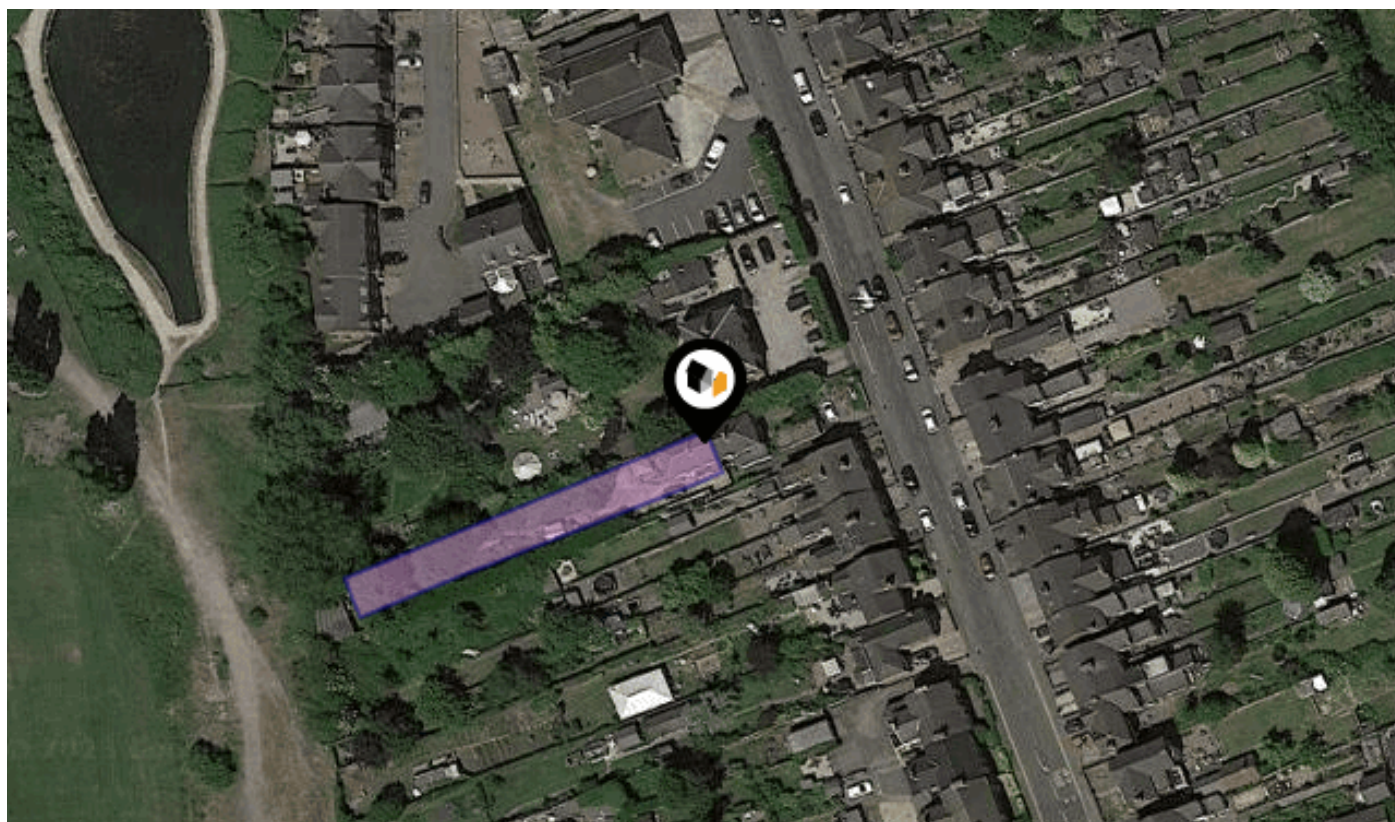




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th July 2023



24, MOIRA ROAD, DONISTHORPE, SWADLINCOTE, DE12 7QE

OIEO : £200,000

George Edwards

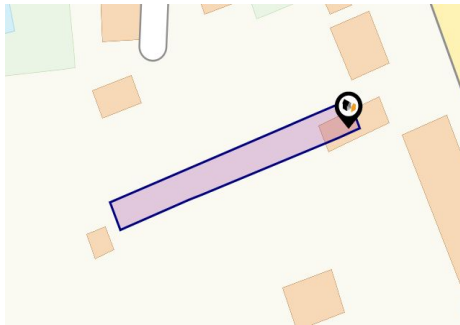
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





