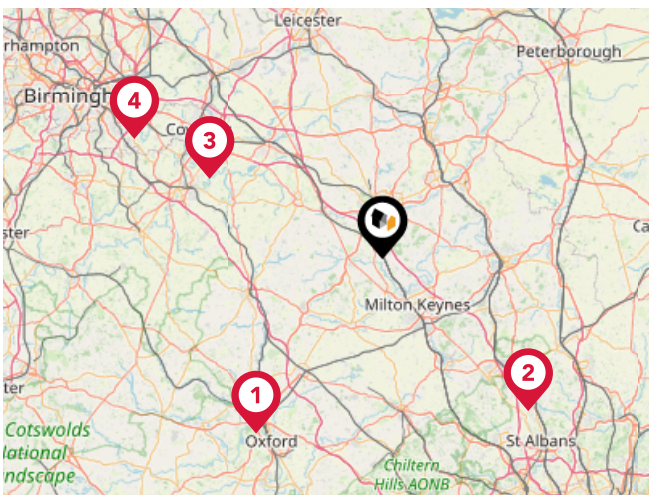
### National Rail Stations

Pin	Name	Distance
1	Northampton Rail Station	2.89 miles
2	Wolverton Rail Station	9.76 miles
3	Long Buckby Rail Station	11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	1.19 miles
2	M1 J15A	2.88 miles
3	M1 J16	6.2 miles
4	M1 J14	12.29 miles
5	M1 J17	14.12 miles



### Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	31.37 miles
2	London Luton Airport	30.73 miles
3	Coventry Airport	27.8 miles
4	Birmingham International Airport	40.09 miles

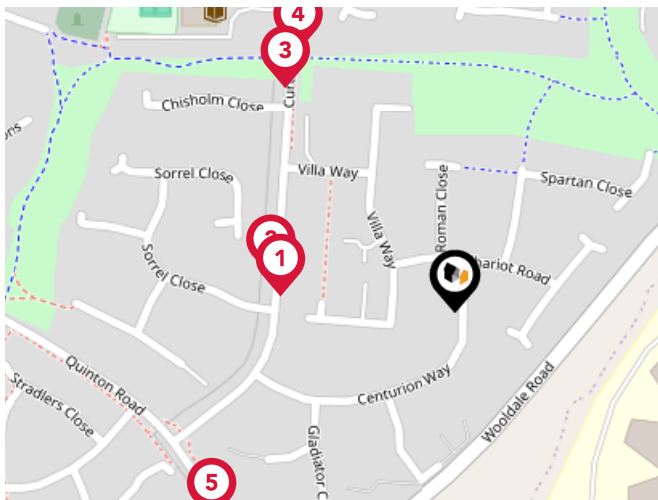


# Area






## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
	Sorrel Close	0.1 miles
	Sorrel Close	0.11 miles
	Community & Sports Centre	0.16 miles
	Community & Sports Centre	0.17 miles
	Curtlee Hill	0.18 miles

# Market

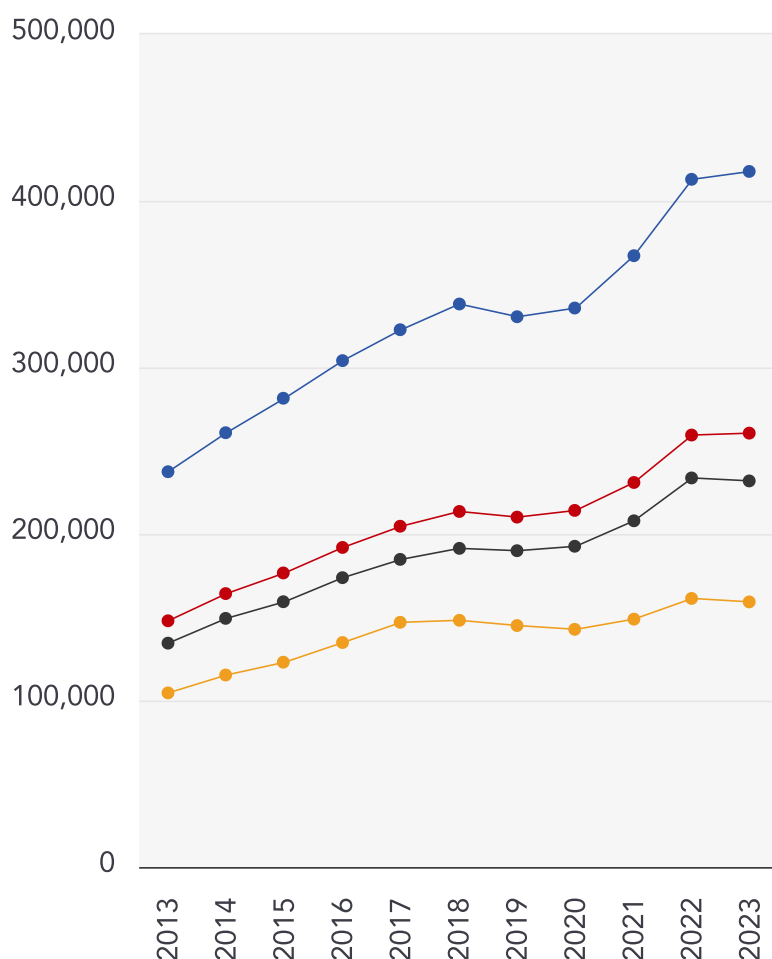
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN4



Detached

**+75.96%**

Semi-Detached

**+76.2%**

Terraced

**+72.46%**

Flat

**+52.26%**

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

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## 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

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## 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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