

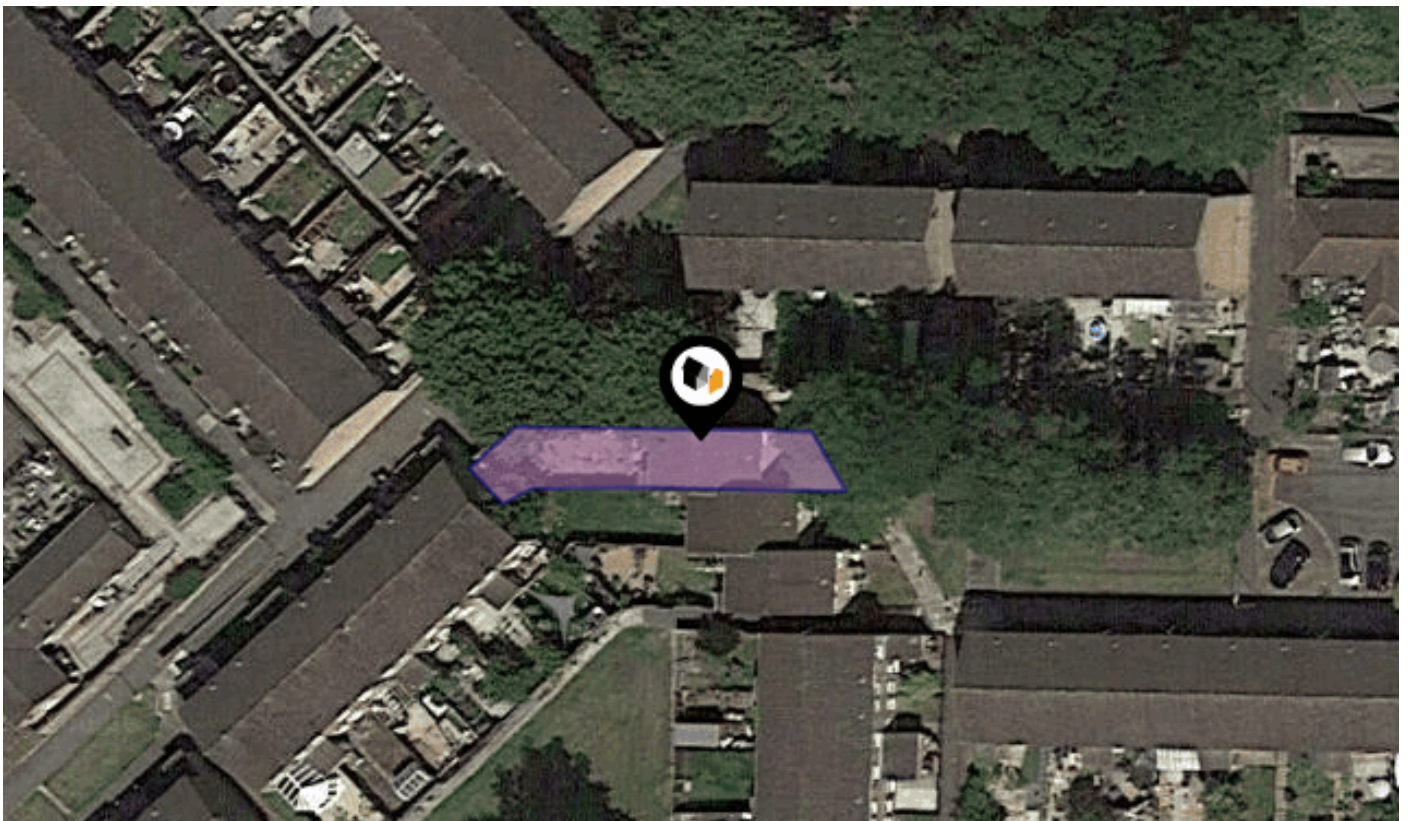


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th June 2024



CAMELOT CLOSE, ANDOVER, SP10

Brockenhurst

Kingsley House Market Place Whitchurch RG28 7BH

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www.brockenhurst.info

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Property Overview



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 828 ft ² / 77 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built : | 1967-1975 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,625 | | |
| Title Number: | HP582629 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 6 mb/s | 80 mb/s | 1000 mb/s |
| | | |

