

CARL MYERS



BESPOKE ESTATE AGENT



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 01st October 2023



GARLAND ROAD, WELDON, CORBY, NN17

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl@carlmyers.co.uk

www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

Introduction

Our Comments

CARL MYERS



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!

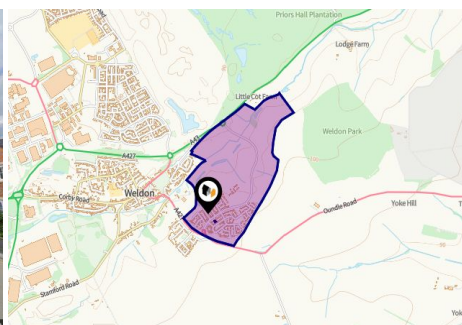
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Property Overview

CARL MYERS



BESPOKE ESTATE AGENT



Property

| | | | |
|------------------|--|-------------------------------|----------|
| Type: | Detached | Last Sold £/ft ² : | £246 |
| Bedrooms: | 4 | Tenure: | Freehold |
| Floor Area: | 1,216 ft ² / 113 m ² | | |
| Plot Area: | 362.83 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £1,876 | | |
| Title Number: | NN330062 | | |
| UPRN: | 10095787072 | | |

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)

| | | |
|----------|-----------|------------|
| 2 | 36 | 940 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

