

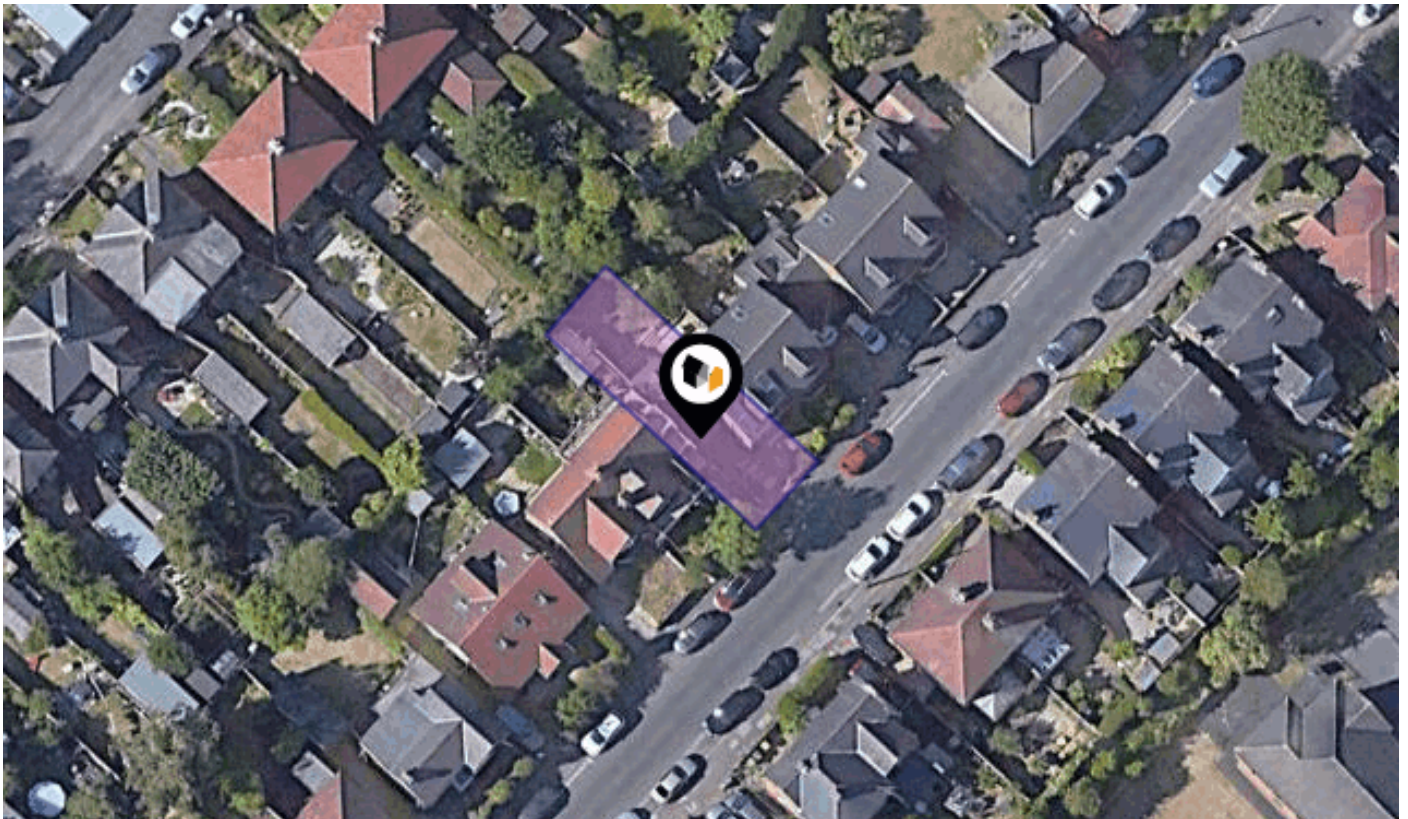


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th June 2024



ABBAY ROAD, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham NG9 2NG

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£172
Bedrooms:	4	Tenure:	Freehold
Plot Area:	0.04 acres		
Year Built :	2007		
Council Tax :	Band B		
Annual Estimate:	£1,868		
Title Number:	NT434292		
UPRN:	10003430686		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

