

CARL MYERS



BESPOKE ESTATE AGENT



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28<sup>th</sup> March 2024



**HIGHFIELD ROAD, THRAPSTON, KETTERING, NN14**

**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!

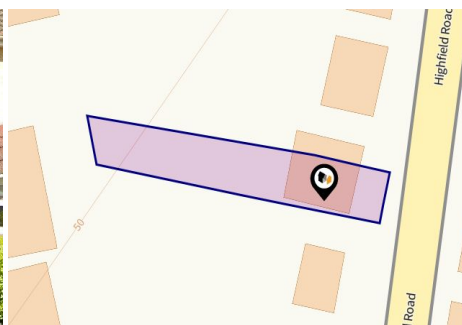
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£65
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,140 ft <sup>2</sup> / 106 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,459		
<b>Title Number:</b>	NN217562		
<b>UPRN:</b>	100031021626		

## Local Area

<b>Local Authority:</b>	North northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Medium

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

<b>16</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Gallery Photos

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# Gallery Photos

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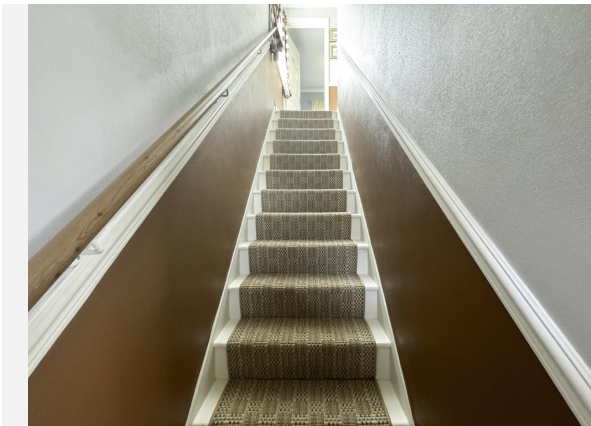


# Gallery Photos

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# Gallery Photos

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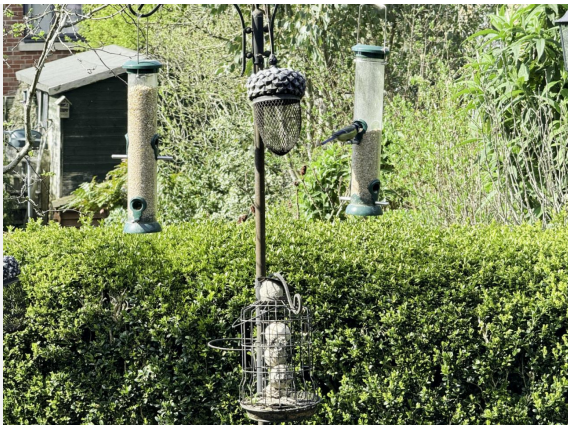


# Gallery Photos

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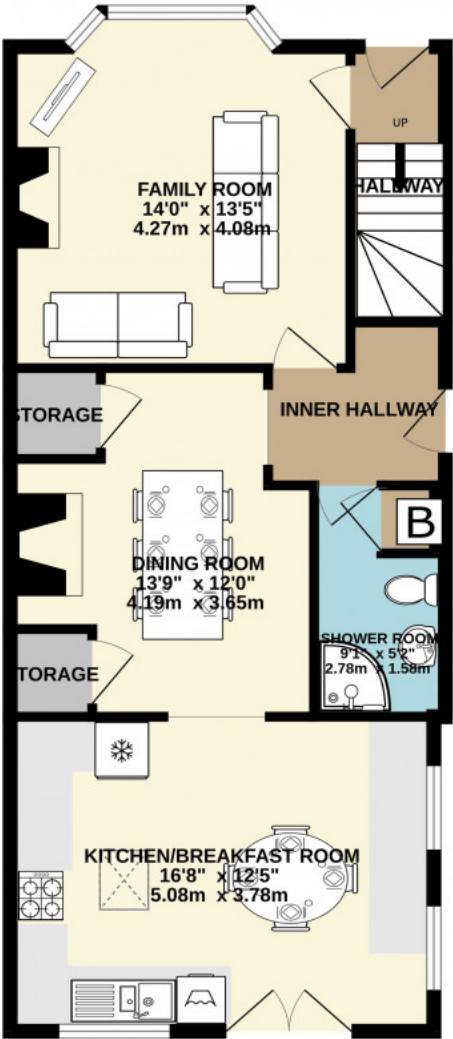
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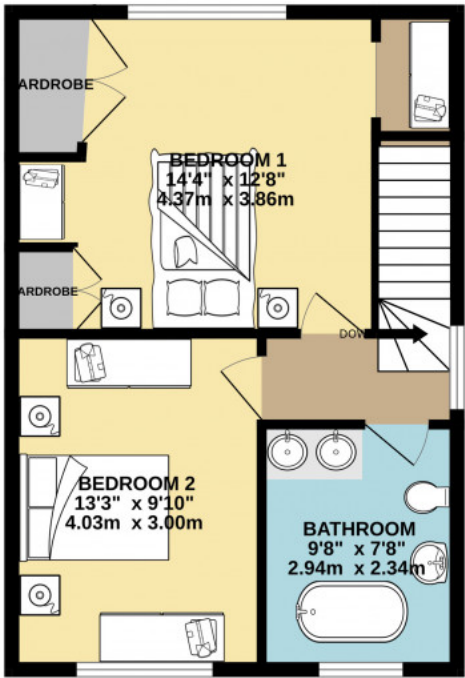


