

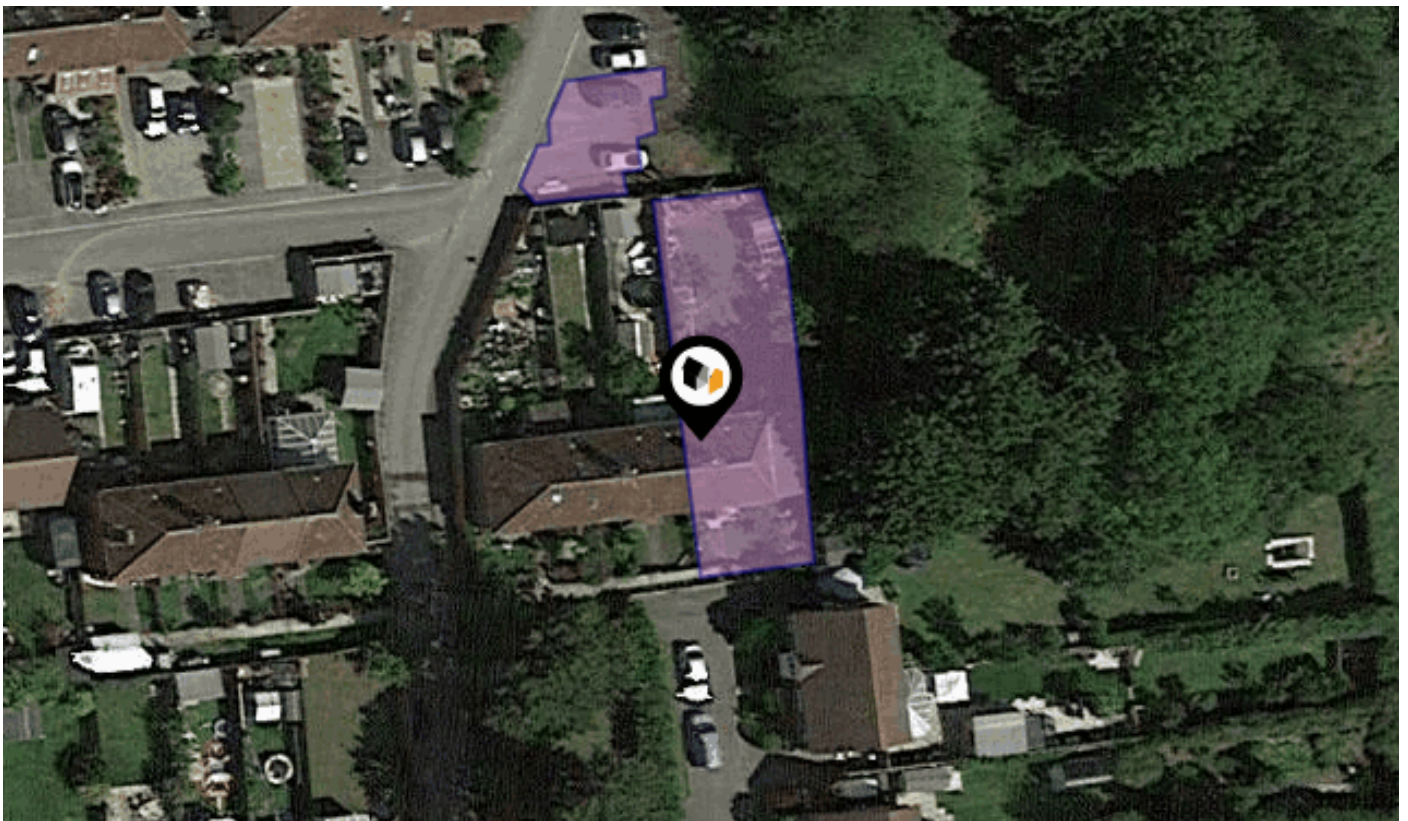


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th June 2024



ADAMS CLOSE, PERHAM DOWN, ANDOVER, SP11

Brockenhurst

Kingsley House Market Place Whitchurch RG28 7BH

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	WT179423		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Adams Close, Perham Down, Andover, SP11*

