

CARL MYERS



BESPOKE ESTATE AGENT

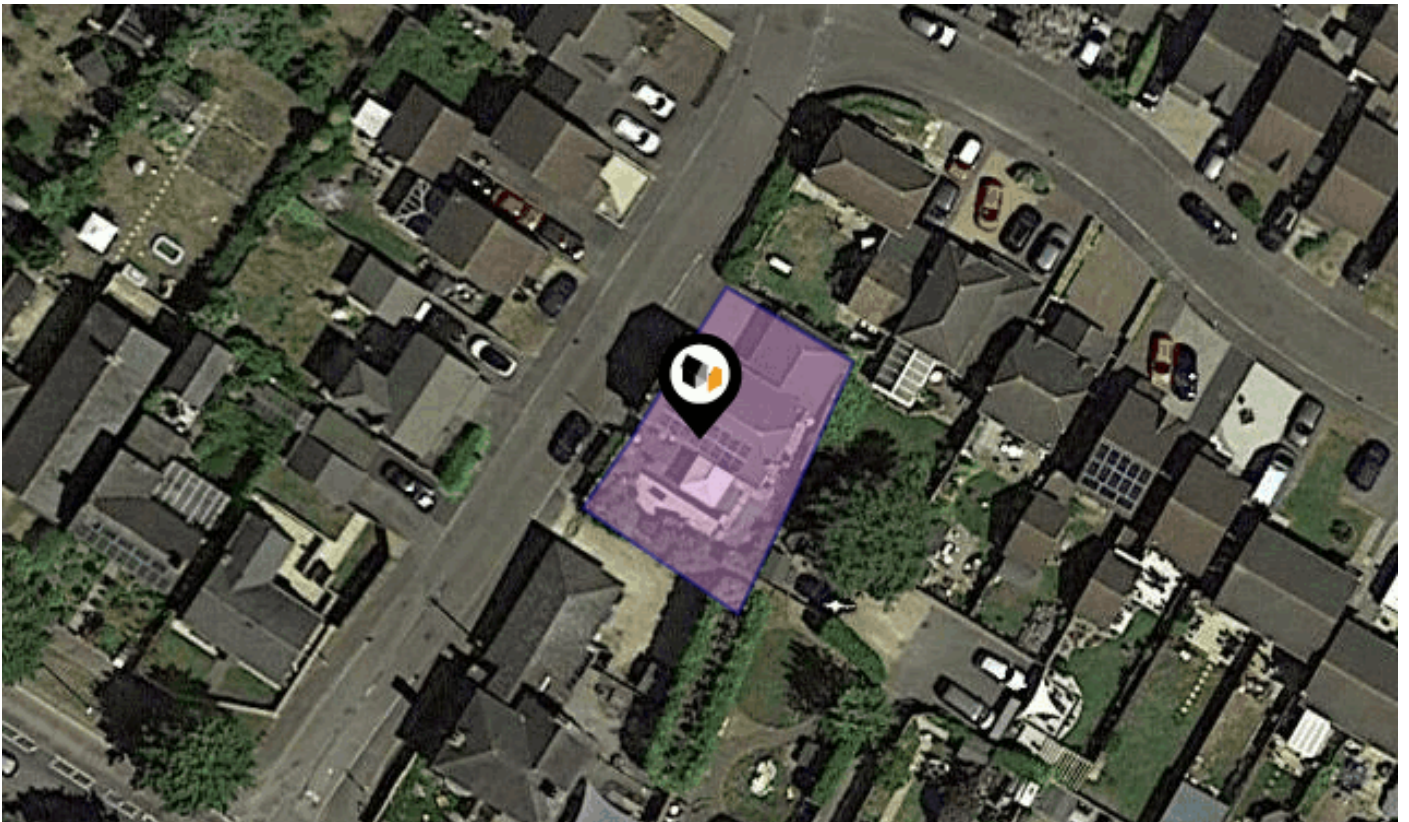


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st February 2024



**HOLBUSH WAY, IRTHLINGBOROUGH, WELLINGBOROUGH,
NN9**

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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aprift
Know any property instantly

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!

