

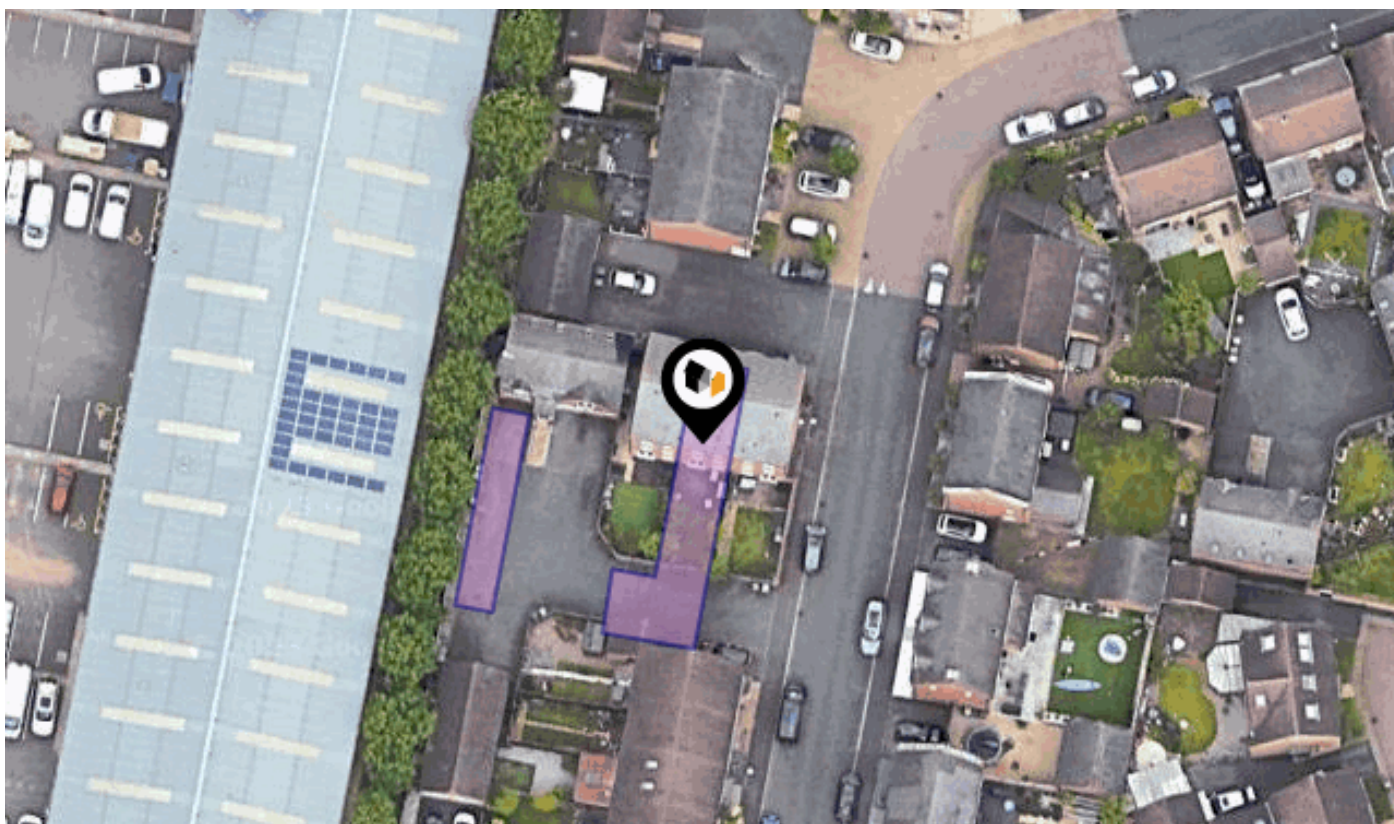


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 30<sup>th</sup> June 2023**



