

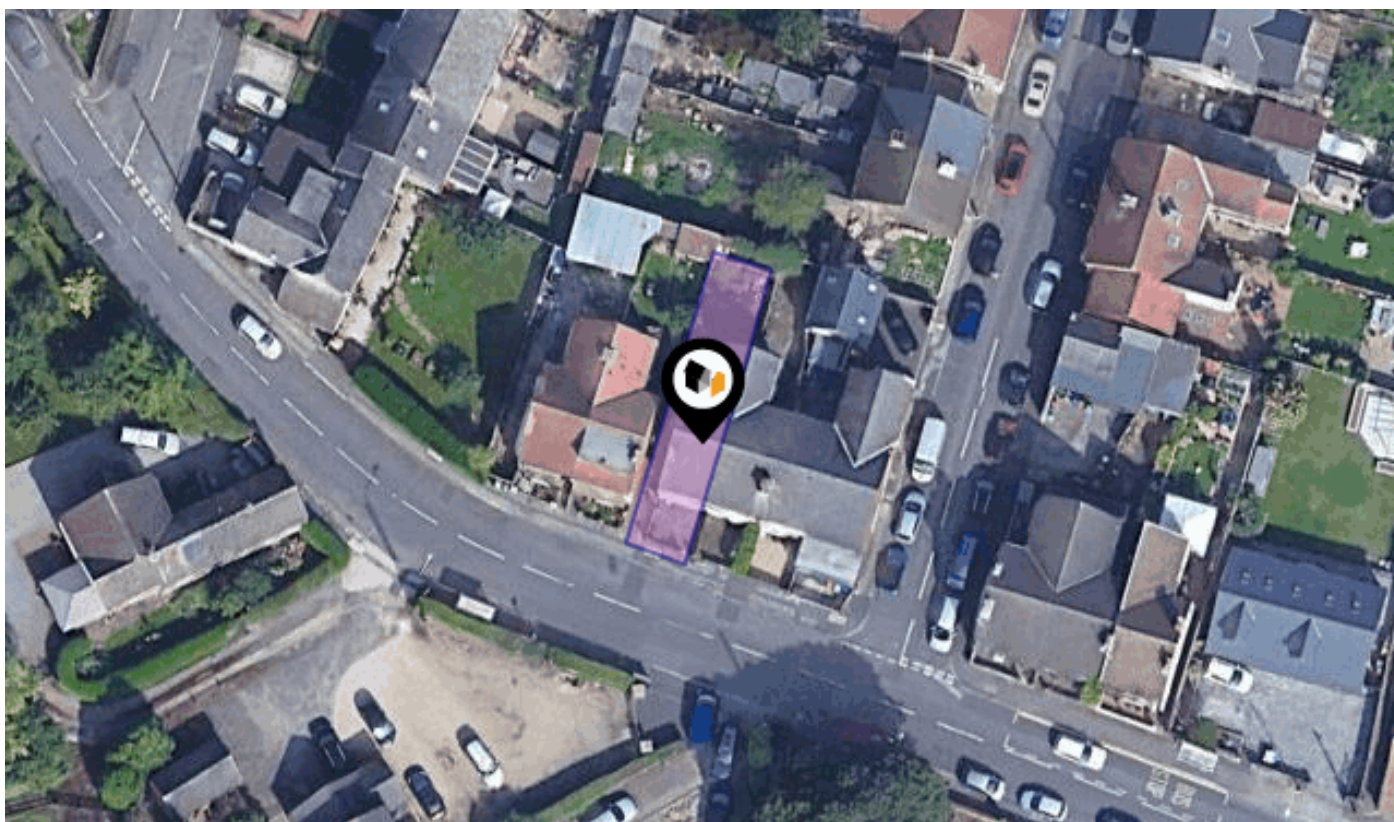


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



**SKEGBY ROAD, KIRKBY-IN-ASHFIELD, NOTTINGHAM,
NG17**

Martin & Co - Hucknall

36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Terraced	Last Sold £/ft²:	£83
Bedrooms:	3	Tenure:	Freehold
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,600		
Title Number:	NT357133		
UPRN:	100031239396		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	37 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Kirkby-In-Ashfield, NG17