## HIGHFIELD ROAD, THRAPSTON, KETTERING, NN14

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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Thrapston, KETTERING, NN14

Energy rating

**D**

Valid until 27.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	106 m <sup>2</sup>

# Area Schools

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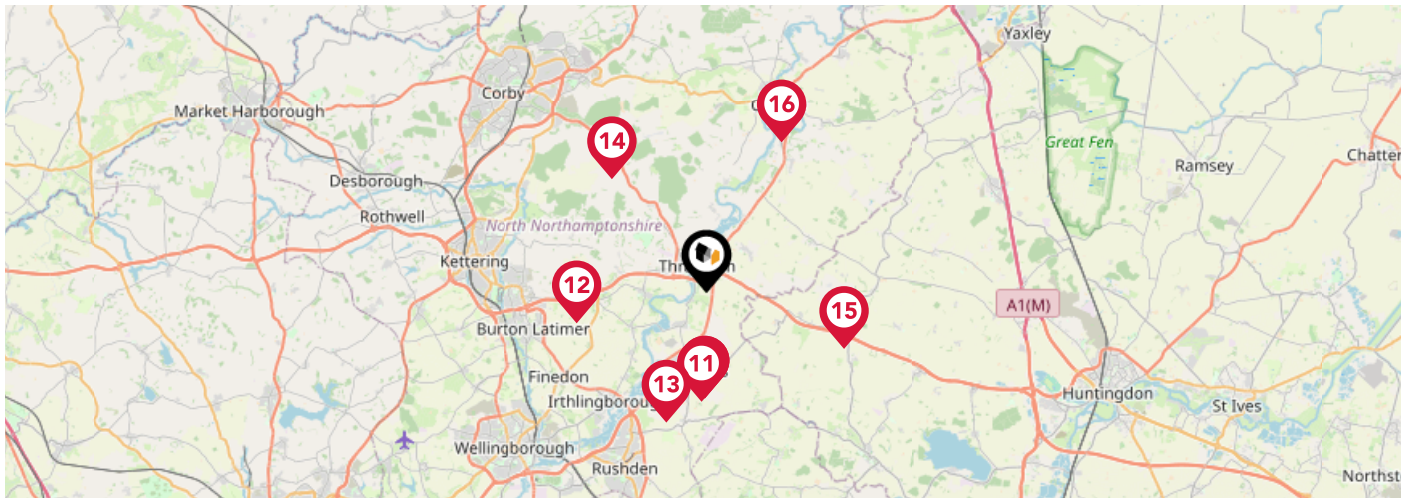
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Thrapston Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 521   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Progress Schools - Thrapston</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Titchmarsh Church of England Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Trinity Church of England Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Woodford Church of England Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ringstead Church of England Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Addington CofE Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Windmill Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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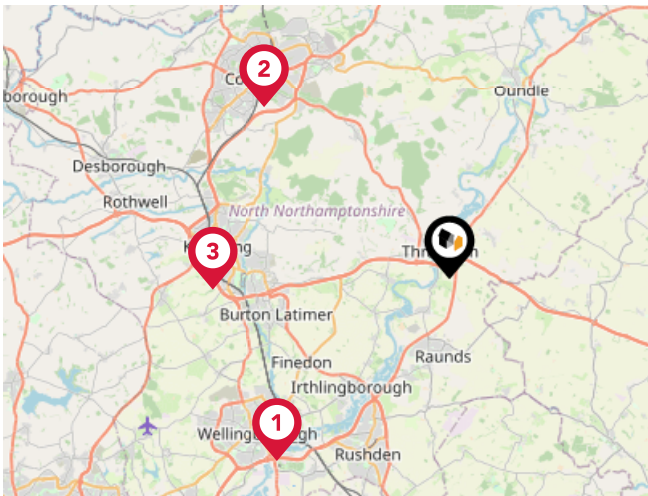
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Peter's Church of England Academy</b> Ofsted Rating: Good   Pupils: 184   Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Manor School Sports College</b> Ofsted Rating: Good   Pupils: 969   Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Raunds Park Infant School</b> Ofsted Rating: Good   Pupils: 123   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cranford CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 97   Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Stanwick Academy</b> Ofsted Rating: Good   Pupils: 194   Distance:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Brigstock Latham's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Brington CofE Primary School</b> Ofsted Rating: Good   Pupils: 70   Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Prince William School</b> Ofsted Rating: Good   Pupils: 1105   Distance:6.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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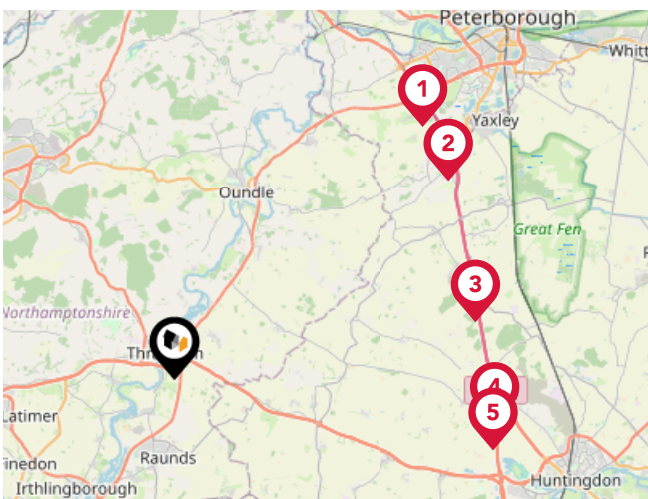