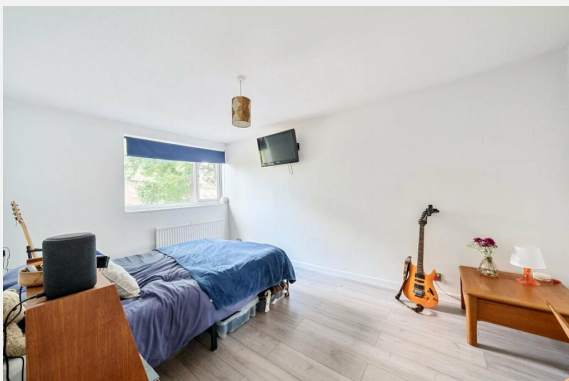
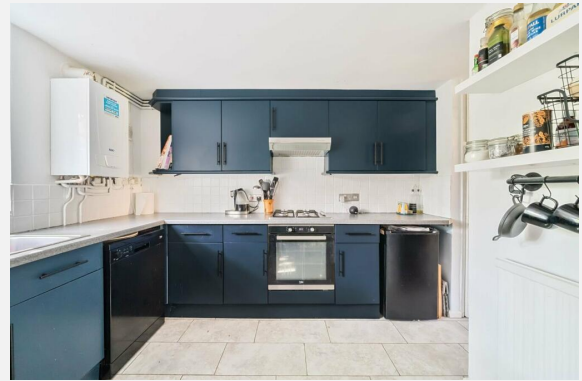
Mobile Coverage: (based on calls indoors)



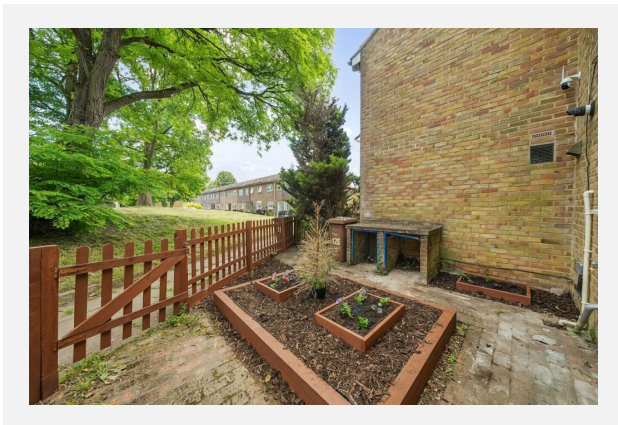
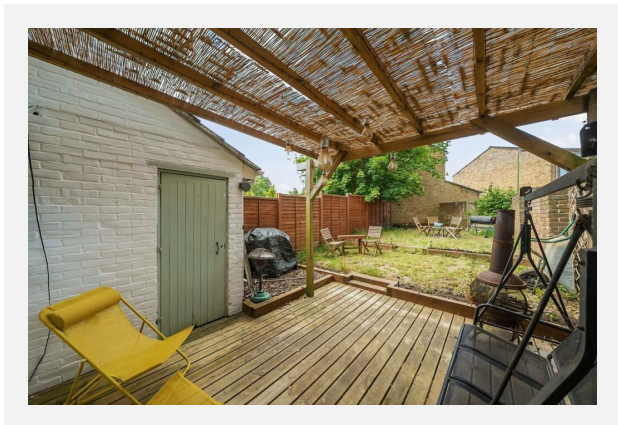
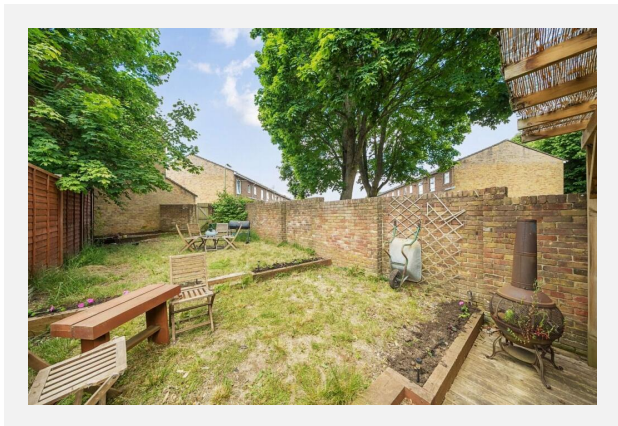
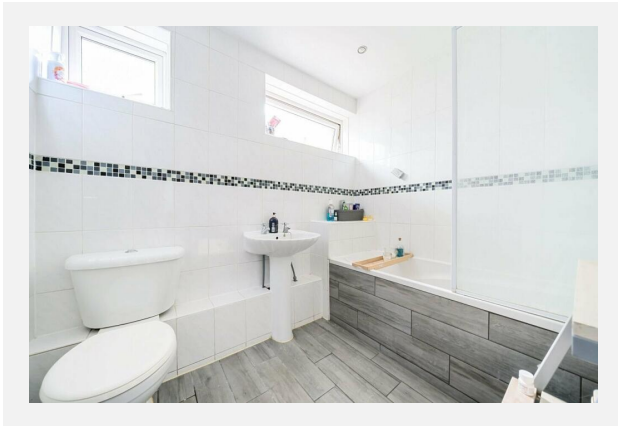
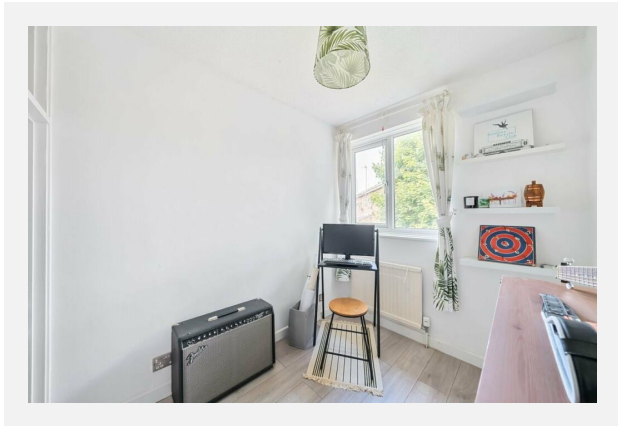
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos