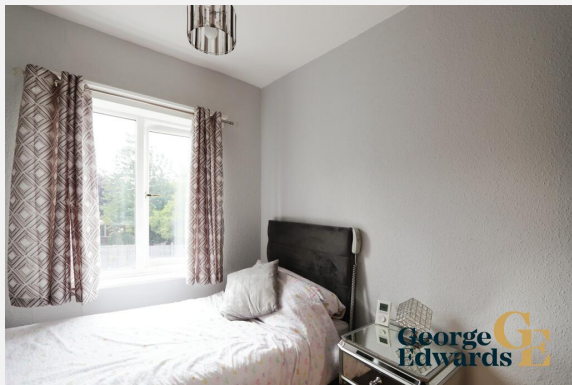
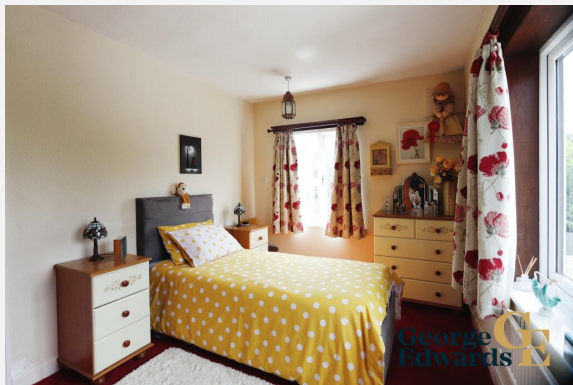
Property

Type:	Semi-Detached	Last Sold Date:	05/02/2016
Bedrooms:	3	Last Sold Price:	£155,000
Floor Area:	796 ft ² / 74 m ²	Last Sold £/ft ² :	£194
Plot Area:	0.11 acres	OIEO:	£200,000
Year Built :	1900-1929	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,354		
Title Number:	LT160563		
UPRN:	100030580050		

Local Area

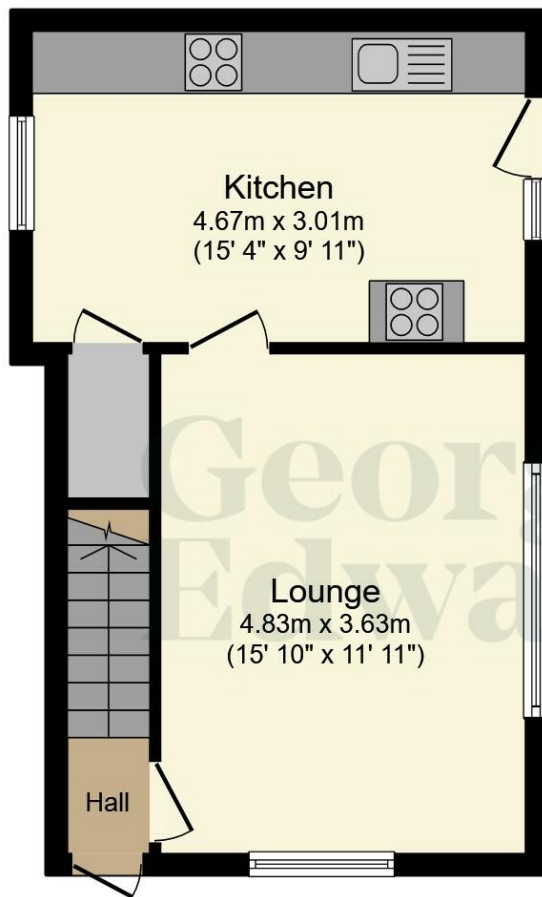
Local Authority:	Leicestershire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very Low	6	80	-
• Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	✓	✓	✗