**MOUNTBATTEN WAY, CHILWELL, BEESTON,  
NOTTINGHAM, NG9**

## **Martin & Co. Beeston**

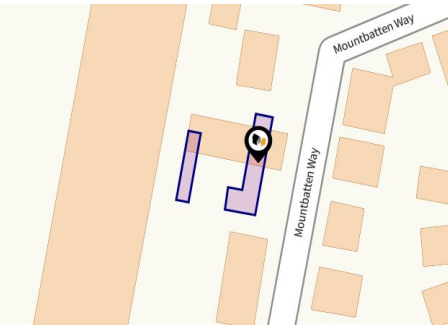
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

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## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£289
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2005		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,945		
<b>Title Number:</b>	NT416670		
<b>UPRN:</b>	10003429213		

## Local Area

<b>Local Authority:</b>	Broxtowe
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Mountbatten Way, Chilwell, Beeston, NG9

Energy rating

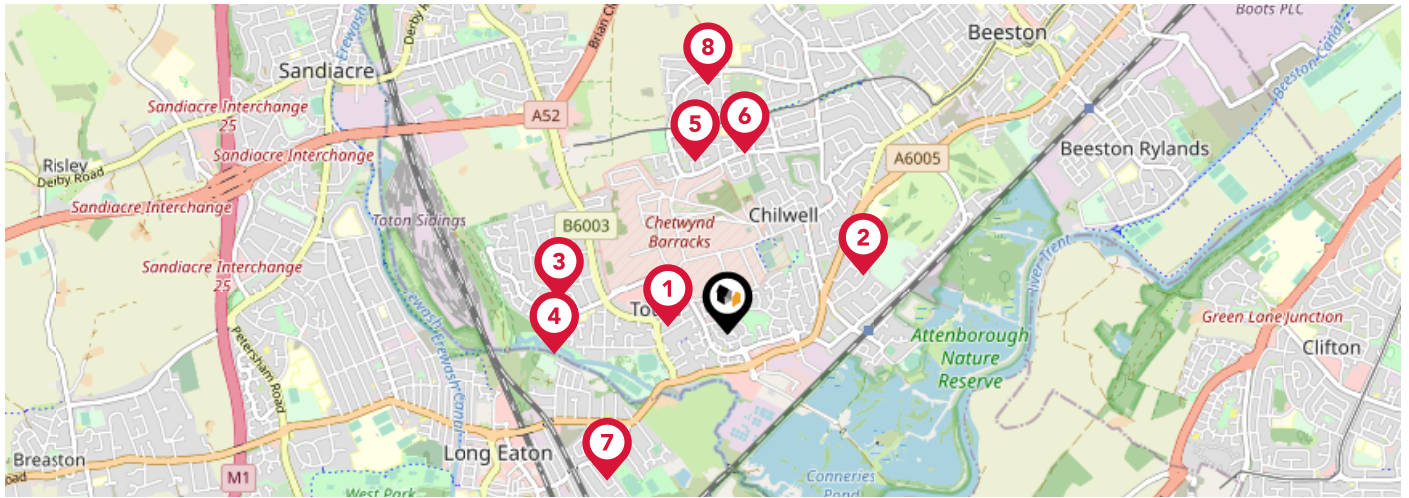
**D**

Valid until 29.05.2024

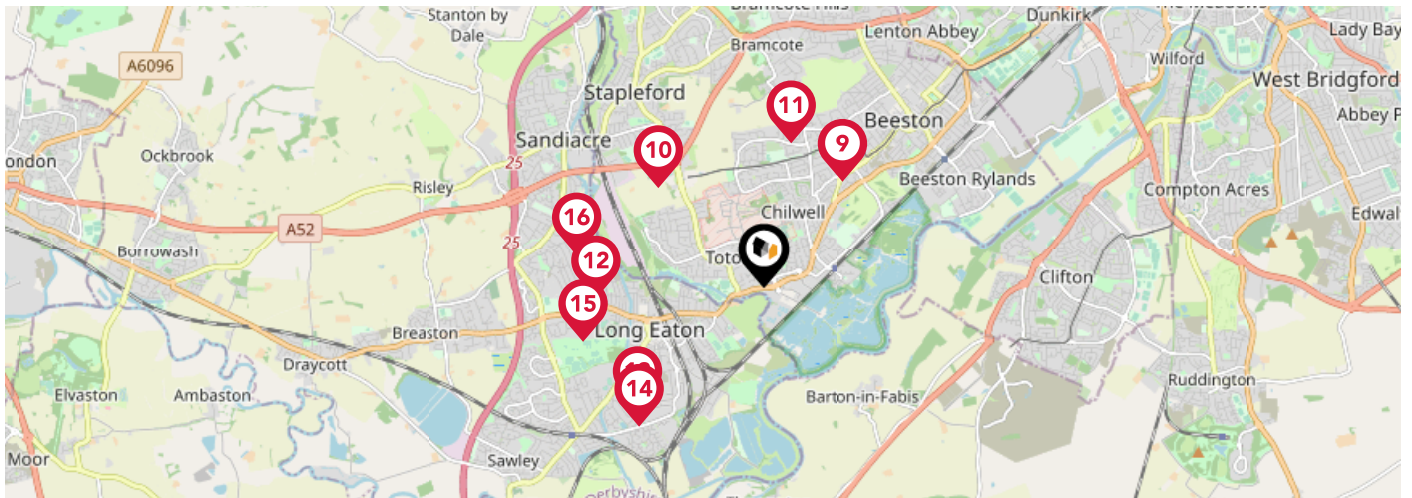
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Mechanical, extract only
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 77% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>



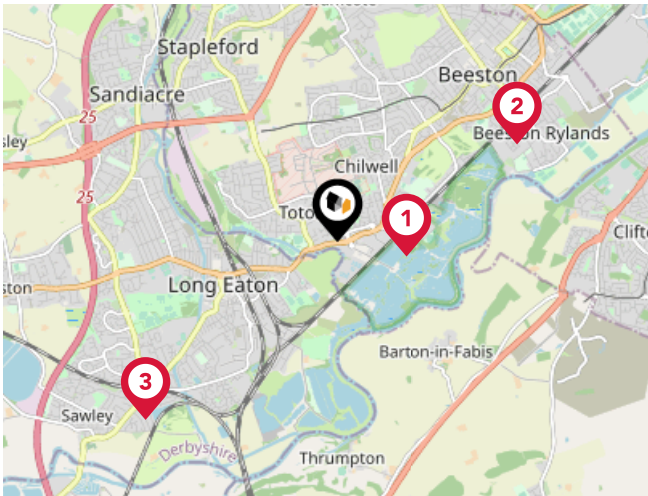
		Nursery	Primary	Secondary	College	Private
	<b>Chetwynd Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 419   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chilwell School</b> Ofsted Rating: Good   Pupils: 788   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Toton Bispham Drive Junior School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Toton Banks Road Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eskdale Junior School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alderman Pounder Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sunnyside Spencer Academy</b> Ofsted Rating: Good   Pupils: 224   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The Lanes Primary School</b> Ofsted Rating: Good   Pupils: 587   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>George Spencer Academy and Technology College</b> Ofsted Rating: Outstanding   Pupils: 1616   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alderman White School</b> Ofsted Rating: Good   Pupils: 781   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>OneSchool Global Uk Nottingham Campus</b> Ofsted Rating: Not Rated   Pupils: 98   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brooklands Primary School</b> Ofsted Rating: Good   Pupils: 409   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence CofE Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trent College</b> Ofsted Rating: Not Rated   Pupils: 1101   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longmoor Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