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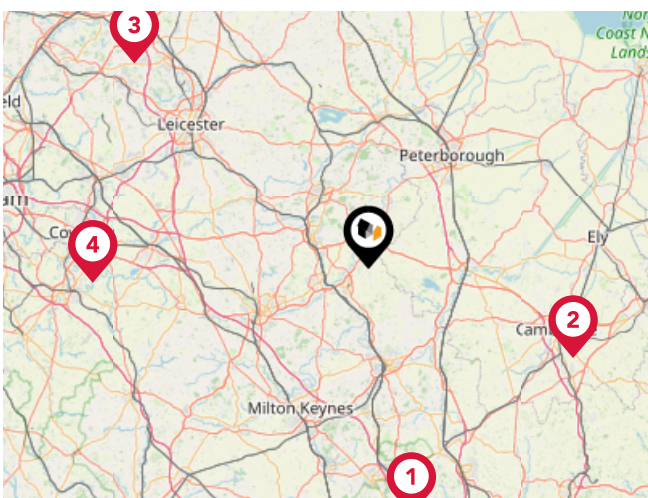
## National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	9.08 miles
2	Corby Rail Station	9.19 miles
3	Kettering Rail Station	8.59 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	12.81 miles
2	A1(M) J16	12.24 miles
3	A1(M) J15	11.09 miles
4	A1(M) J14	11.68 miles
5	A1(M) J13	11.79 miles



## Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	36.47 miles
2	Cambridge Airport	32.44 miles
3	East Midlands Airport	44.84 miles
4	Coventry Airport	40.03 miles

