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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

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www.georgeedwards.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.11 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,354
Title Number:	LT160563
UPRN:	100030580050

Last Sold Date:	05/02/2016
Last Sold Price:	£155,000
Last Sold £/ft ² :	£194
OIEO:	£200,000
Tenure:	Freehold

Local Area

Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

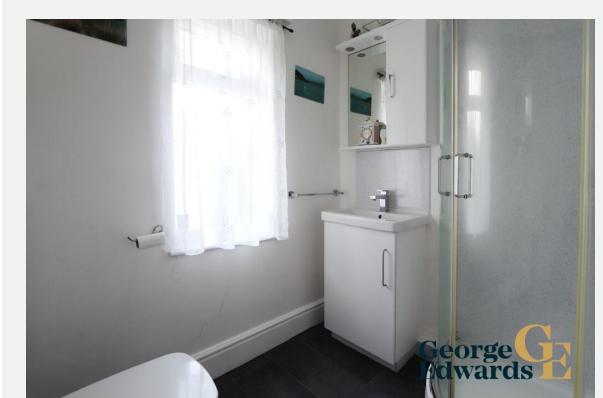
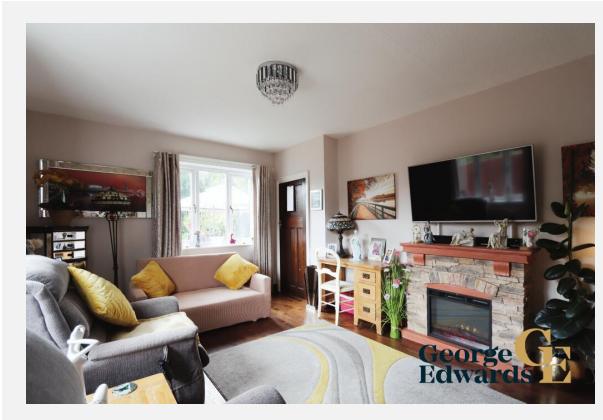


Satellite/Fibre TV Availability:



Gallery Photos

George Edwards **GE**



Gallery Photos

George Edwards **GE**



24, MOIRA ROAD, DONISTHORPE, SWADLINCOTE, DE12

7QE



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

Property EPC - Certificate

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24, Moira Road, Donisthorpe, DE12 7QE

Energy rating

F

Valid until 27.03.2024

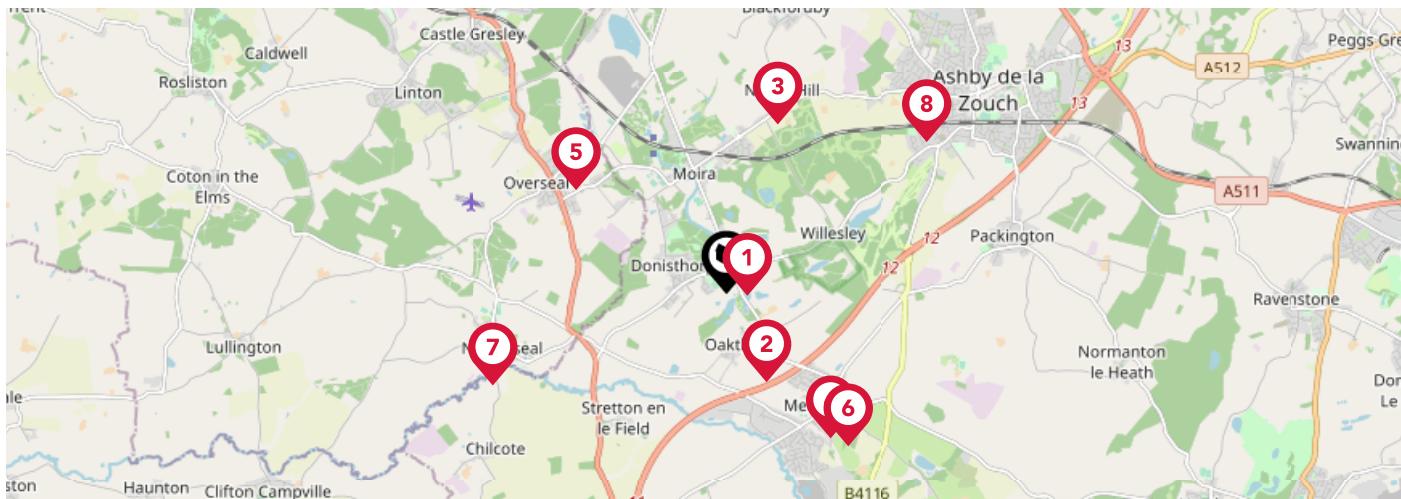
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		38 F
21-38	F		
1-20	G		