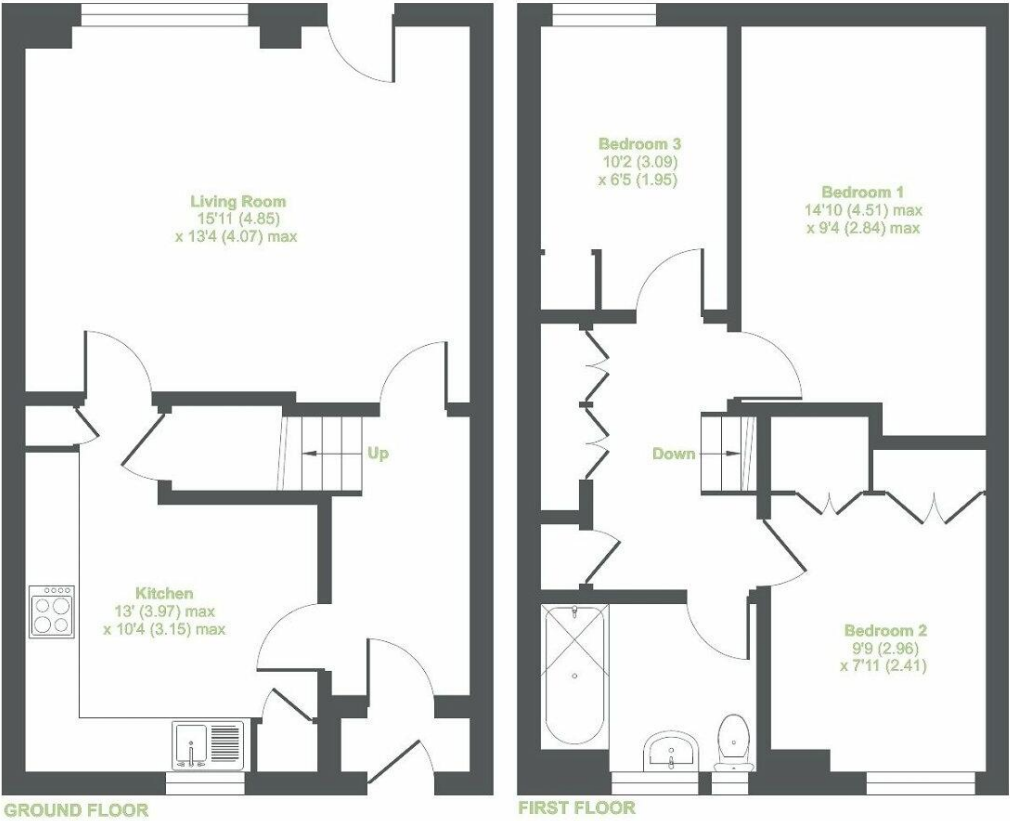


CAMELOT CLOSE, ANDOVER, SP10

Camelot Close, Andover, SP10

Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Brockenhurst Estate Agents. REF: 1147535