Energy rating

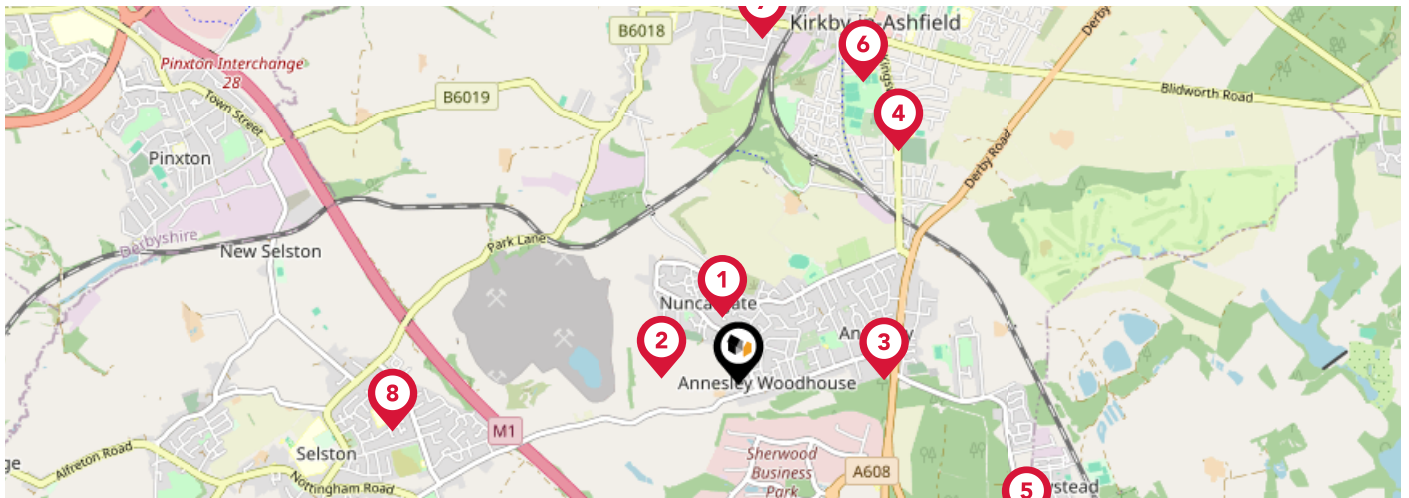
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Valid until 23.11.2033

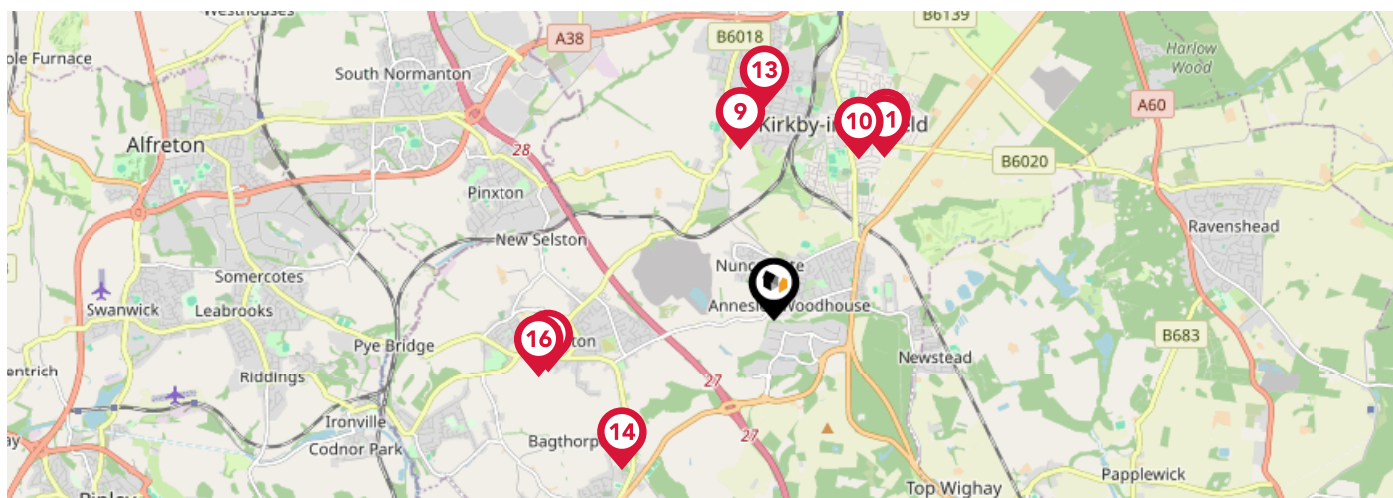
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