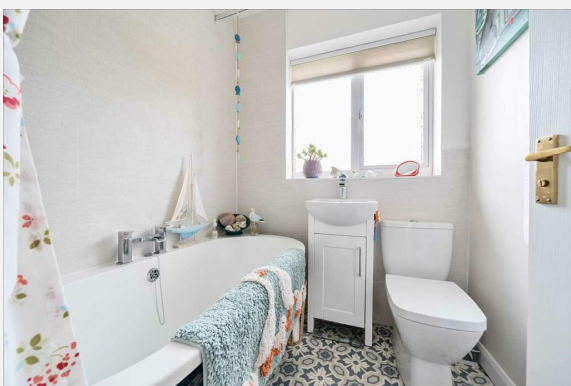
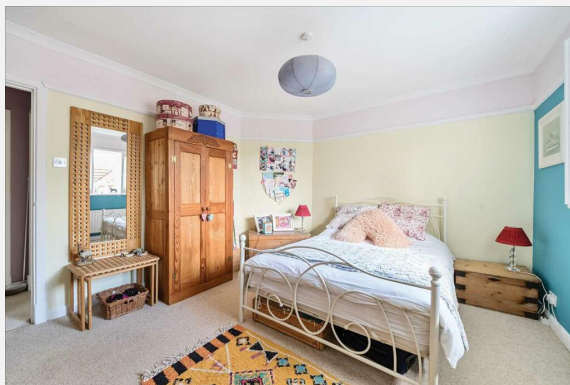
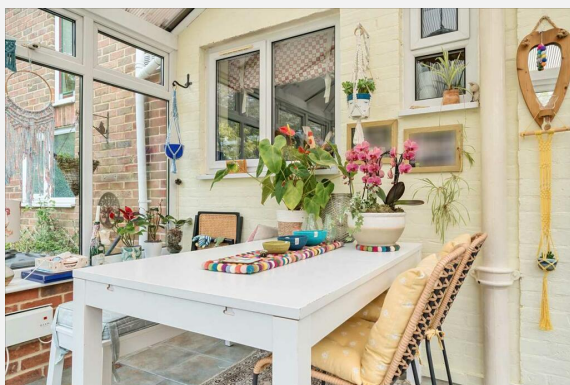
Reference - K/55034/F
Decision: Approve with Conditions
Date: 23rd August 2006
Description: Proposed side extension (amendments to K/54124/F)

Reference - K/54124/F
Decision: Approve with Conditions
Date: 03rd April 2006
Description: Proposed side extension