Property EPC - Certificate



Camelot Close, SP10

Energy rating

D

Valid until 09.02.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

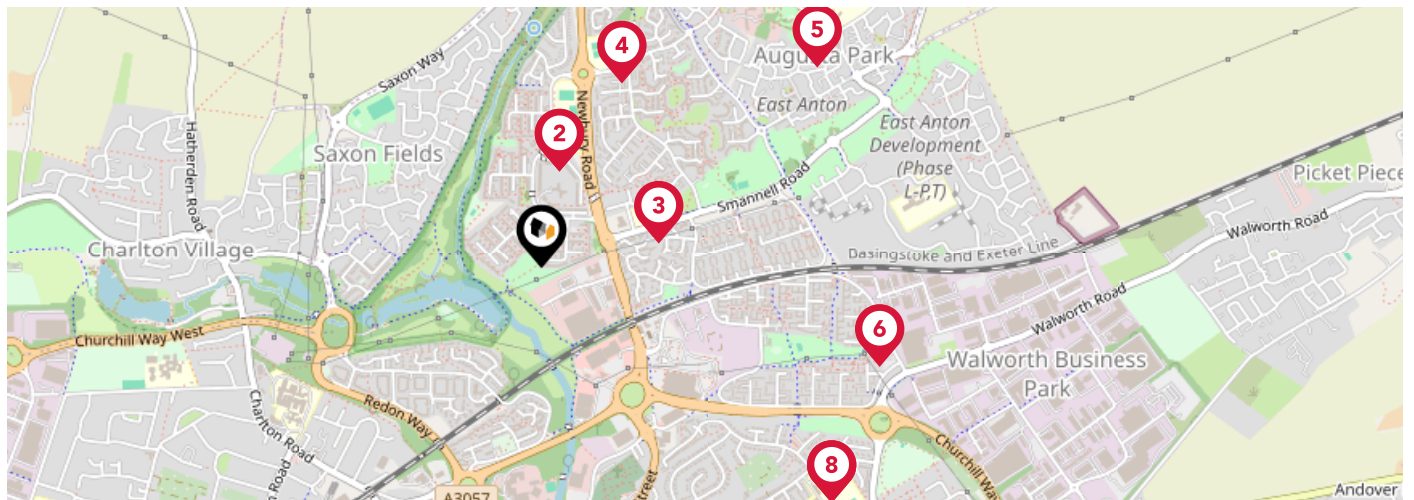
EPC - Additional Data



Additional EPC Data

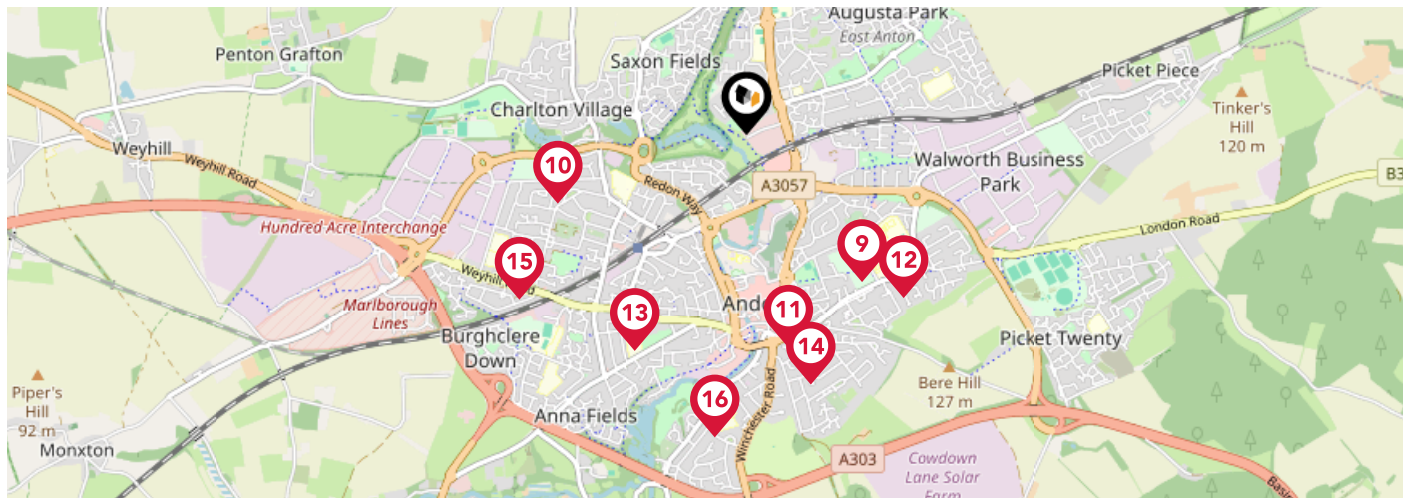
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 43% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 77 m ² |

Area Schools



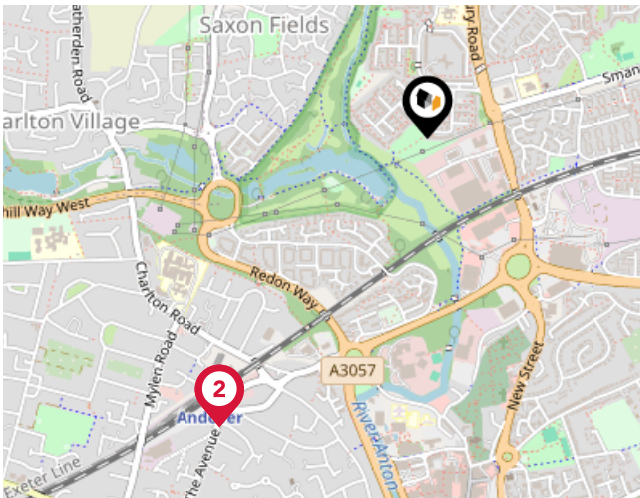
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Knights Enham Nursery and Infant School Ofsted Rating: Good Pupils: 208 Distance:0.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Knight's Enham Junior School Ofsted Rating: Good Pupils: 213 Distance:0.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Smannell Field School Ofsted Rating: Good Pupils: 14 Distance:0.28 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Roman Way Primary School Ofsted Rating: Good Pupils: 248 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Endeavour Primary School Ofsted Rating: Good Pupils: 575 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Icknield School Ofsted Rating: Outstanding Pupils: 81 Distance:0.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Vigo Primary School Ofsted Rating: Requires Improvement Pupils: 471 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Norman Gate School Ofsted Rating: Outstanding Pupils: 91 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