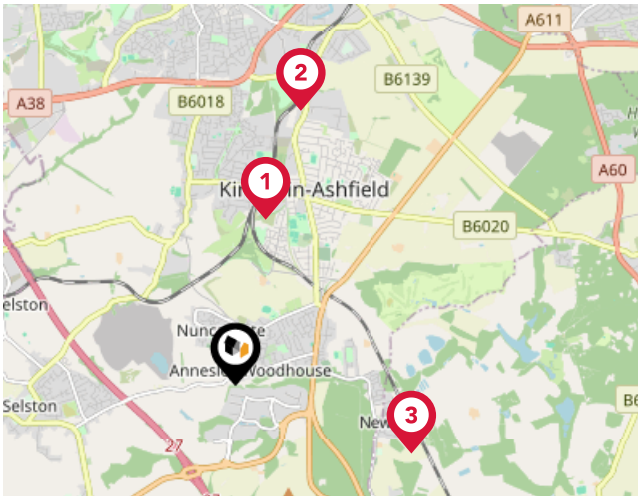
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²



		Nursery	Primary	Secondary	College	Private
	Kirkby Woodhouse School Ofsted Rating: Good Pupils: 456 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pollytech Limited Ofsted Rating: Good Pupils: 6 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Annesley Primary and Nursery School Ofsted Rating: Good Pupils: 231 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsway Primary School Ofsted Rating: Good Pupils: 388 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newstead Primary and Nursery School Ofsted Rating: Good Pupils: 137 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkby College Ofsted Rating: Inadequate Pupils: 395 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The West Park Academy Ofsted Rating: Good Pupils: 257 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Hill Primary and Nursery School Ofsted Rating: Good Pupils: 335 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

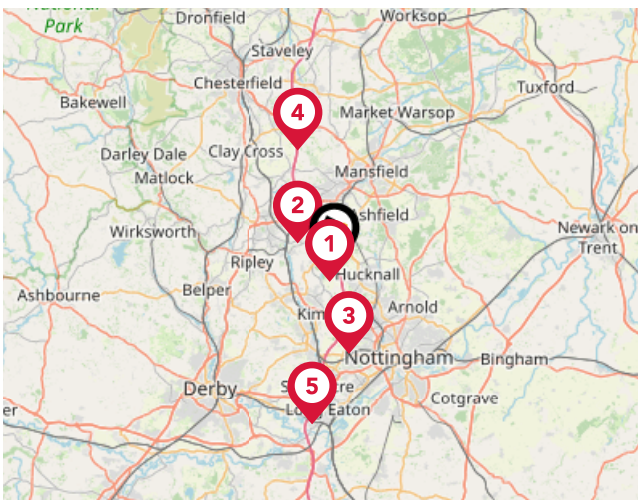


		Nursery	Primary	Secondary	College	Private
	Orchard Primary School and Nursery Ofsted Rating: Good Pupils: 364 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morven Park Primary and Nursery School Ofsted Rating: Good Pupils: 487 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bracken Hill School Ofsted Rating: Good Pupils: 142 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Hill Primary & Nursery Ofsted Rating: Requires Improvement Pupils: 283 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenwood Primary and Nursery School Ofsted Rating: Good Pupils: 475 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bagthorpe Primary School Ofsted Rating: Good Pupils: 173 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selston High School Ofsted Rating: Good Pupils: 810 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selston CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 102 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



