

CARL MYERS



BESPOKE ESTATE AGENT

KEY FACTS FOR BUYERS

Brooke Close, Wellingborough, NN8

June 2022



A guide to this property and the local area

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

15th June 2022



INTRODUCTION

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.

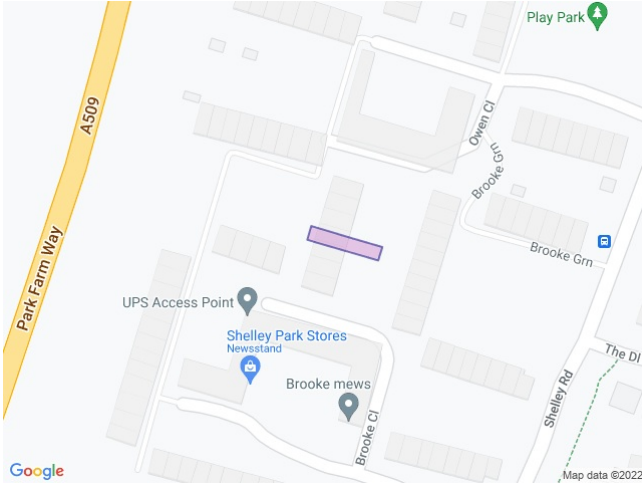
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

BROOKE CLOSE, WELLINGBOROUGH, NN8



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Terraced
3 Bedrooms

Floor Area: 678.13 ft²
63.00 m²

Plot Size: 0.03 acres

Council Tax Band: A

Annual Cost: £1,264.32

Land Registry
Title Number: NN195049

Tenure: Freehold

AREA KEY FACTS

Local Authority: WELLINGBOROUGH

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 17 Mbps

Superfast: 80 Mbps

Ultrafast: 500 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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

PROPERTY OVERVIEW

PHOTO GALLERY



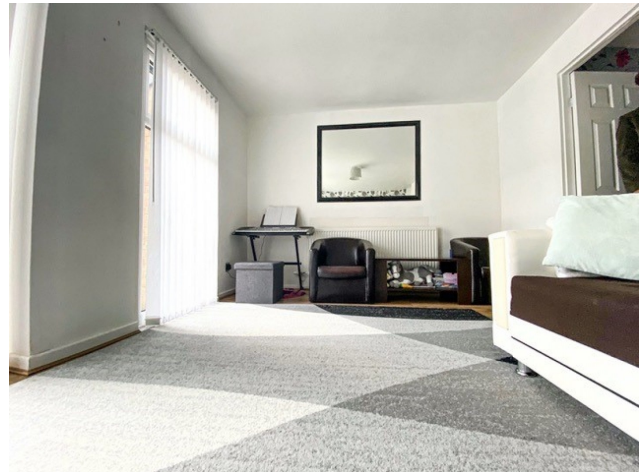
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



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

PROPERTY OVERVIEW

PHOTO GALLERY



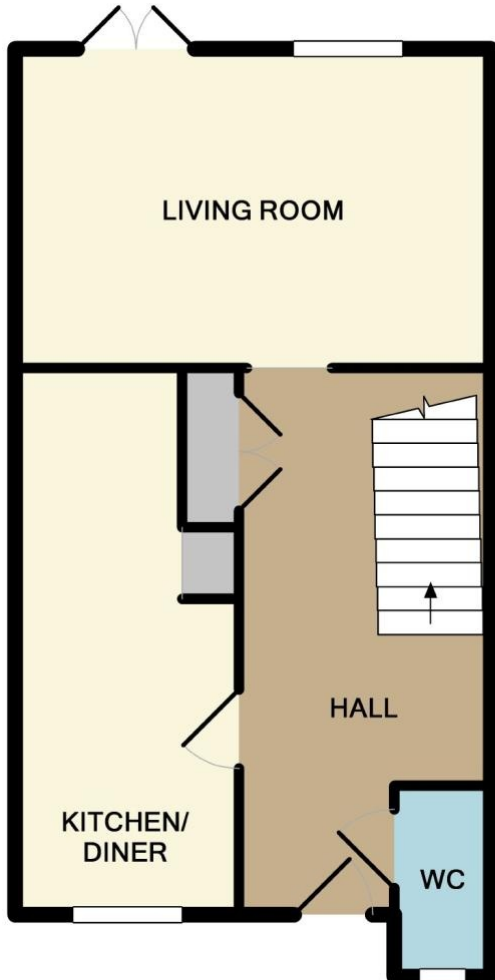
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