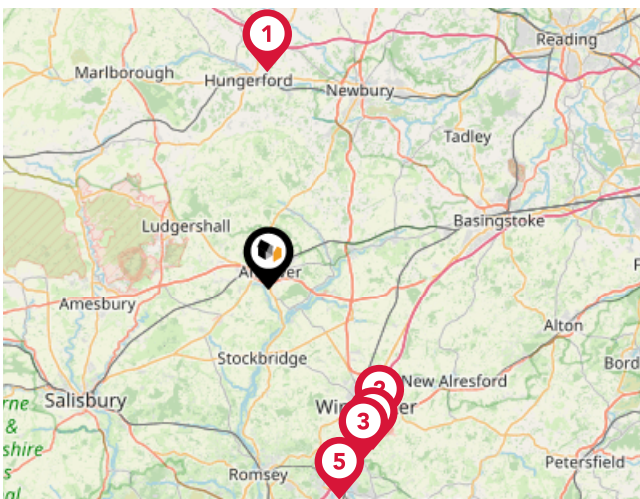
| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | The Mark Way School Ofsted Rating: Outstanding Pupils: 79 Distance:0.87 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Harrow Way Community School Ofsted Rating: Good Pupils: 937 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Andover Church of England Primary School Ofsted Rating: Good Pupils: 201 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Winton Community Academy Ofsted Rating: Good Pupils: 656 Distance:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Rookwood School Ofsted Rating: Not Rated Pupils: 283 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Wolverdene Special School Ofsted Rating: Good Pupils: 68 Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Portway Infant School Ofsted Rating: Outstanding Pupils: 305 Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Anton Junior School Ofsted Rating: Outstanding Pupils: 254 Distance:1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



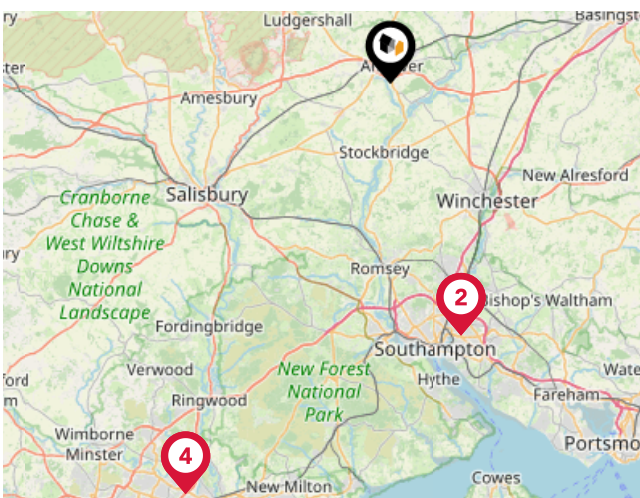
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Andover Rail Station | 0.83 miles |
| 2 | Andover Rail Station | 0.83 miles |
| 3 | Whitchurch (Hants) Rail Station | 6.29 miles |



Trunk Roads/Motorways

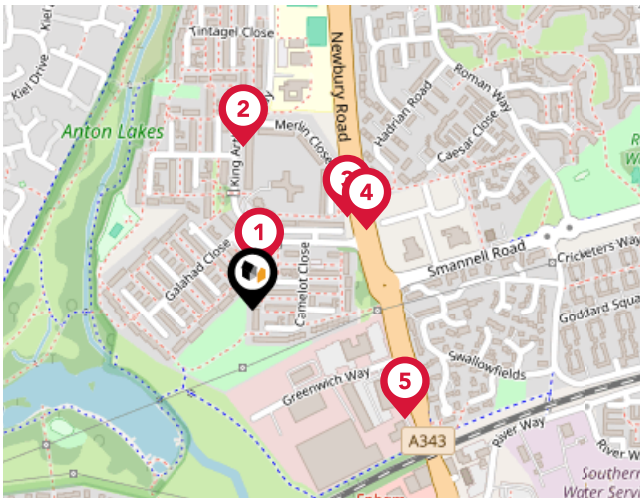
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J14 | 16.04 miles |
| 2 | M3 J9 | 13.18 miles |
| 3 | M3 J11 | 14.55 miles |
| 4 | M3 J10 | 14.23 miles |
| 5 | M3 J12 | 16.54 miles |