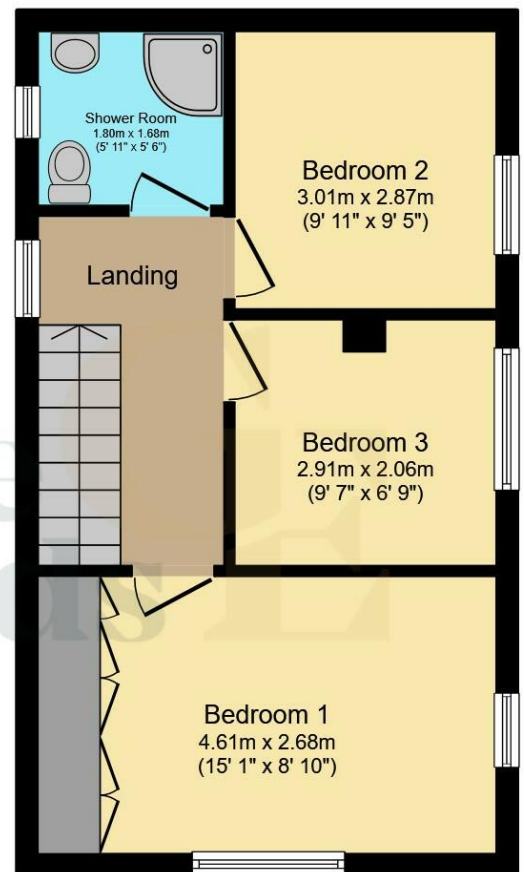




**24, MOIRA ROAD, DONISTHORPE, SWADLINCOTE, DE12
7QE**



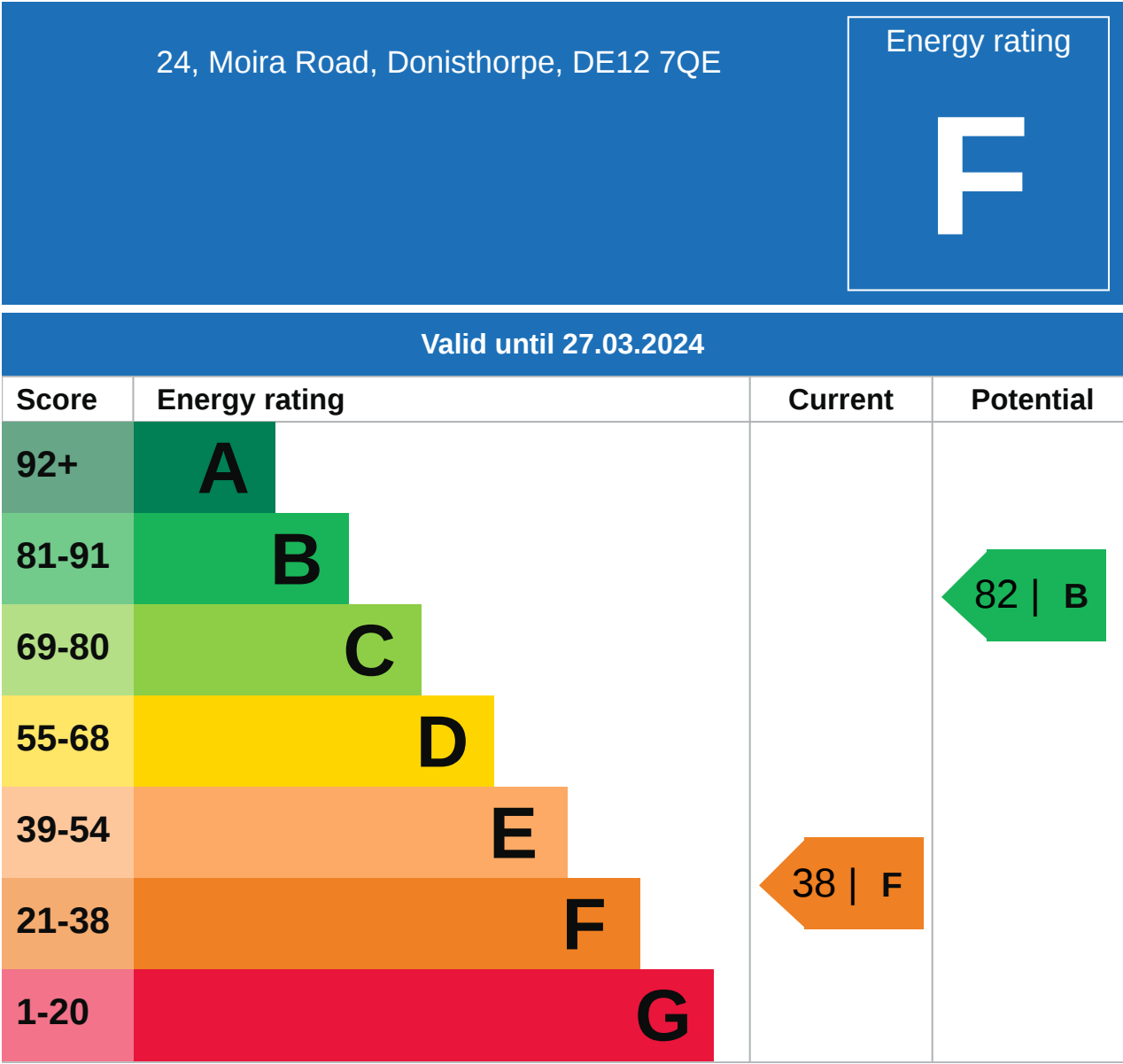