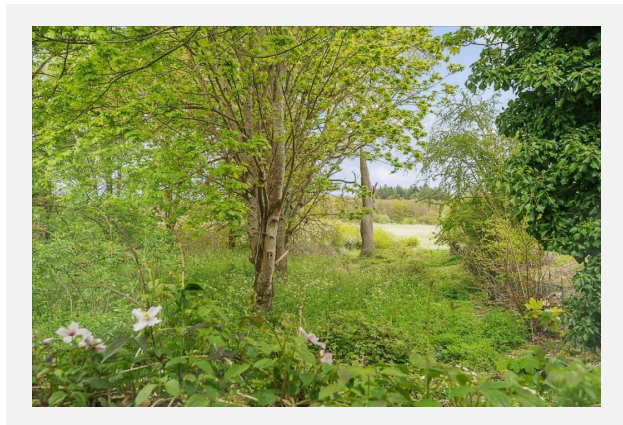
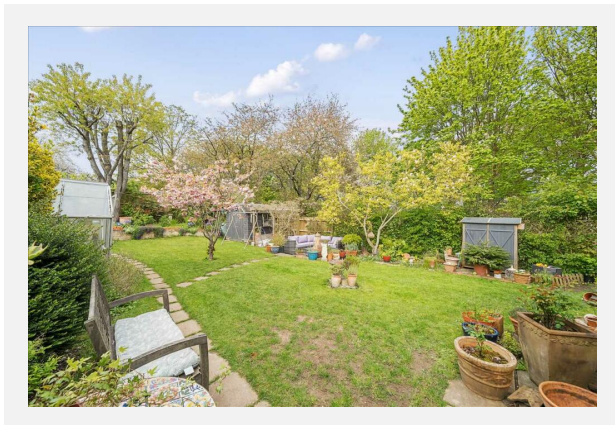
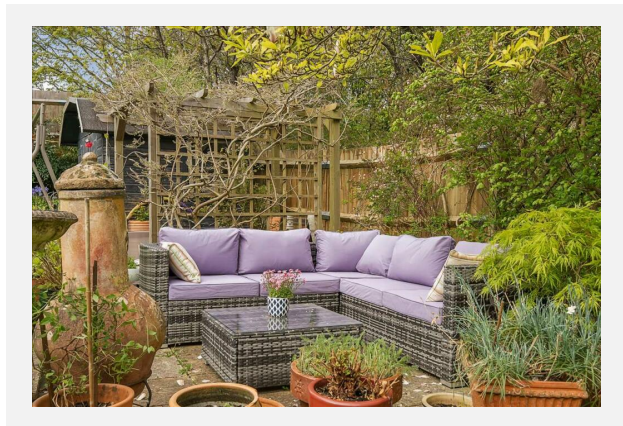
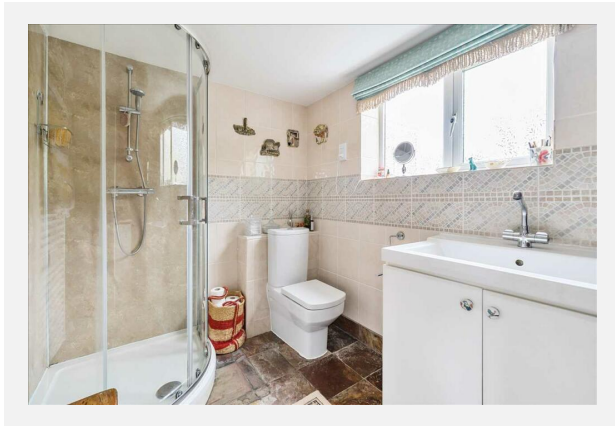
Gallery Photos