CARL MYERS



BESPOKE ESTATE AGENT

Multiple Freehold Title Plans Detected



NN330062

Multiple Freehold Title Plans Detected



NN330062



Gallery Photos

CARL MYERS



BESPOKE ESTATE AGENT



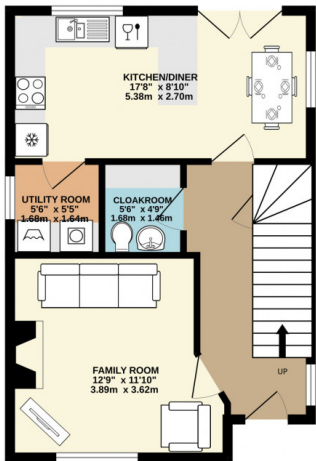




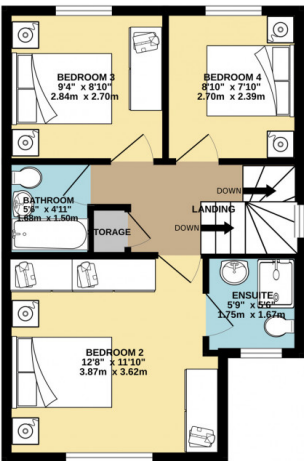


GARLAND ROAD, WELDON, CORBY, NN17

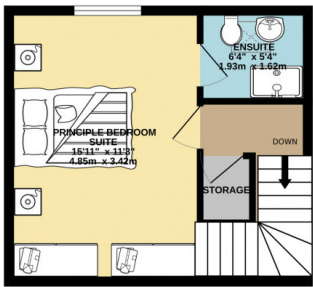
GROUND FLOOR



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.
Made with Metropix ©2023

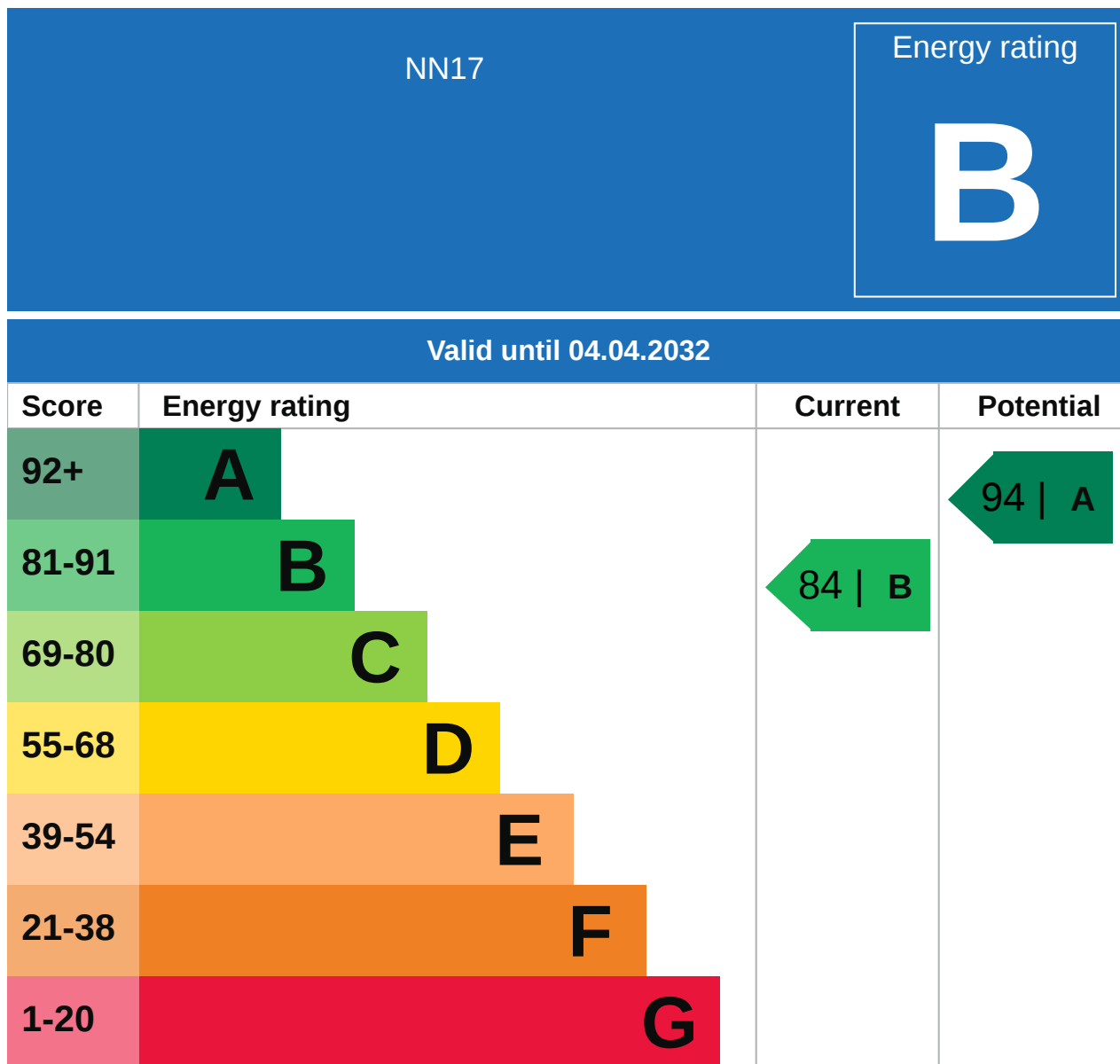
Property

EPC - Certificate

CARL MYERS



BESPOKE ESTATE AGENT



Property

EPC - Additional Data

CARL MYERS



BESPOKE ESTATE AGENT

Additional EPC Data

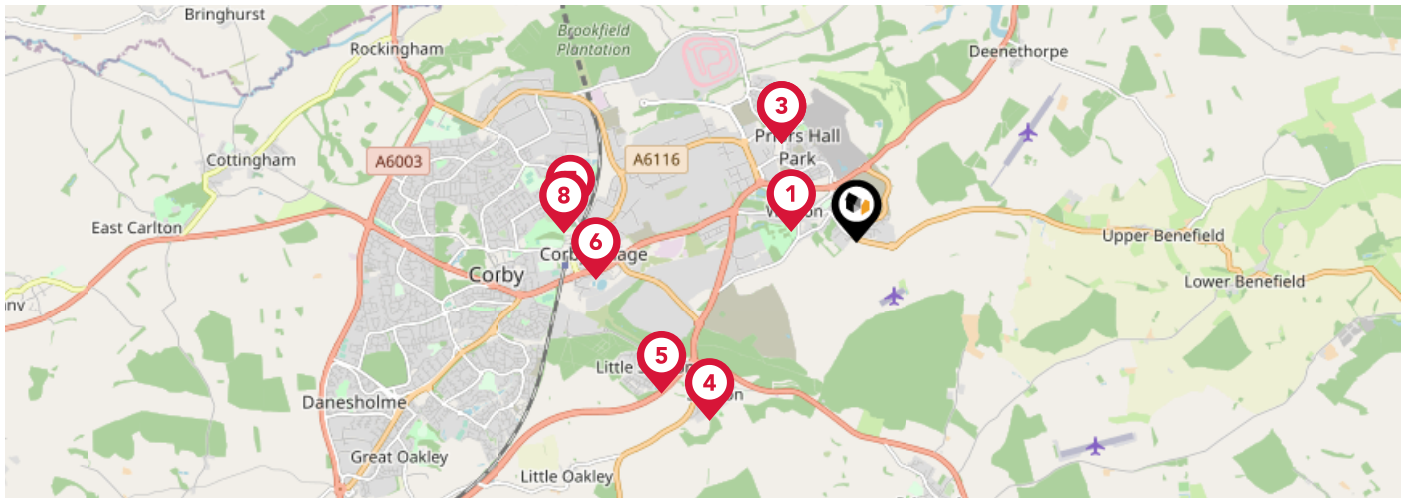
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Gas: mains gas |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.24 W/m ² ·K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.14 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 |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.22 W/m ² ·K |
| Total Floor Area: | 113 m ² |

Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



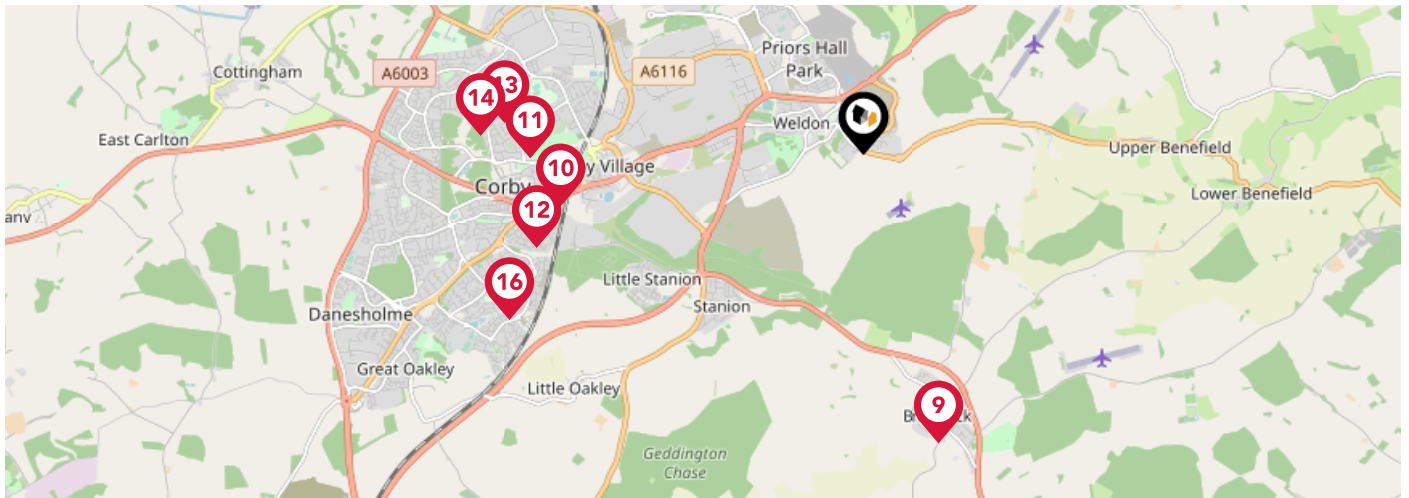
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Weldon Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Priors Hall - A Learning Community Ofsted Rating: Requires Improvement Pupils:0 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Corby Business Academy Ofsted Rating: Requires Improvement Pupils: 1087 Distance:1.11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Stanion Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 108 Distance:2.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Little Stanion Primary School Ofsted Rating: Good Pupils: 242 Distance:2.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Corby Old Village Primary School Ofsted Rating: Requires Improvement Pupils: 206 Distance:2.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Pen Green Centre for Children and Their Families Ofsted Rating: Outstanding Pupils: 163 Distance:2.59 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Rockingham Primary School Ofsted Rating: Good Pupils: 289 Distance:2.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Brigstock Latham's Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:2.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Corby Technical School Ofsted Rating: Outstanding Pupils: 616 Distance:2.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Our Lady of Walsingham Catholic Primary School Ofsted Rating: Good Pupils: 388 Distance:3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Exeter A Learning Community Academy Ofsted Rating: Inadequate Pupils: 573 Distance:3.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Studfall Infant Academy Ofsted Rating: Good Pupils: 391 Distance:3.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Studfall Junior Academy Ofsted Rating: Good Pupils: 460 Distance:3.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Gretton Primary School Ofsted Rating: Good Pupils: 149 Distance:3.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Corby Primary Academy Ofsted Rating: Outstanding Pupils: 473 Distance:3.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