Property EPC - Additional Data

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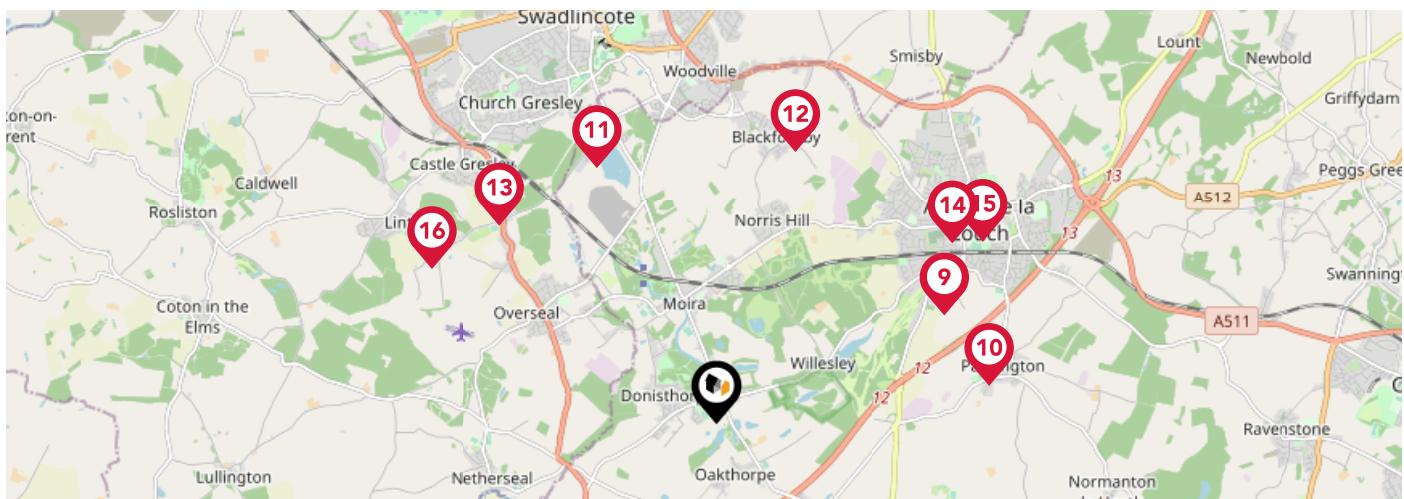
Additional EPC Data

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

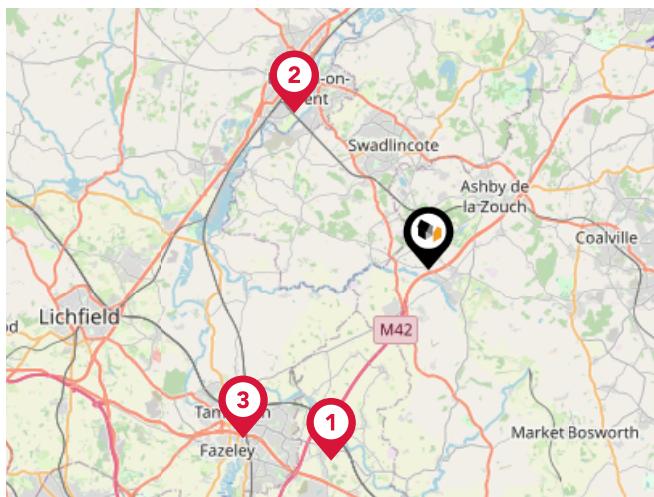
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Donisthorpe Primary School	Good	205	0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakthorpe Primary School	Good	92	0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moira Primary School	Good	194	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	Good	205	1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Overseal Primary School	Good	210	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	Good	126	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	Requires Improvement	66	2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashby Hill Top Primary School	Outstanding	312	2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private