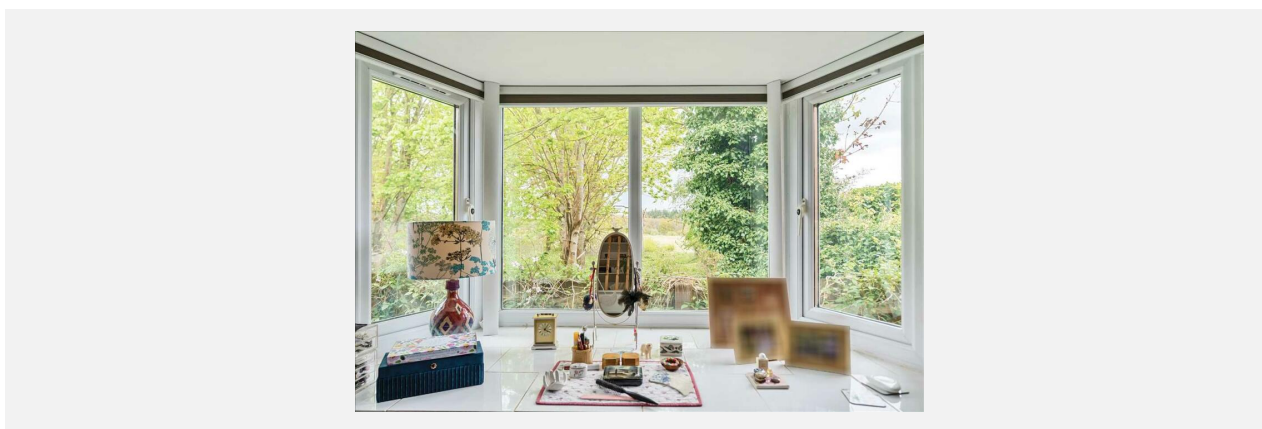


Gallery Photos



Gallery Photos



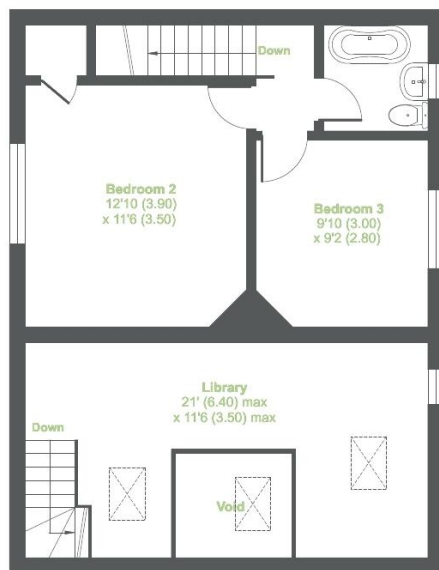


ADAMS CLOSE, PERHAM DOWN, ANDOVER, SP11

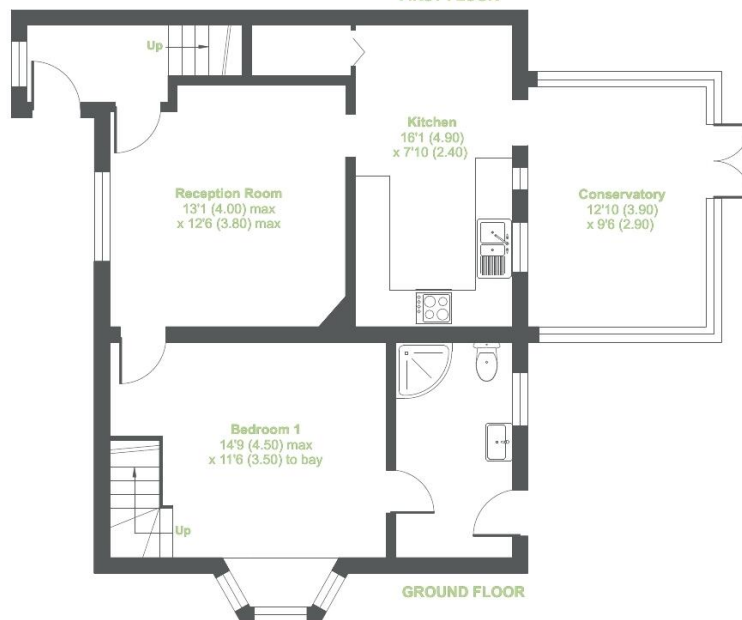
Adams Close, Perham Down, Andover, SP11

Approximate Area = 1343 sq ft / 124.7 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Brockenhurst Estate Agents. REF: 1112152