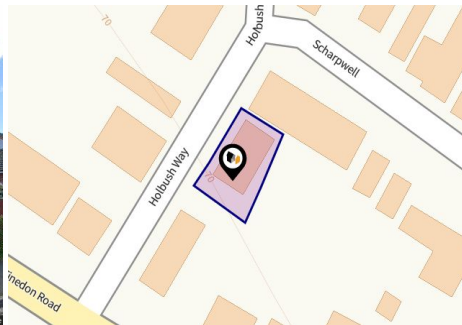
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.08 acres		
Year Built :	2000		
Council Tax :	Band D		
Annual Estimate:	£1,876		
Title Number:	NN215116		
UPRN:	200000734268		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *1a, Holbush Way, Irthlingborough, Wellingborough, NN9 5EP*

Reference - 00/00046/FUL

Decision: Permitted

Date: 24th January 2000

Description:

Dwellinghouse with attached double garage

Reference - 97/00568/FUL

Decision: Permitted

Date: 10th September 1997

Description:

Dwellinghouse, garage and vehicular access

Reference - 97/00388/OUT

Decision: Withdrawn

Date: 25th June 1997

Description:

Detached dwellinghouse and garage

Gallery Photos

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Gallery Photos

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Gallery Photos

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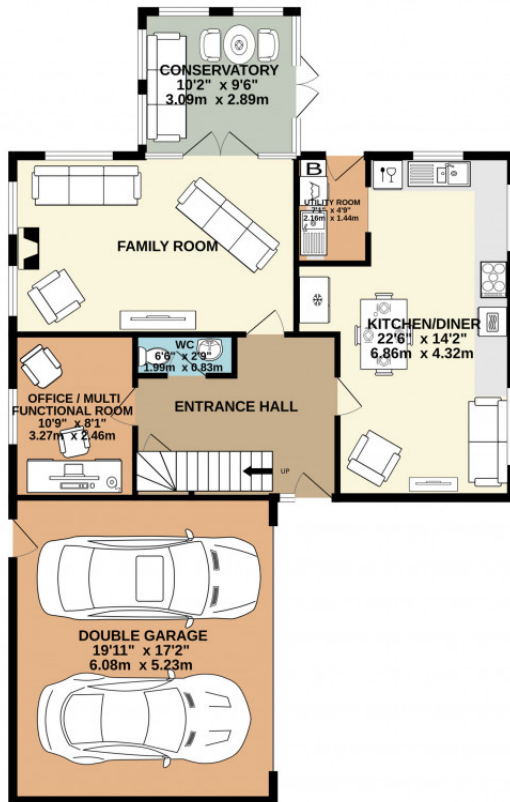


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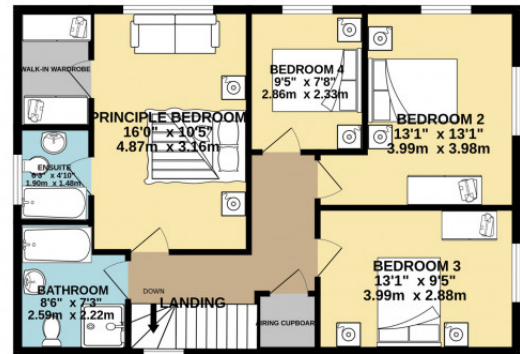


HOLBUSH WAY, IRTHLINGBOROUGH, WELLINGBOROUGH, NN9

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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Energy rating

B

Valid until 22.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 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:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Suspended, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	150 m ²