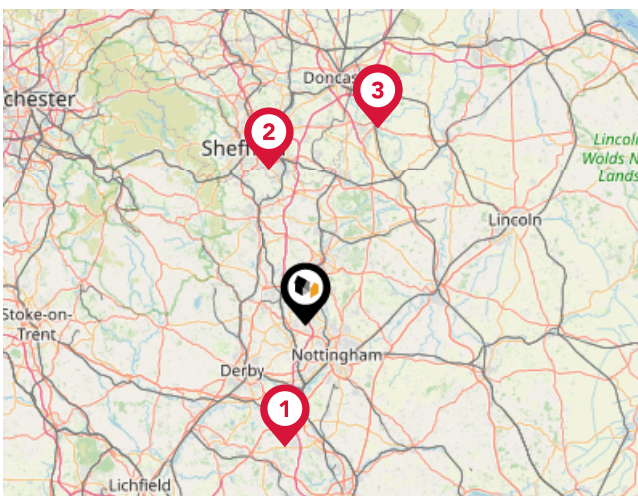
National Rail Stations

Pin	Name	Distance
1	Kirkby in Ashfield Rail Station	1.52 miles
2	Sutton Parkway Rail Station	2.53 miles
3	Newstead Rail Station	1.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	1.13 miles
2	M1 J28	3.14 miles
3	M1 J26	6.29 miles
4	M1 J29	8.71 miles
5	M1 J25	11.39 miles

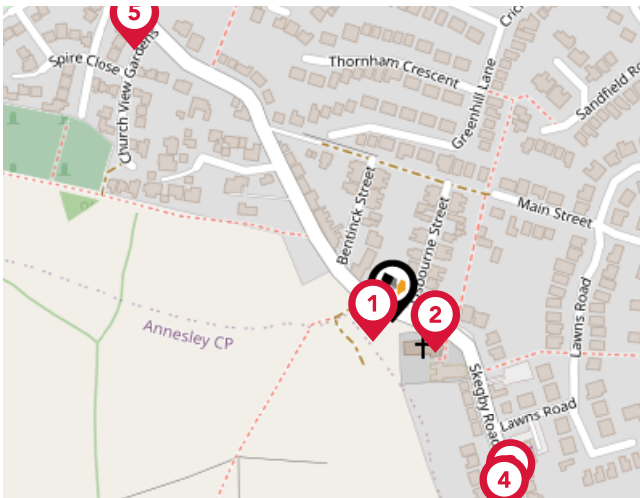


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	17.65 miles
2	Sheffield City Airport	22.52 miles
3	Robin Hood Doncaster Sheffield Airport	29.66 miles
4	Robin Hood Doncaster Sheffield Airport	30.02 miles

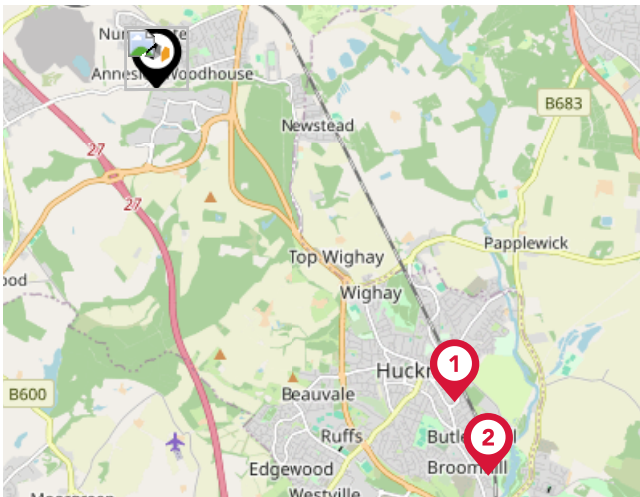
Area

Transport (Local)