Property EPC - Certificate



Perham Down, ANDOVER, SP11

Energy rating

C

Valid until 23.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

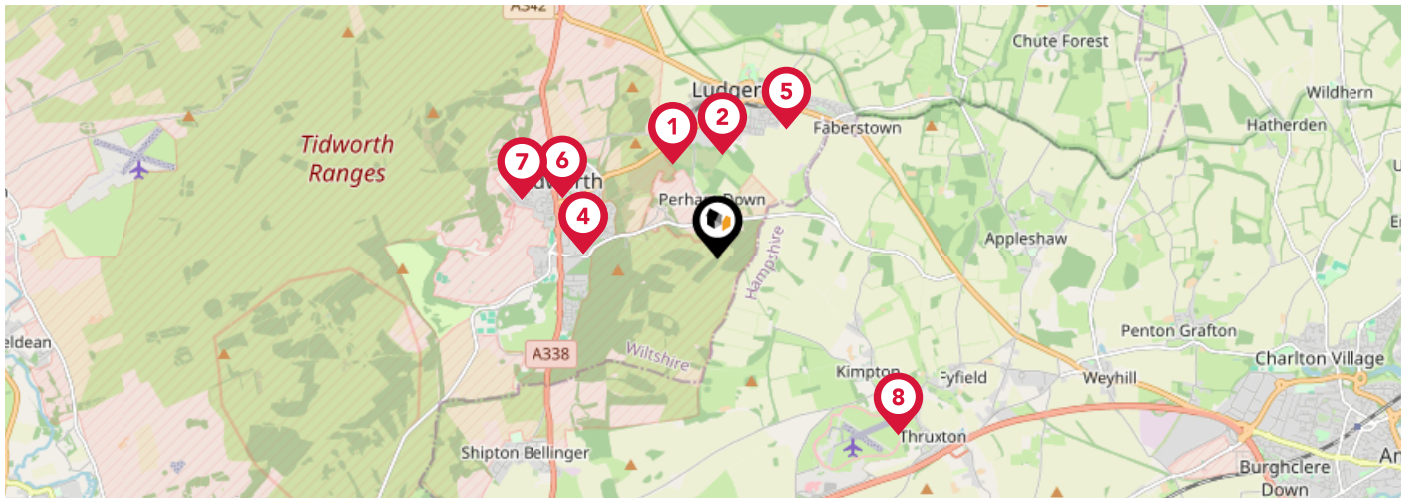
EPC - Additional Data



Additional EPC Data

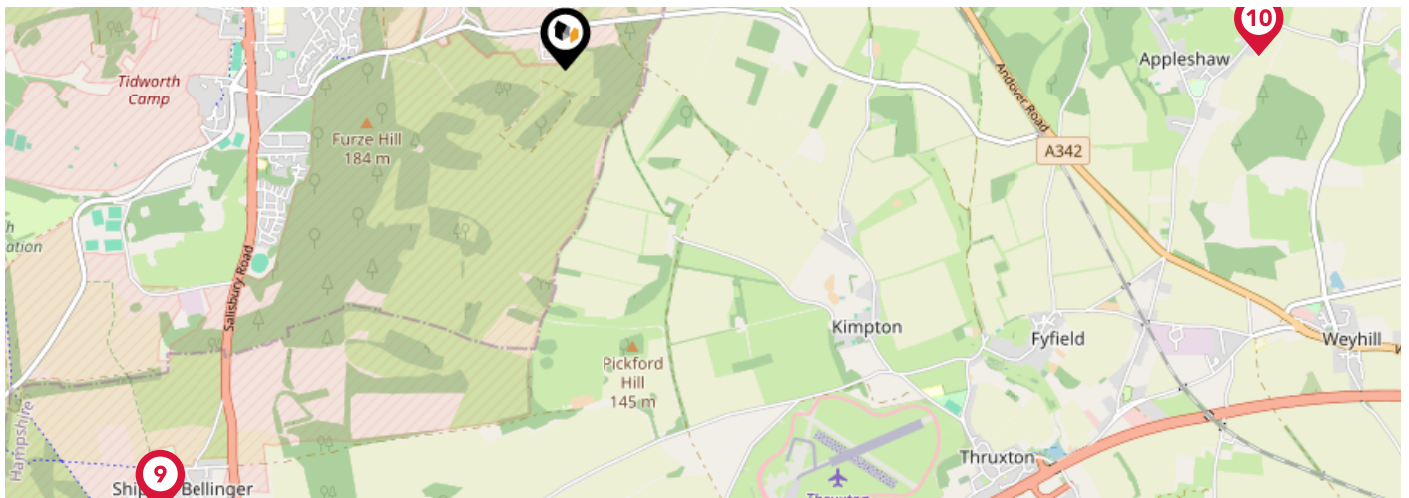
Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, 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 59% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	113 m ²