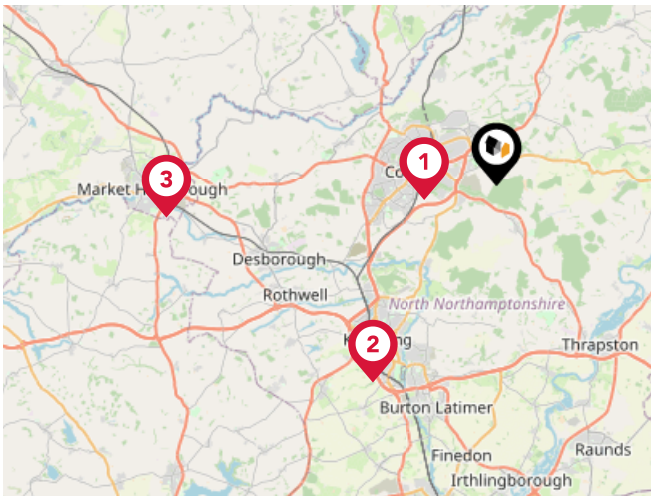
Area

Transport (National)

CARL MYERS

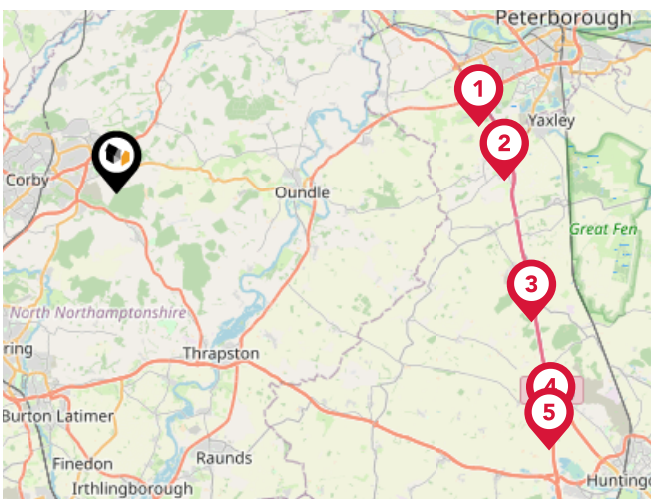


BESPOKE ESTATE AGENT



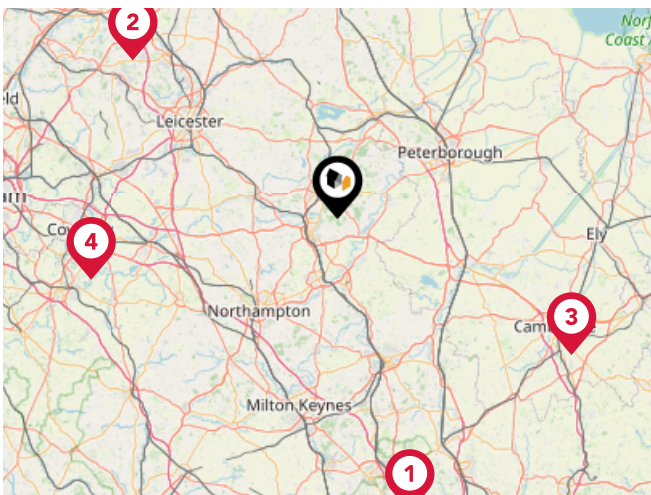
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|-------------|
| | Corby Rail Station | 2.67 miles |
| | Kettering Rail Station | 8.36 miles |
| | Market Harborough Rail Station | 11.99 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|-------------|
| | A1(M) J17 | 13.27 miles |
| | A1(M) J16 | 14 miles |
| | A1(M) J15 | 15.67 miles |
| | A1(M) J14 | 17.75 miles |
| | A1(M) J13 | 18.17 miles |