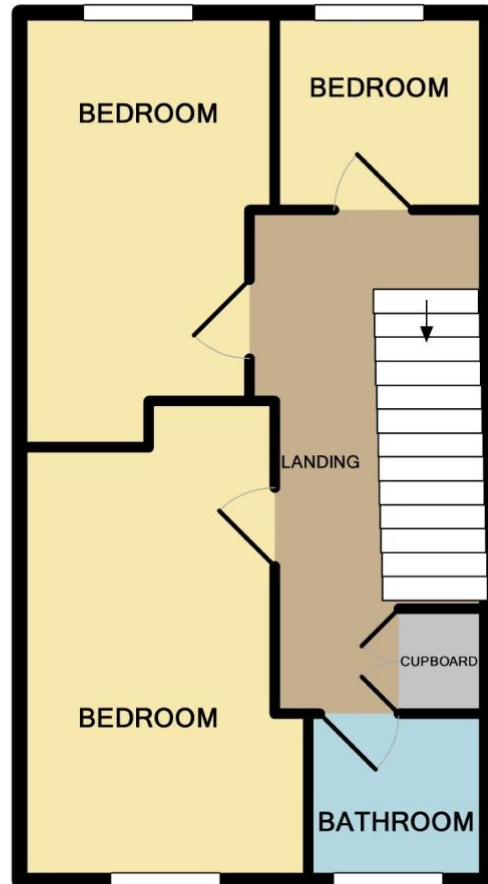
Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given

Made with Metropix ©2015

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

PROPERTY OVERVIEW

EPC

Brooke Close, NN8

Energy rating
C

Valid until 24.07.2026

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

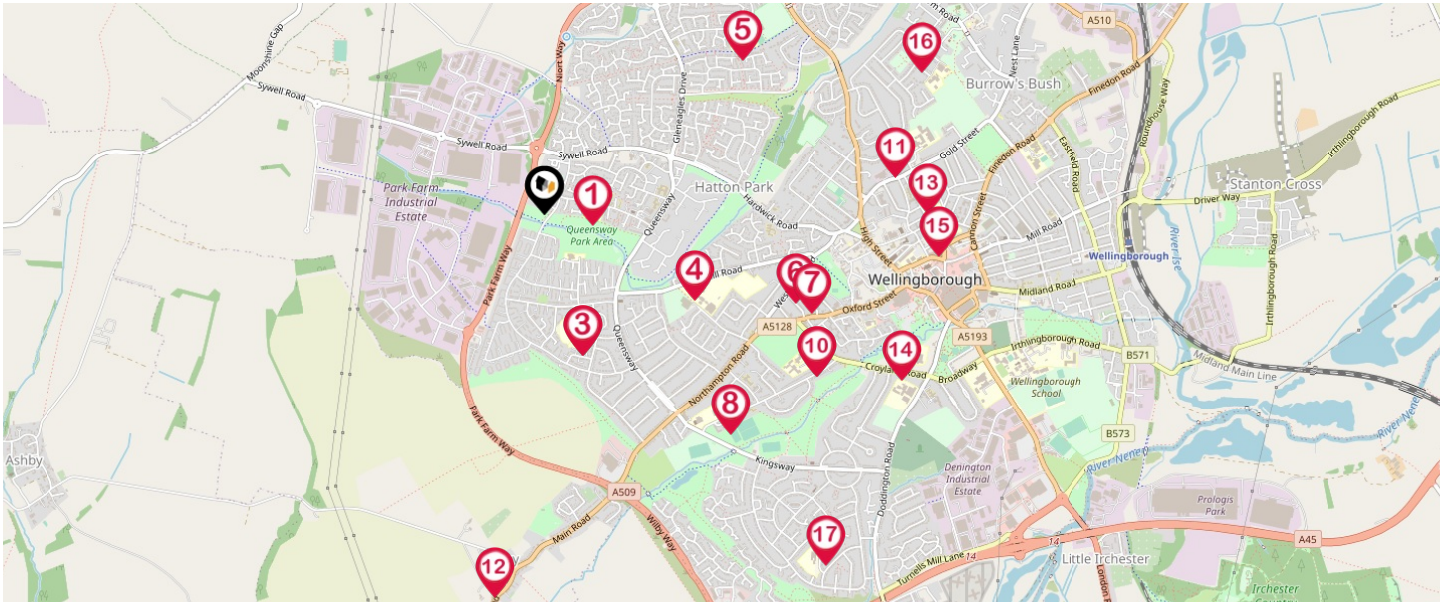
Property Type:	House	Lighting:	Low energy lighting in 50% of fixed outlets
Built Form:	Mid-Terrace	Main Heating:	Boiler and radiators, mains gas
Transaction Type:	Marketed sale	Main Heating Controls:	Programmer, room thermostat and TRVs
Total Floor Area:	63 m ²	Open Fireplaces:	0
Energy Tariff:	Single	Hotwater System:	From main system
Main Fuel:	Mains gas (not community)	Hotwater Energy Efficiency:	Good
Mains Gas:	Yes	Floors:	Solid, no insulation (assumed)
Floor Level:	-	Walls:	Timber frame, as built, insulated (assumed)
Flat Top Storey:	No	Walls Energy:	Good
Top Storey:	0	Roof:	Pitched, 250 mm loft insulation
Glazing Type:	Double glazing installed during or after 2002	Roof Energy:	Good
Previous Extensions:	0	Ventilation:	Natural