Bus Stops/Stations

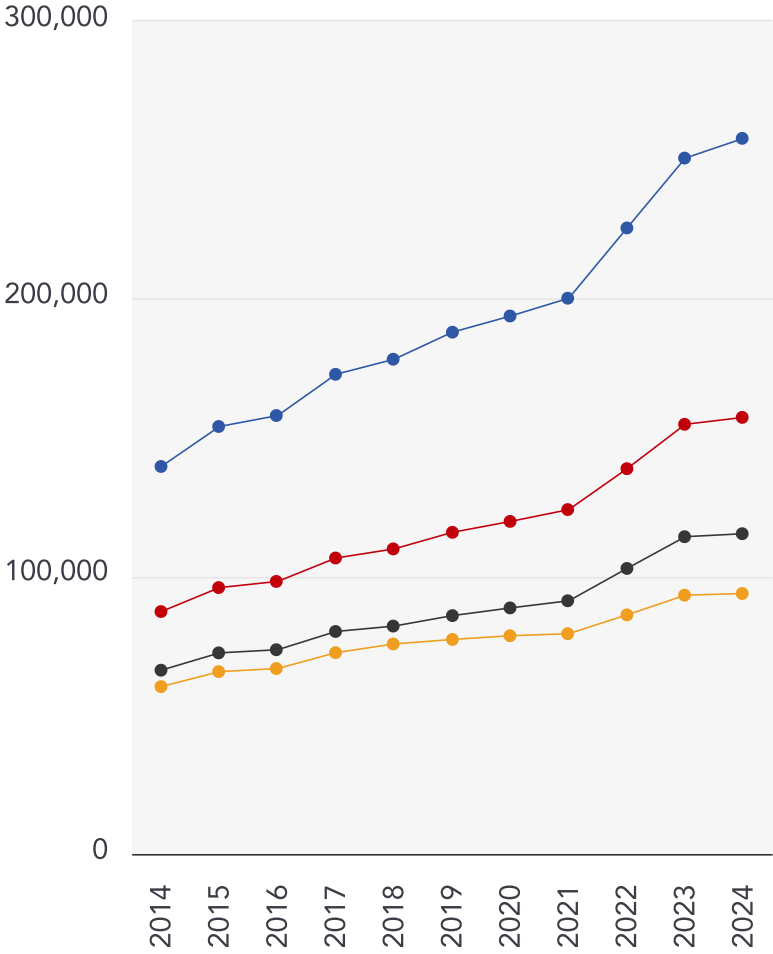
Pin	Name	Distance
1	St Johns Church	0.02 miles
2	St Johns Church	0.03 miles
3	Lawns Road	0.12 miles
4	Lawns Road	0.13 miles
5	Hamilton Fields	0.21 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	3.84 miles
2	Butler's Hill Tram Stop	4.53 miles
3	Moor Bridge Tram Stop	5.36 miles

10 Year History of Average House Prices by Property Type in NG17



Detached

+84.67%

Semi-Detached

+80.1%

Terraced

+74.26%

Flat

+55.6%



Martin & Co - Hucknall

We specialise in residential lettings and house sales across Hucknall, Arnold, Bestwood and the surrounding areas and have been delivering exceptional customer service to local residents, since 2008.

The Martin & Co office is situated on the main high street in the heart of the town centre. Hucknall is a vibrant town with good public transport including a tram and train station, and with good schools it is an ideal location for families.

Testimonial 1



Rosie and the team at Martin and Co, Hucknall provided an excellent service selling my flat, with regular updates and a really efficient sale. Very much appreciated during such uncertain times!

Testimonial 2



Tenant review: Absolutely excellent service from Rosie and Katie at Hucknall Martin & Co. Processed queries quickly with positive customer relations, and treated us with respect by always ensuring we were politely asked before any visits to the premises were conducted (not many agencies actually adhere to this courtesy in practice from our experience!).

Testimonial 3



Katie and Ian are a pleasure to deal with and are extremely professional in their approach. I have complete faith in them and their expertise. I highly recommending their services to anyone for all domestic and commercial requirements for all property services.



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/MartinCoUK



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Martin & Co - Hucknall

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Martin & Co - Hucknall

36a High Street, Hucknall, Nottingham,
NG15 7HG
0115 871 5461
rosie.gibbins@martinco.com
www.martinco.com