Ground Floor



First Floor

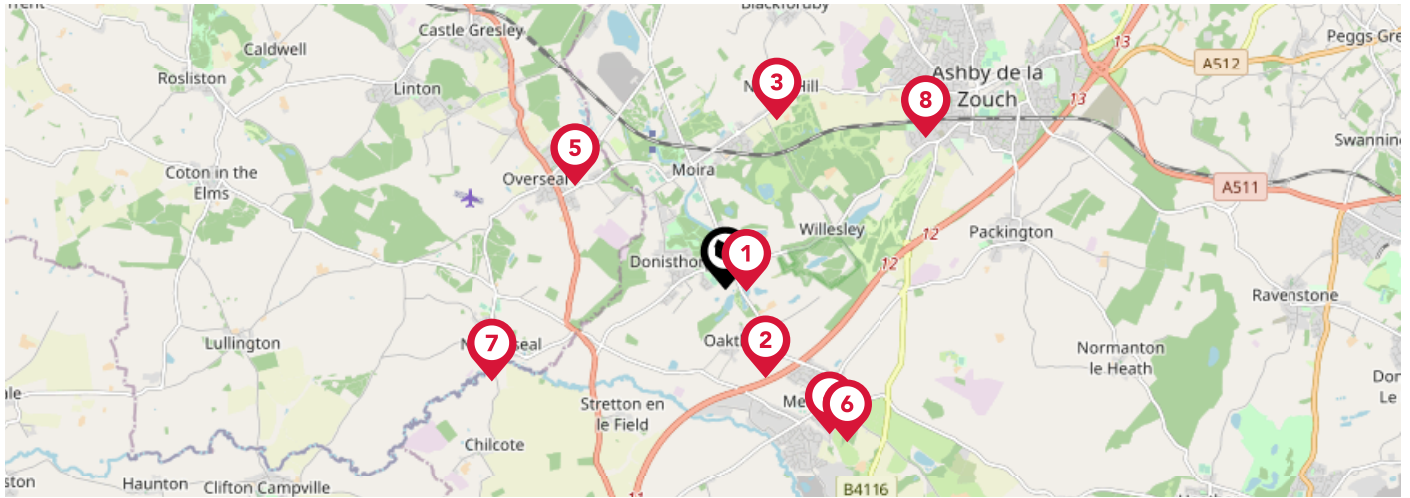
Total floor area 71.4 sq.m. (768 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