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Olympic Primary	-	381	0.2 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ruskin Academy	-	302	0.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ruskin Infant School	-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Weavers Academy	Good	1202	0.64 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Redwell Primary School	Good	629	0.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Freemans Endowed Church of England Junior Academy	Good	235	0.98 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Barnabas Church of England School	Good	172	1.05 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady's Catholic Primary School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Croyland Nursery School & Day Nursery	Outstanding	130	1.17 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Croyland Primary School	Requires improvement	418	1.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Sir Christopher Hatton Academy	Outstanding	1271	1.3 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Wilby Church of England Primary School	Good	88	1.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Avenue Infant School	Good	178	1.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Friars Academy	Outstanding	155	1.44 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Park Junior School, Wellingborough	Good	240	1.46 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Oakway Academy	Requires improvement	587	1.48 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Warwick Academy	-	301	1.64 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

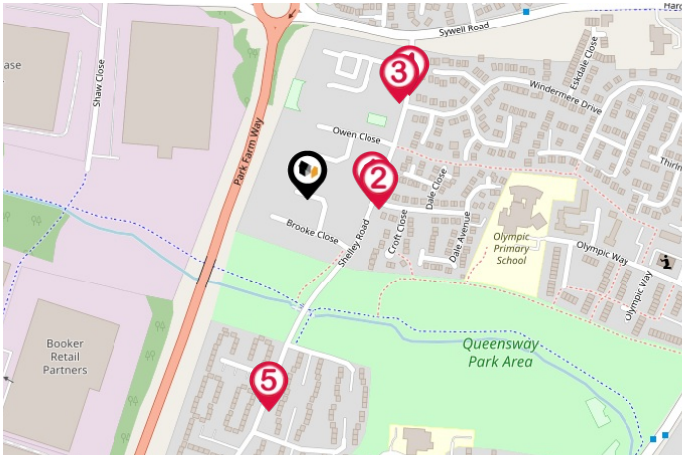
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
 07867 528633/01536 903036
 carl@carlmyers.co.uk
 www.carlmyers.co.uk

Powered by
aprift
 Know any property instantly

LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Brooke Green | 0.06 miles
- 2 - Brooke Green | 0.07 miles
- 3 - Sassoon Close | 0.12 miles
- 4 - Sassoon Close | 0.14 miles
- 5 - Alastor | 0.19 miles