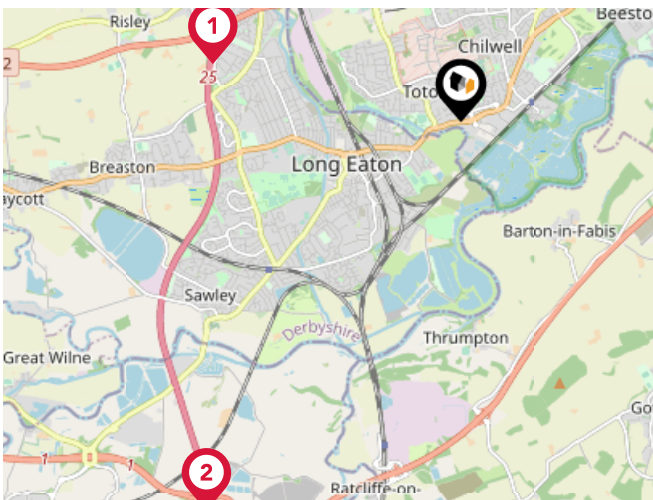
# Area

## Transport (National)



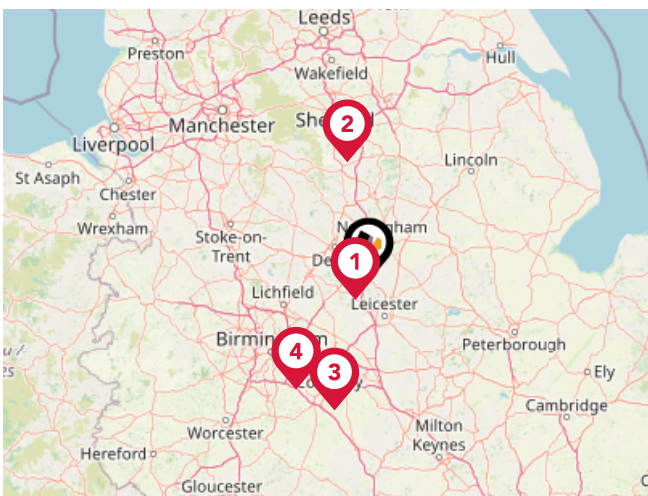
### National Rail Stations

Pin	Name	Distance
	Attenborough Rail Station	0.63 miles
	Beeston Rail Station	1.83 miles
	Long Eaton Rail Station	2.35 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	2.29 miles
	M1 J24A	4.17 miles
	M1 J26	5.6 miles
	M1 J24	4.92 miles
	M1 J23A	6.7 miles

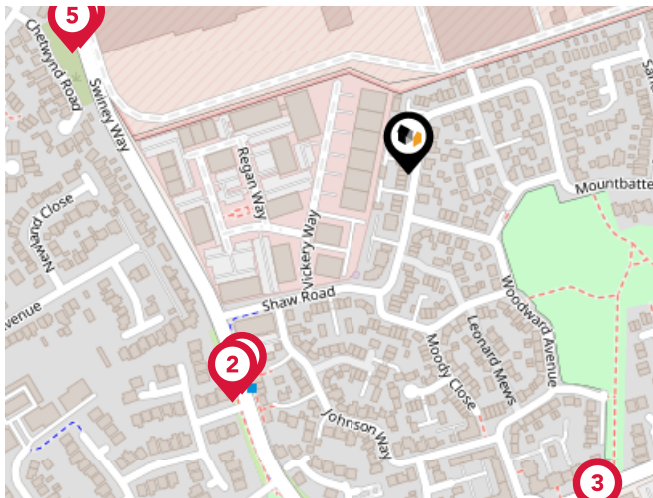


### Airports/Helipads

Pin	Name	Distance
	East Midlands Airport	6.62 miles
	Sheffield City Airport	34.19 miles
	Coventry Airport	38.59 miles
	Birmingham International Airport	37.48 miles