Area Schools

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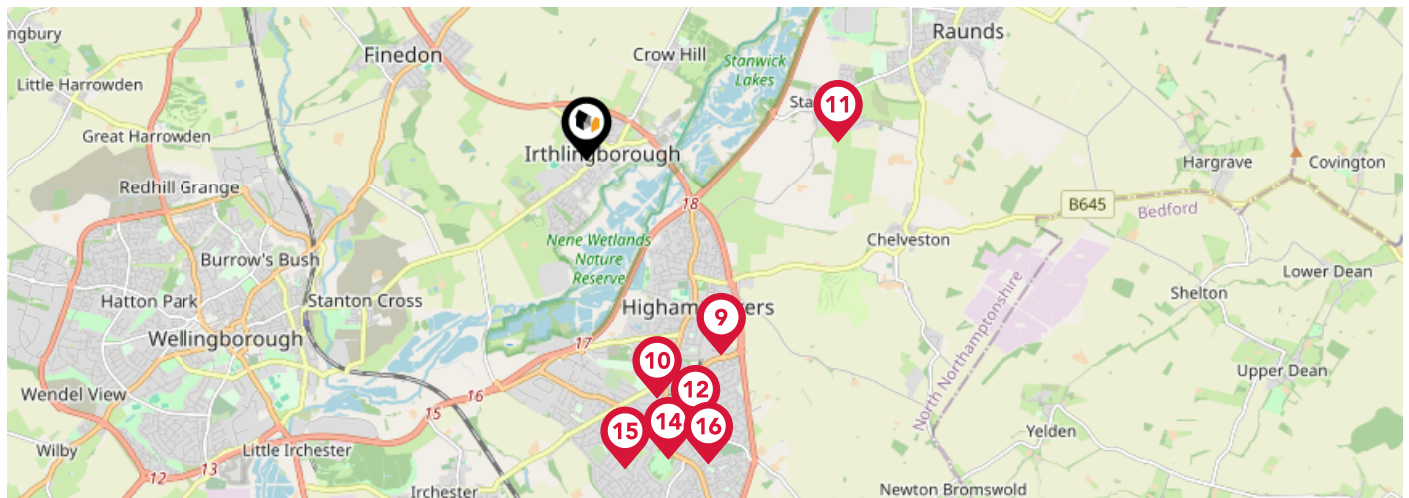
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1	Huxlow Science College Ofsted Rating: Inadequate Pupils: 916 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Irthlingborough Junior School Ofsted Rating: Good Pupils: 428 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 335 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Henry Chichele Primary School Ofsted Rating: Good Pupils: 359 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finedon Mulso Church of England Junior School Ofsted Rating: Good Pupils: 164 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Higham Ferrers Junior School Ofsted Rating: Good Pupils: 356 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 277 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Finedon Infant School Ofsted Rating: Good Pupils: 134 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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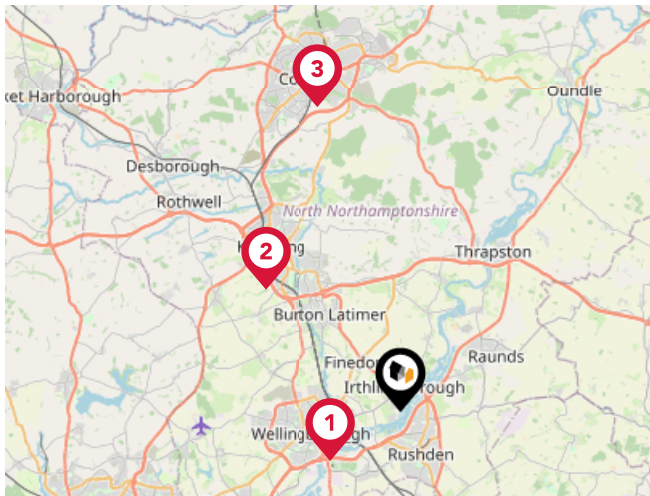
		Nursery	Primary	Secondary	College	Private
	The Ferrers School Ofsted Rating: Good Pupils: 999 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rushden Academy Ofsted Rating: Inadequate Pupils: 786 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanwick Academy Ofsted Rating: Good Pupils: 194 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Denfield Park Primary School Ofsted Rating: Good Pupils: 453 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Addington CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alfred Street Junior School, Rushden Ofsted Rating: Requires Improvement Pupils: 121 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tennyson Road Infant School Ofsted Rating: Requires Improvement Pupils: 100 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton Road School Ofsted Rating: Inadequate Pupils: 253 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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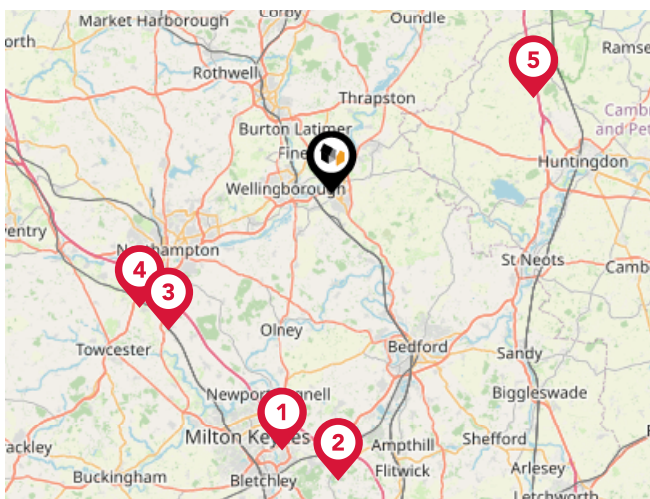


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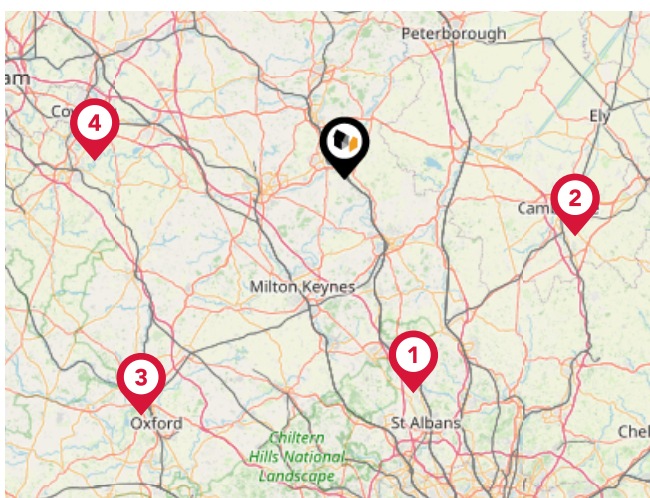
National Rail Stations