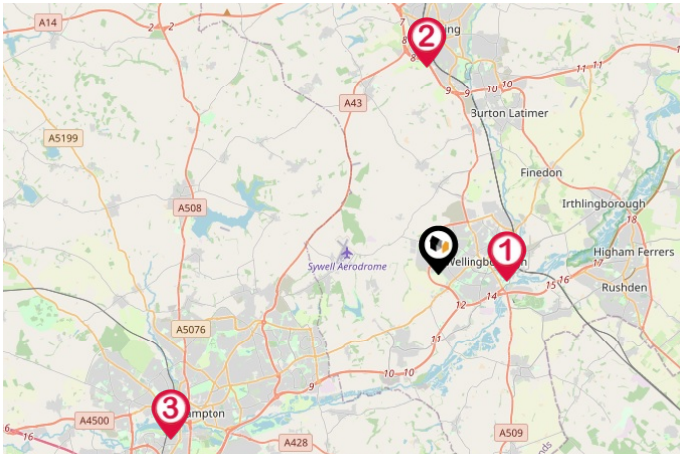
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

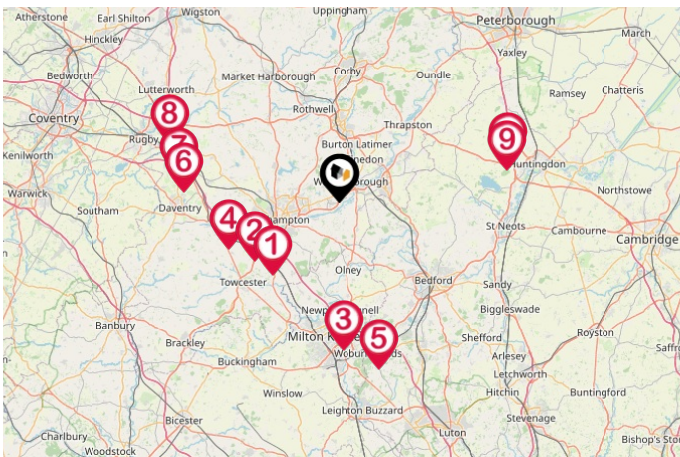
LOCAL AREA

NEAREST TRANSPORT LINKS



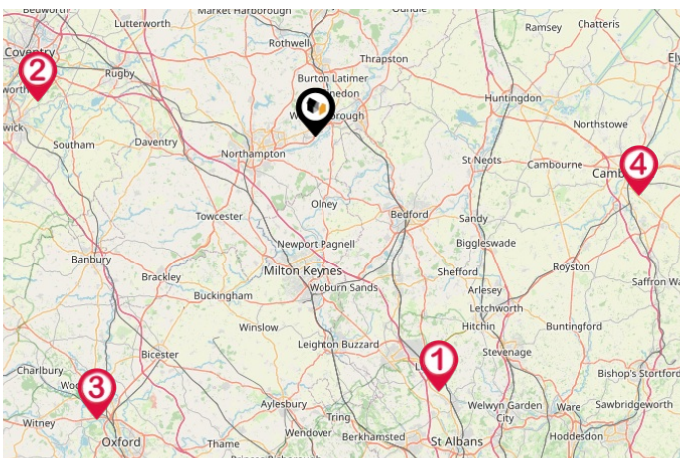
NATIONAL RAIL STATIONS

- 1 - Wellingborough Rail Station | 2.11 miles
- 2 - Kettering Rail Station | 6.02 miles
- 3 - Northampton Rail Station | 9 miles



TRUNK ROADS/MOTORWAYS

- 1 - M1 J15 | 11 miles
- 2 - M1 J15A | 11.41 miles
- 3 - M1 J14 | 17.15 miles
- 4 - M1 J16 | 13.34 miles
- 5 - M1 J13 | 20 miles
- 6 - M1 J17 | 17.59 miles
- 7 - M1 J18 | 18.35 miles
- 8 - M1 J19 | 20.23 miles
- 9 - A1(M) J13 | 20.28 miles
- 10 - A1(M) J14 | 20.54 miles