Area Schools



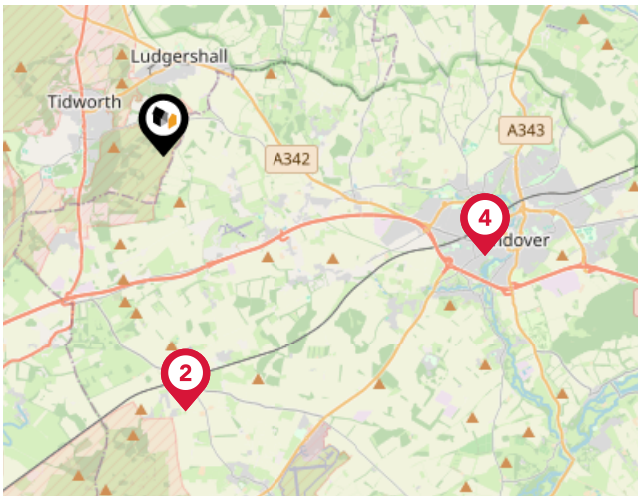
		Nursery	Primary	Secondary	College	Private
1	The Wellington Academy Ofsted Rating: Good Pupils: 959 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wellington Eagles Primary Academy Ofsted Rating: Not Rated Pupils: 144 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Clarendon Infants' School Ofsted Rating: Good Pupils: 315 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Clarendon Junior School Ofsted Rating: Good Pupils: 344 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ludgershall Castle Primary School Ofsted Rating: Good Pupils: 295 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wellington Lions Primary Academy Ofsted Rating: Requires Improvement Pupils: 302 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Zouch Academy Ofsted Rating: Good Pupils: 427 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kimpton, Thrupton and Fyfield Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



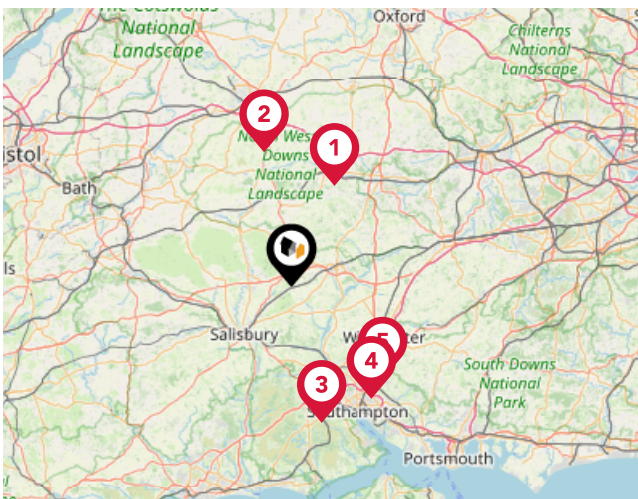
	Nursery	Primary	Secondary	College	Private
<p>9 Shipton Bellinger Primary School Ofsted Rating: Good Pupils: 177 Distance:2.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Appleshaw St Peter's CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:3.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Collingbourne Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:3.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Amport Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:3.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Grateley Primary School Ofsted Rating: Good Pupils: 94 Distance:4.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Grateley House School Ofsted Rating: Inadequate Pupils: 51 Distance:4.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hatherden Church of England Primary School Ofsted Rating: Inadequate Pupils: 68 Distance:5.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Kiwi Primary School Ofsted Rating: Good Pupils: 399 Distance:5.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