Airports/Helipads

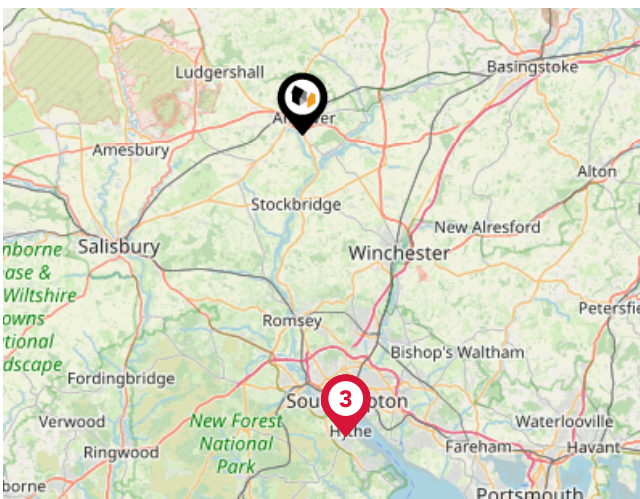
| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Southampton Airport | 19.47 miles |
| 2 | Southampton Airport | 19.47 miles |
| 3 | Bournemouth International Airport | 34.28 miles |
| 4 | Bournemouth International Airport | 34.31 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Galahad Close | 0.05 miles |
| 2 | Stuart Court | 0.19 miles |
| 3 | King Arthurs Way | 0.16 miles |
| 4 | King Arthurs Way | 0.16 miles |
| 5 | Enham Arch | 0.22 miles |



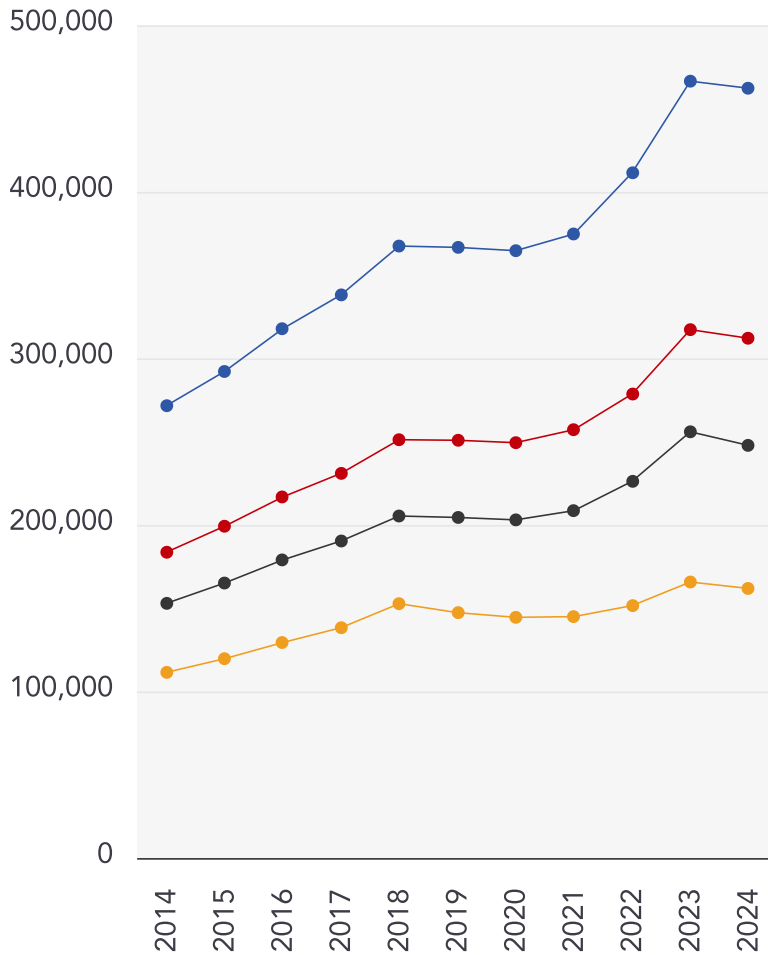
Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Southampton Vehicle Ferry Terminal | 22.75 miles |
| 2 | Southampton Vehicle Ferry Terminal | 22.75 miles |
| 3 | Southampton Vehicle Ferry Terminal | 22.76 miles |

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SP10



Detached

+70.18%

Semi-Detached

+69.98%

Terraced

+62.02%

Flat

+45.21%



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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