AIRPORTS/HELIPADS

- 1 - London Luton Airport | 33.05 miles
- 2 - Coventry Airport | 31.92 miles
- 3 - London Oxford Airport | 41.16 miles
- 4 - Cambridge Airport | 38.7 miles

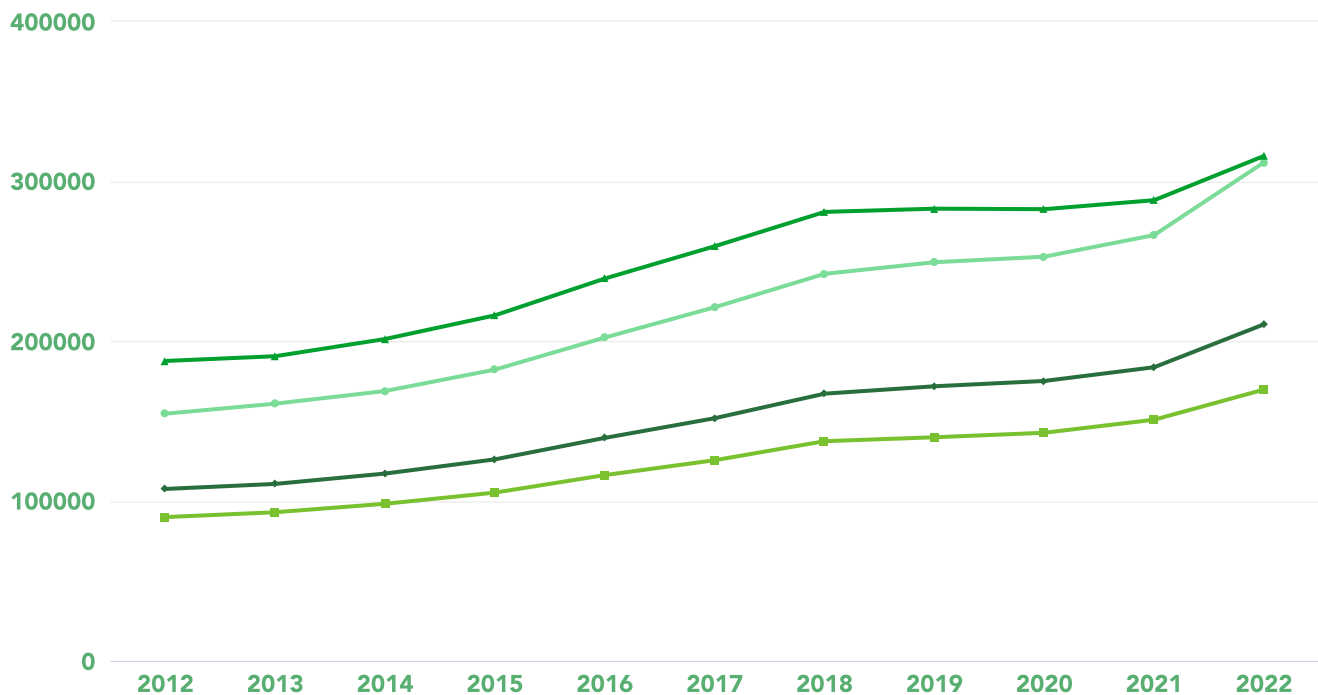
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
 07867 528633/01536 903036
 carl@carlmyers.co.uk
 www.carlmyers.co.uk

LOCAL MARKET

HOUSE PRICE STATISTICS FOR NN8

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 68.36%



TERRACED
+ 88.72%



SEMI-DETACHED
+ 95.76%



DETACHED
+ 101.7%

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

CARL MYERS BESPOKE ESTATE AGENT POWERED BY EXP

About Us

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

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

TESTIMONIALS

WHAT OUR CLIENTS THINK

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 powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

DATA QUALITY

Carl Myers Bespoke Estate Agent powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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

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

Sprift Technologies Limited 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 in 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.

Information produced by HM Land Registry. Crown copyright and database rights 2022