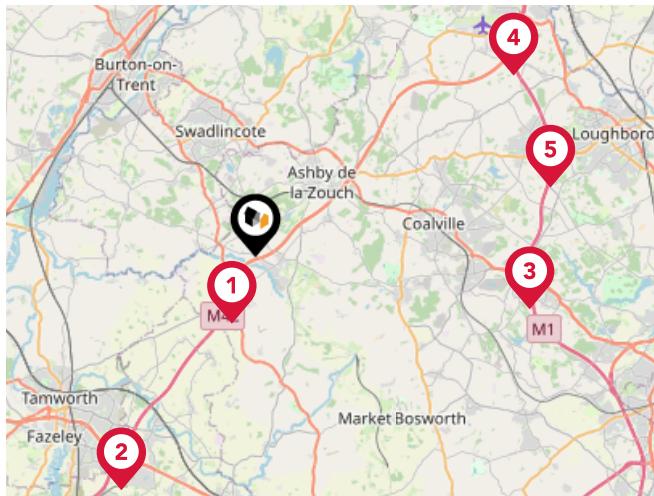
9	Ashby Willesley Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 419 Distance:2.26					
10	Packington Church of England Primary School	<input type="checkbox"/>	<input checked=""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

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

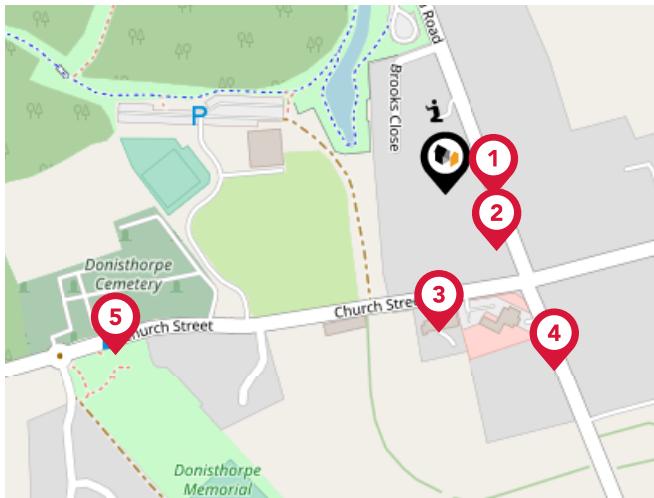


Airports/Helipads

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

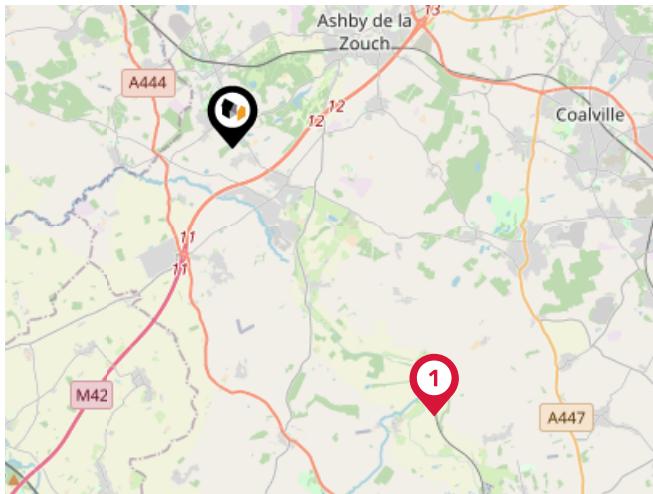
Area Transport (Local)

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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.

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Testimonials



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



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Land Registry