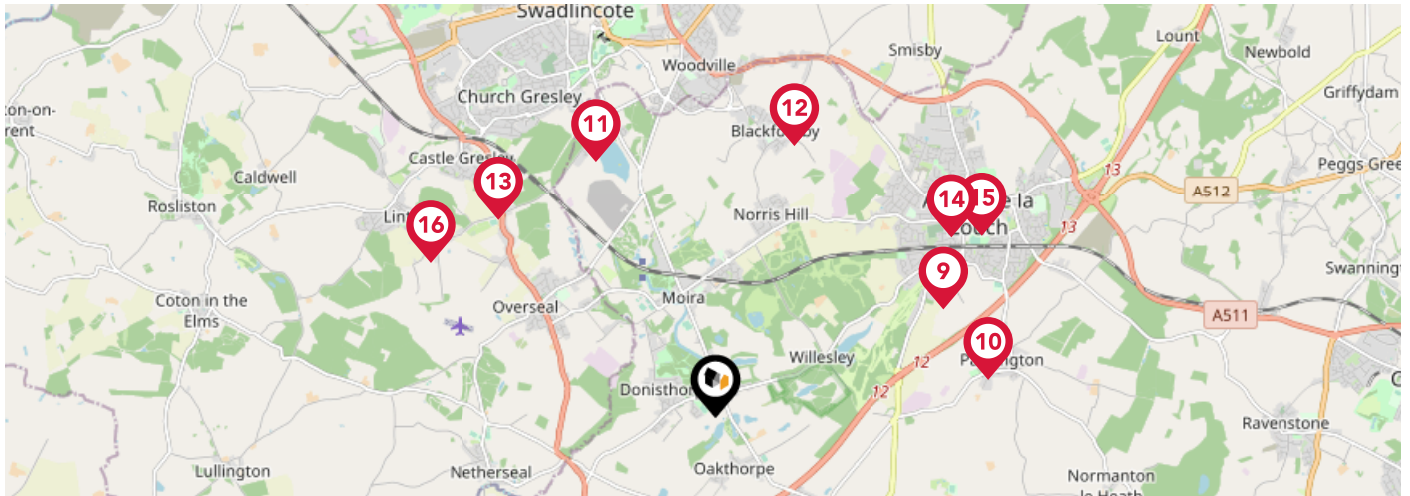










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m ²



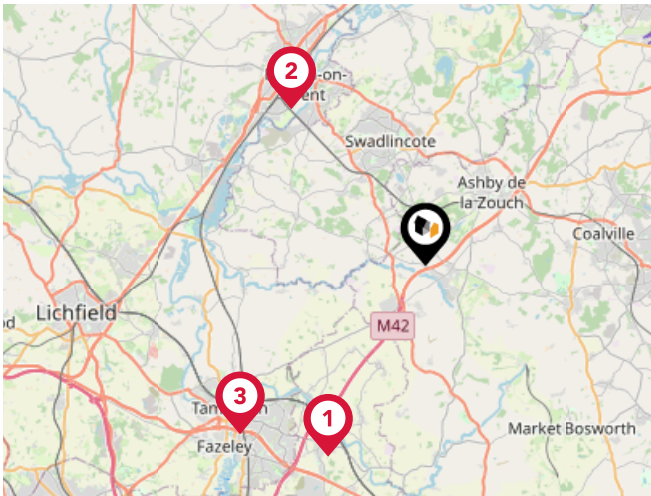
		Nursery	Primary	Secondary	College	Private
1	Donisthorpe Primary School Ofsted Rating: Good Pupils: 205 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakthorpe Primary School Ofsted Rating: Good Pupils: 92 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moira Primary School Ofsted Rating: Good Pupils: 194 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Measham Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Overseal Primary School Ofsted Rating: Good Pupils: 210 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Charles Catholic Primary Voluntary Academy Ofsted Rating: Good Pupils: 126 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Netherseal St Peter's CofE (C) Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashby Hill Top Primary School Ofsted Rating: Outstanding Pupils: 312 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ashby Willesley Primary School Ofsted Rating: Good Pupils: 419 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Packington Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albert Village Primary School Ofsted Rating: Good Pupils: 202 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackfordby St Margaret's Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Linnet Independent Learning Centre Ofsted Rating: Outstanding Pupils: 15 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashby-de-la-Zouch Church of England Primary School Ofsted Rating: Good Pupils: 310 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lewis Charlton Learning Centre Ofsted Rating: Inadequate Pupils: 36 Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linton Primary School Ofsted Rating: Good Pupils: 286 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

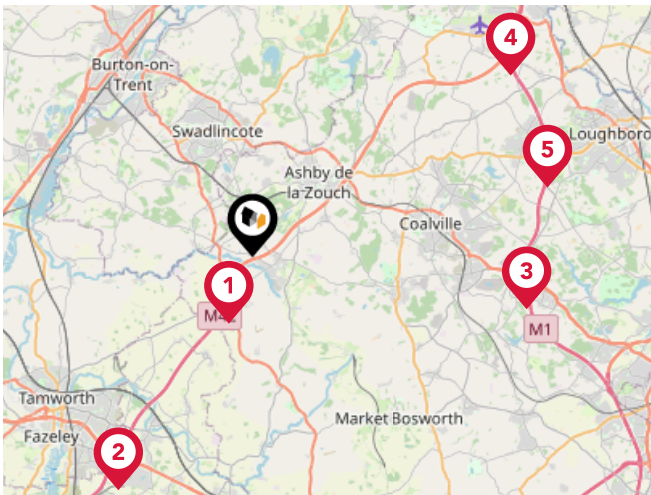
Area

Transport (National)