Airports/Helipads

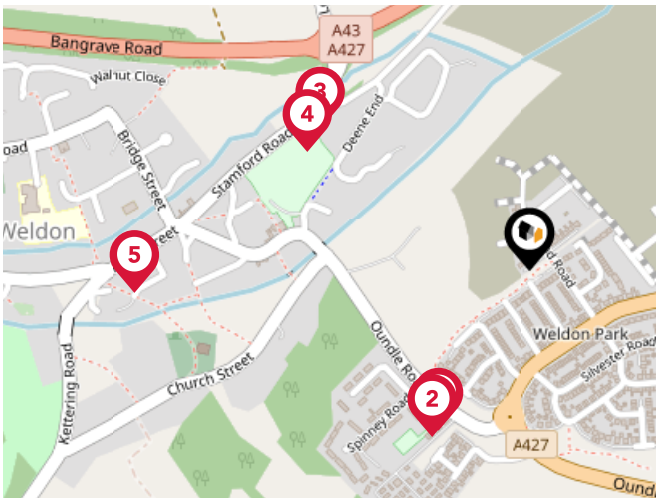
| Pin | Name | Distance |
|-----|-----------------------|-------------|
| | London Luton Airport | 43.91 miles |
| | East Midlands Airport | 37.37 miles |
| | Cambridge Airport | 39.16 miles |
| | Coventry Airport | 36.88 miles |

Area






Transport (Local)

CARL MYERS


BESPOKE ESTATE AGENT



Bus Stops/Stations

| Pin | Name | Distance |
|---|----------------|------------|
|  | Woodlands Road | 0.21 miles |
|  | Woodlands Road | 0.22 miles |
|  | Deene End | 0.29 miles |
|  | Deene End | 0.28 miles |
|  | Church View | 0.45 miles |

Market

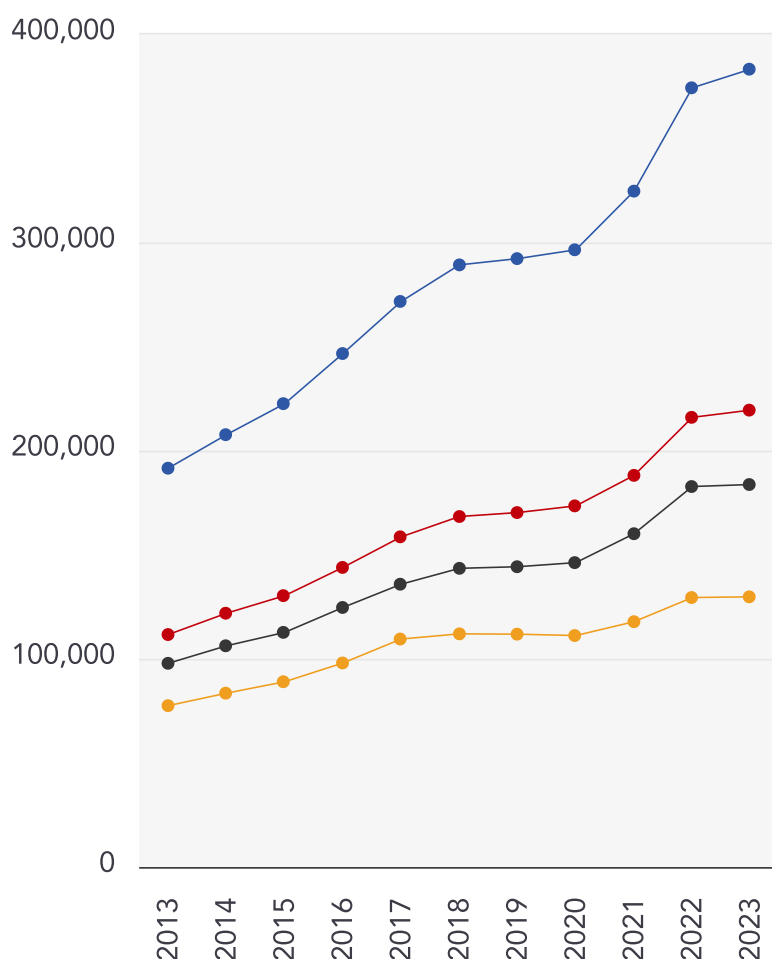
House Price Statistics

CARL MYERS



BESPOKE ESTATE AGENT

10 Year History of Average House Prices by Property Type in NN17



Detached

+100.04%

Semi-Detached

+96.52%

Terraced

+87.74%

Flat

+67.42%

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

CARL MYERS



BESPOKE ESTATE AGENT

CARL MYERS



BESPOKE ESTATE AGENT

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

CARL MYERS



BESPOKE ESTATE AGENT

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl@carlmyers.co.uk

www.carlmyers.co.uk