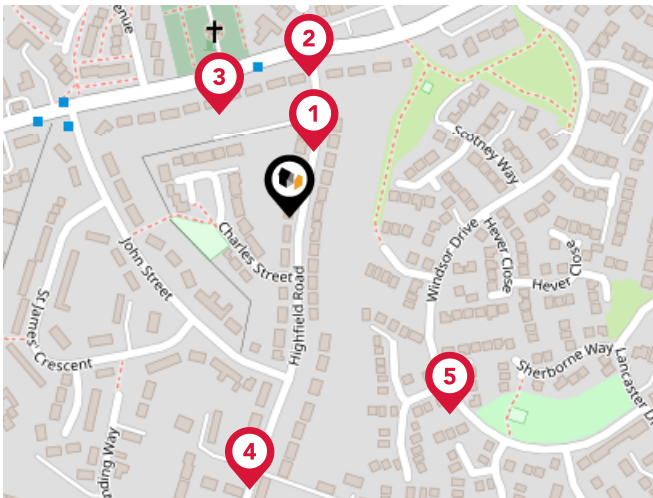
# Area

## Transport (Local)

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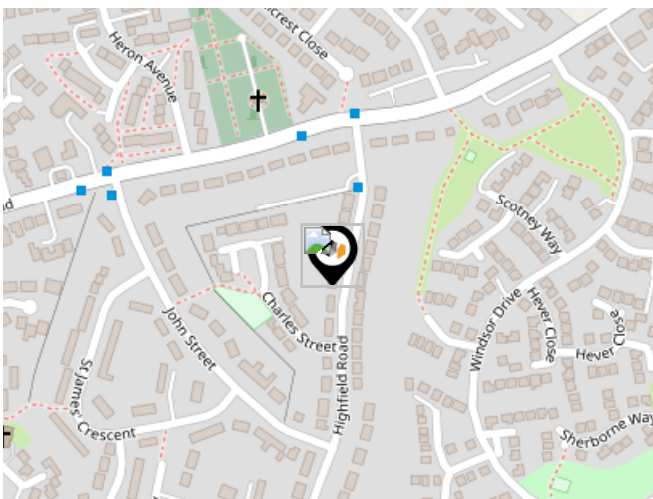


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### Bus Stops/Stations

Pin	Name	Distance
1	59 Highfield Road	0.04 miles
2	Highfield Road	0.08 miles
3	Highfield Road	0.07 miles
4	Faraday Court	0.16 miles
5	Barnwell Close	0.14 miles



### Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	13.14 miles

# Market

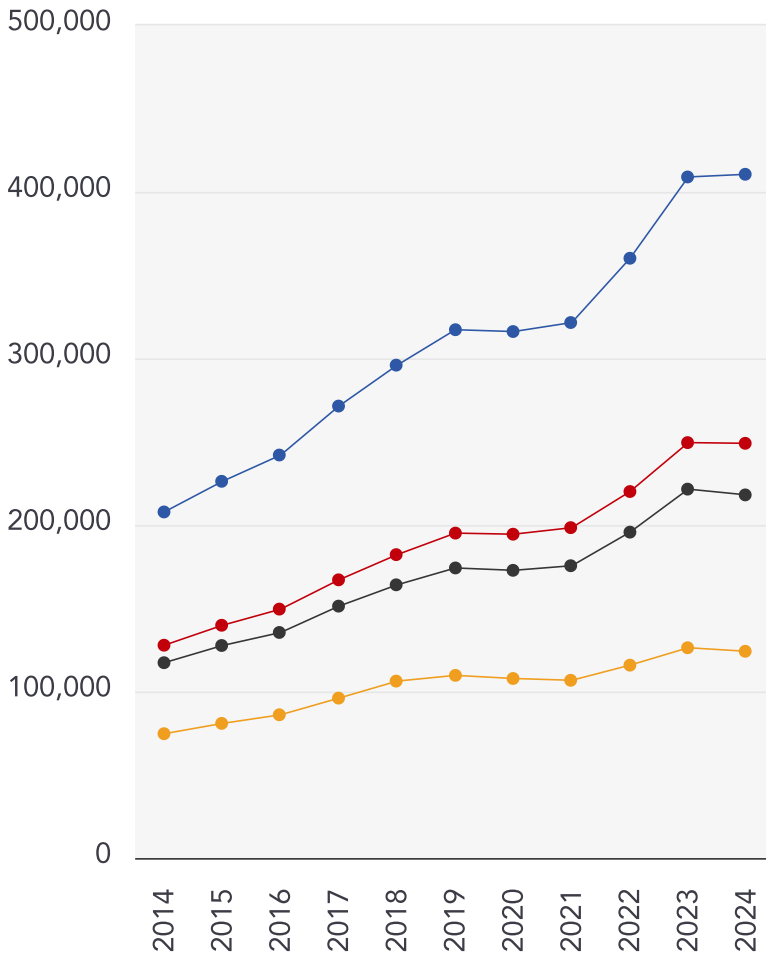
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN14



Detached

**+97.56%**

Semi-Detached

**+94.85%**

Terraced

**+85.89%**

Flat

**+66.27%**



# 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

# 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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