Pin	Name	Distance
	Wellingborough Rail Station	3.1 miles
	Kettering Rail Station	6.6 miles
	Corby Rail Station	11.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J14	19.03 miles
	M1 J13	20.91 miles
	M1 J15	15.43 miles
	M1 J15A	16.17 miles
	A1(M) J15	16.17 miles



Airports/Helipads

Pin	Name	Distance
	London Luton Airport	32.72 miles
	Cambridge Airport	34.45 miles
	London Oxford Airport	45.33 miles
	Coventry Airport	36.38 miles

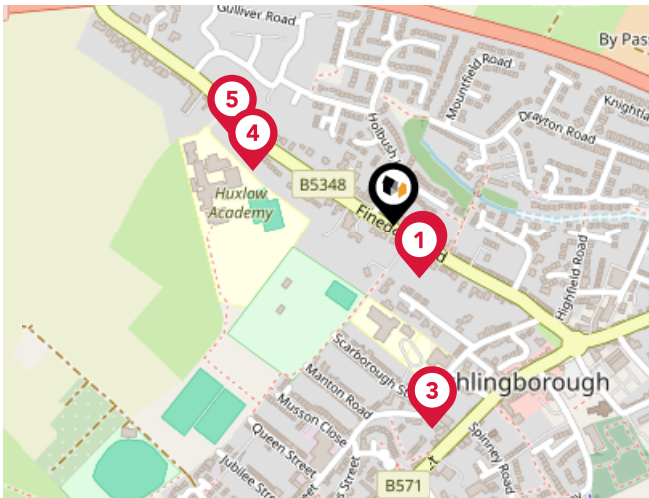
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Holbush Way	0.07 miles
2	Holbush Way	0.06 miles
3	Scarborough Street	0.23 miles
4	Huxlow School	0.17 miles
5	Huxlow School	0.21 miles

Market

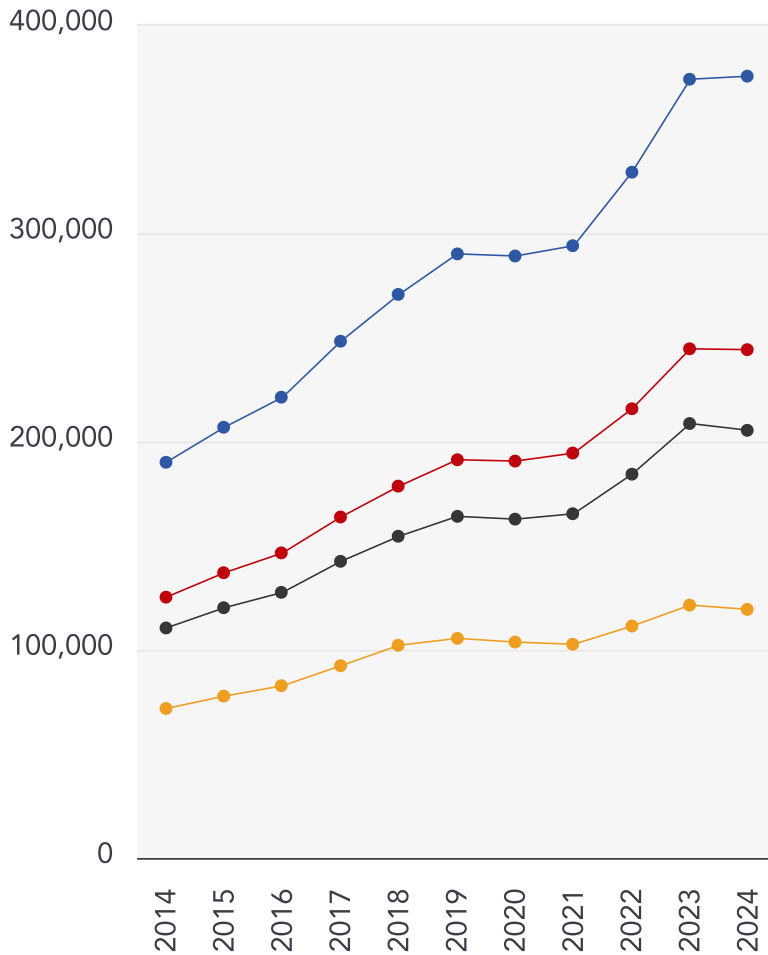
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN9



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

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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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