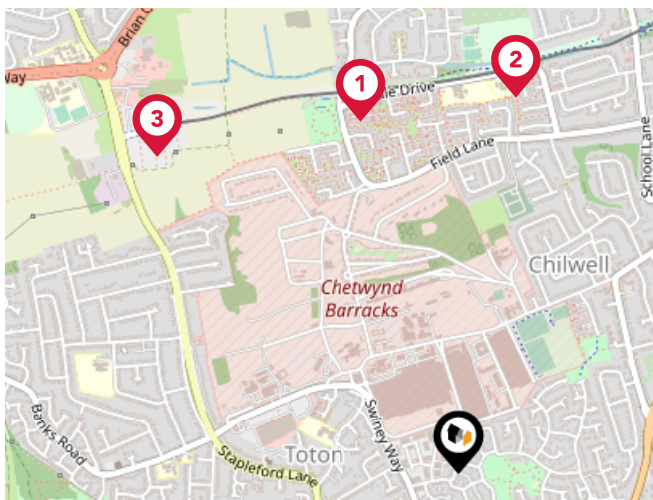
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wynwood Road	0.15 miles
2	Wynwood Road	0.16 miles
3	Swiney Way	0.22 miles
4	Swiney Way	0.2 miles
5	Swiney Way	0.2 miles

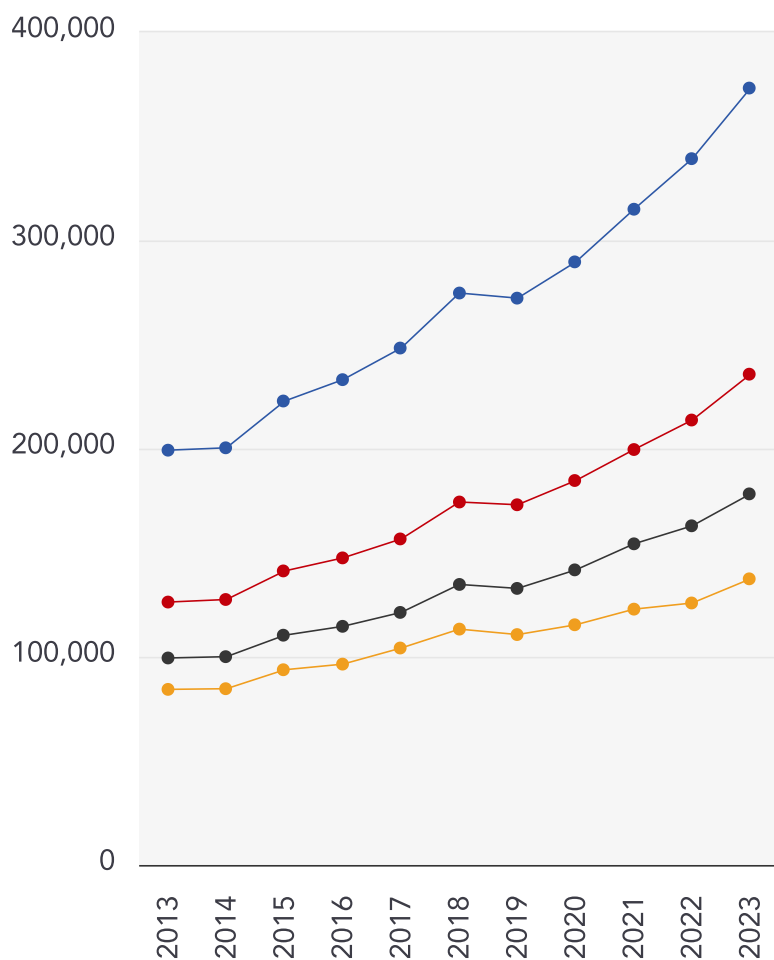


### Local Connections

Pin	Name	Distance
1	Inham Road Tram Stop	0.82 miles
2	Eskdale Drive Tram Stop	0.85 miles
3	Toton Lane Tram Stop	0.98 miles



10 Year History of Average House Prices by Property Type in NG9



Detached

**+87.3%**

Semi-Detached

**+86.66%**

Terraced

**+79.26%**

Flat

**+62.95%**



### Martin & Co. Beeston

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Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

### Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

### Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

### Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!



/martincouk



/MartinCoUK



/martinco\_uk



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# Martin & Co. Beeston

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