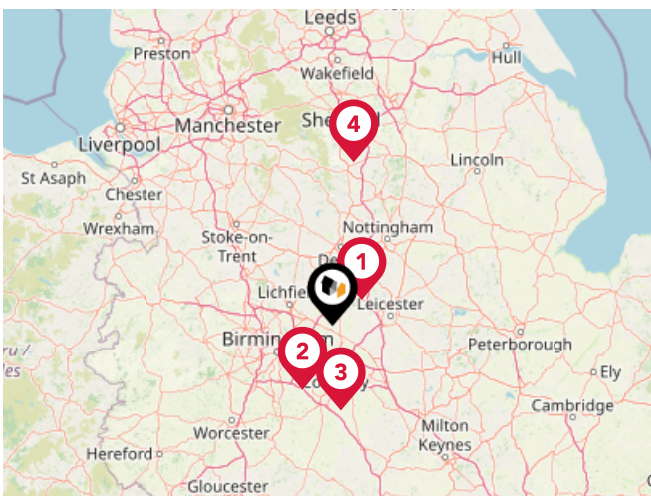
National Rail Stations

Pin	Name	Distance
1	Polesworth Rail Station	7.68 miles
2	Burton-on-Trent Rail Station	7.39 miles
3	Tamworth High Level Rail Station	8.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	2.59 miles
2	M42 J10	9.7 miles
3	M1 J22	10.02 miles
4	M1 J23A	11.31 miles
5	M1 J23	10.9 miles

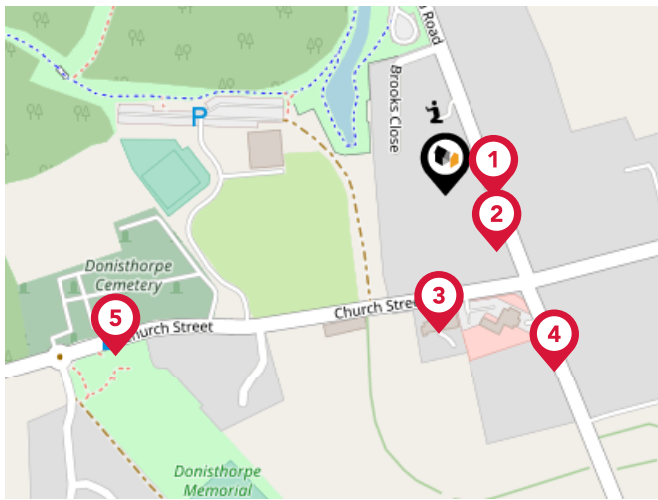


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	10.88 miles
2	Birmingham International Airport	20.65 miles
3	Coventry Airport	24.78 miles
4	Sheffield City Airport	46.79 miles

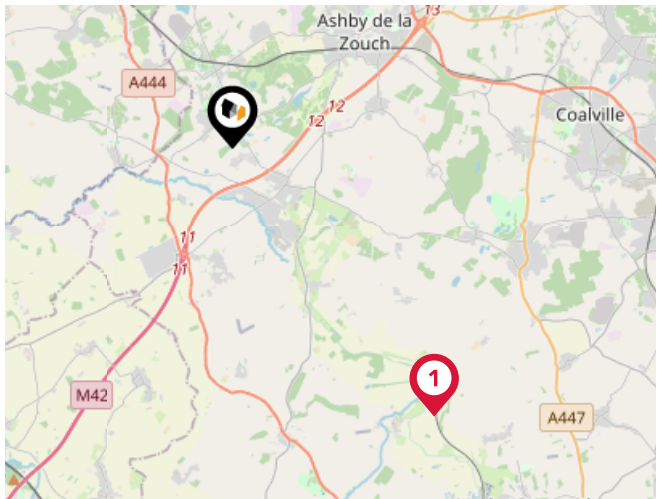
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brooks Close	0.03 miles
2	Brooks Close	0.04 miles
3	Masons Arms PH	0.08 miles
4	Masons Arms PH	0.12 miles
5	Church Street Cemetery	0.21 miles



Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	6.03 miles



George Edwards

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.

Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



/GeorgeEdwardsEstates/



/company/george-edwards-estates/

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George Edwards

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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Valuation Office
Agency