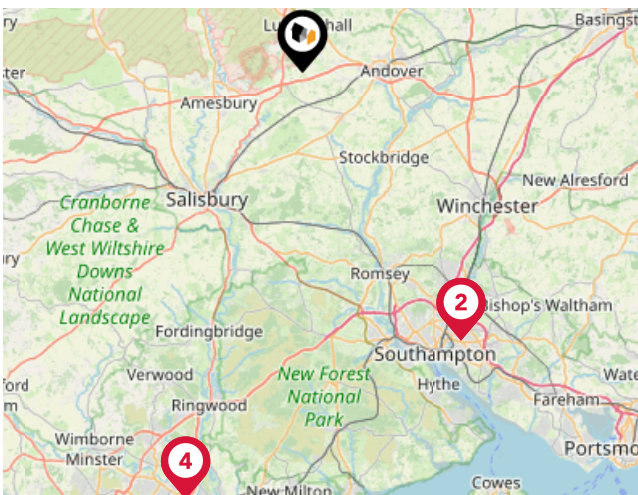
National Rail Stations

Pin	Name	Distance
1	Grateley Rail Station	4.73 miles
2	Grateley Rail Station	4.73 miles
3	Andover Rail Station	6.26 miles
4	Andover Rail Station	6.26 miles



Trunk Roads/Motorways

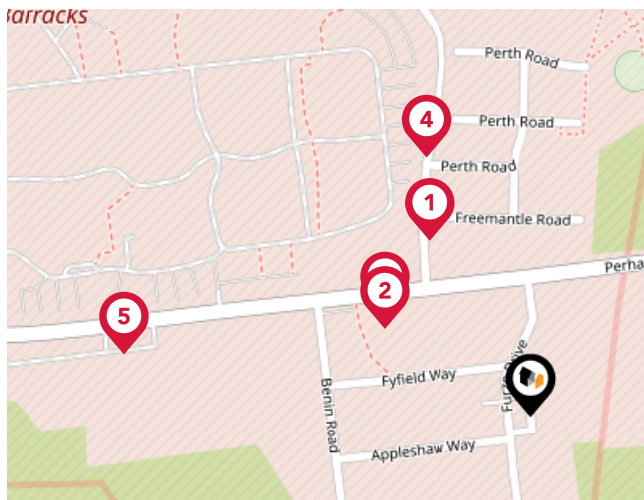
Pin	Name	Distance
1	M4 J14	16.17 miles
2	M4 J15	20.39 miles
3	M27 J2	20.7 miles
4	M3 J12	20.56 miles
5	M3 J11	19.39 miles



Airports/Helipads

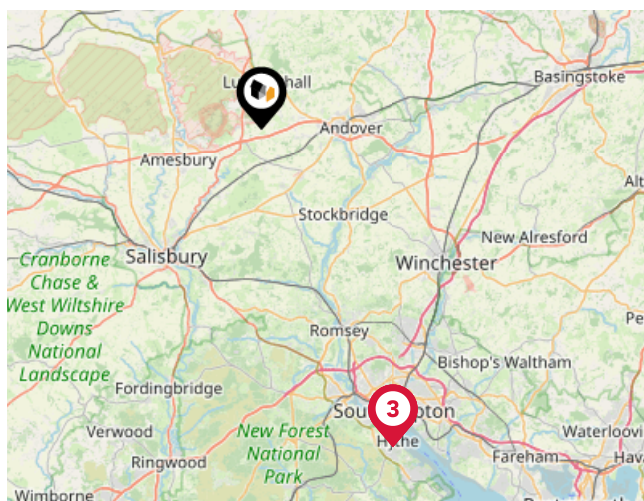
Pin	Name	Distance
1	Southampton Airport	23.12 miles
2	Southampton Airport	23.12 miles
3	Bournemouth International Airport	33.06 miles
4	Bournemouth International Airport	33.08 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Somme Road	0.12 miles
2	Pre-school	0.1 miles
3	Pre-school	0.1 miles
4	Somme Road	0.16 miles
5	Swinton Barracks	0.24 miles



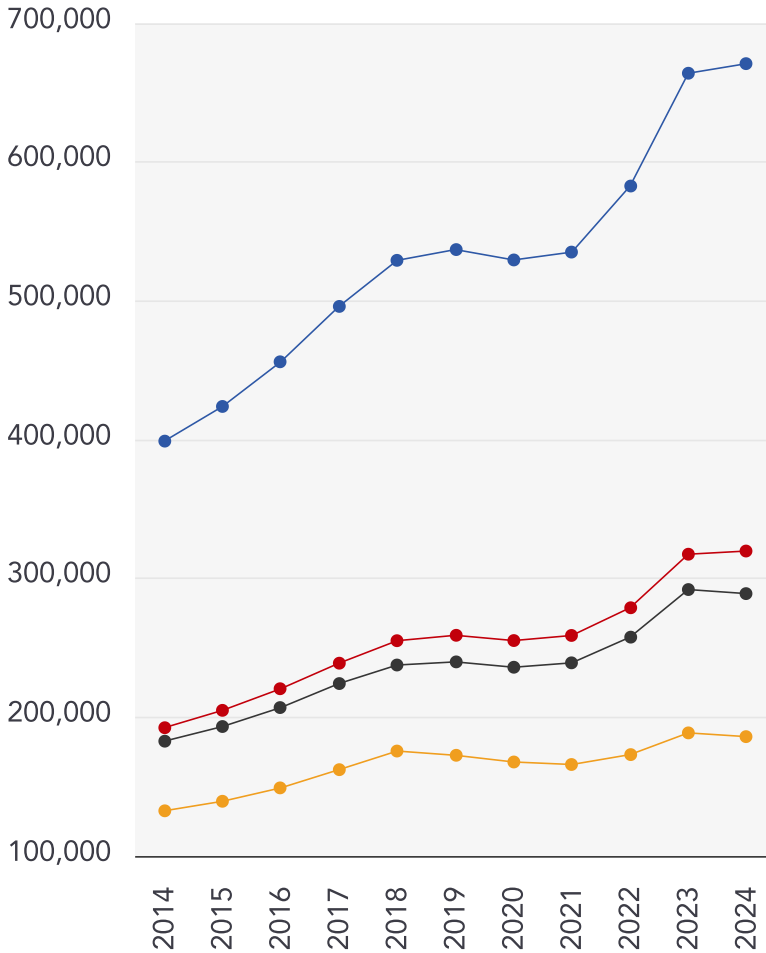
Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	25.62 miles
2	Southampton Vehicle Ferry Terminal	25.62 miles
3	Southampton Vehicle Ferry Terminal	25.62 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SP11



Detached

+68.17%

Semi-Detached

+66.14%

Terraced

+58.17%

Flat

+40.31%



Brockenhurst

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.



Testimonial 1



I cannot praise Brockenhurst enough for their support during a particularly challenging sale/purchase. Andy, in particular, communicated with us day and night and was meticulous in ensuring we were kept in the loop at all times. Arranging viewings was really easy and feedback from Brockenhurst was always constructive. We sold very quickly thanks to the team at Brockenhurst. We wouldn't hesitate to use them in future.

Testimonial 2



We chose Brockenhurst as they were friendly and knowledgeable from the get go. We were assured that we would be taken care of and kept up to date throughout the process – and that was completely true. We sold our house in 2 days, and Andy was thoughtful throughout the madness of that. He has updated us with every element of the process and even just checks in to make sure all is ok. I'm not sure another estate agent would ever live up to them.

Testimonial 3



I would highly recommend Brockenhurst Estate Agents. The communication has been outstanding, always professional and timely, no matter who we spoke to they had an excellent understanding of our sale/purchase. We sold and purchased a house with Brockenhurst Estate Agents within 3 months, from day one the professionalism and support has been exceptional. Although all the team were amazing I would like to single out Andy who was amazing!

Brockenhurst

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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Brockenhurst

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