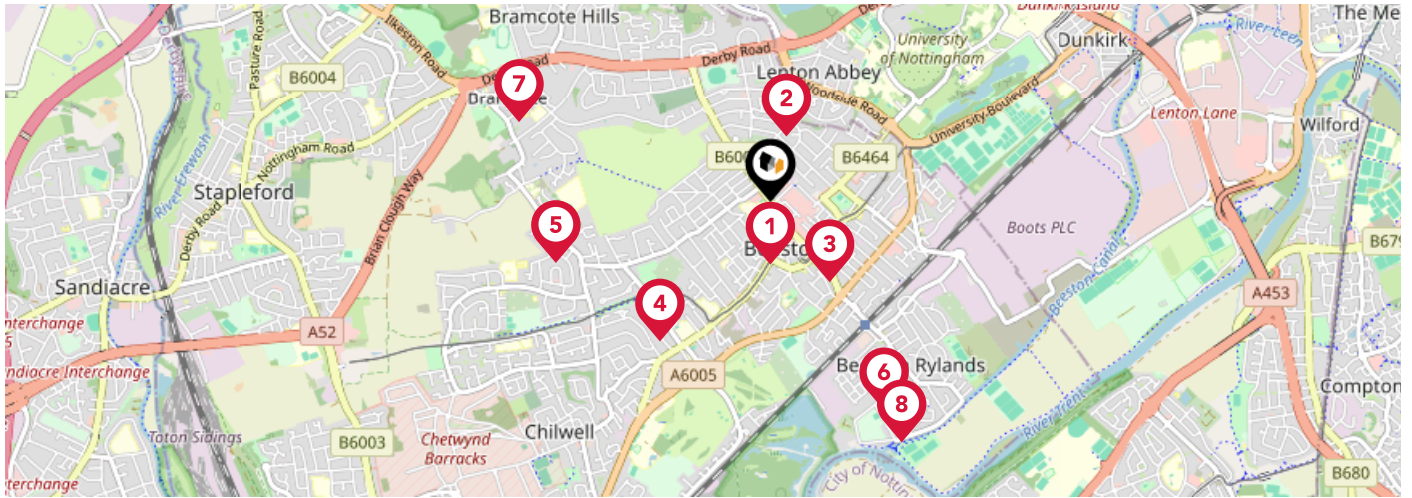
16 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

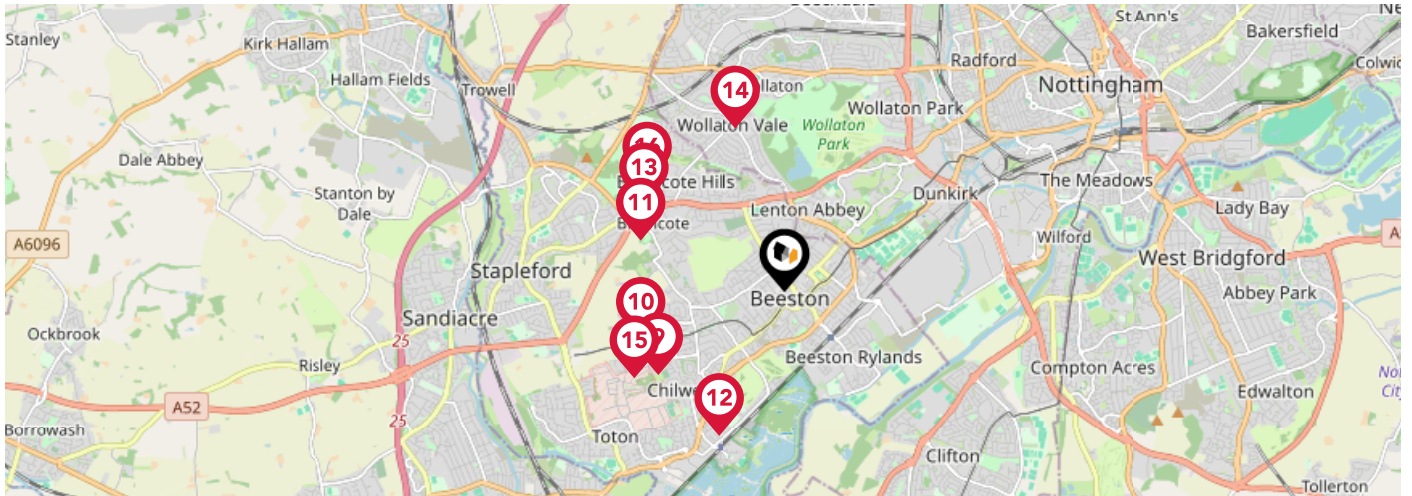


Satellite/Fibre TV Availability:

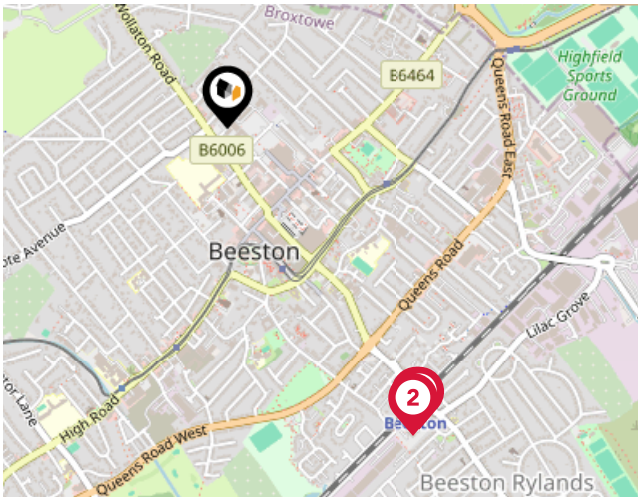




		Nursery	Primary	Secondary	College	Private
	Round Hill Primary School Ofsted Rating: Good Pupils: 506 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beeston Fields Primary School and Nursery Ofsted Rating: Good Pupils: 311 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Clifford Primary School Ofsted Rating: Good Pupils: 408 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lanes Primary School Ofsted Rating: Good Pupils: 587 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alderman White School Ofsted Rating: Good Pupils: 781 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beeston Rylands Junior School Ofsted Rating: Good Pupils: 182 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trent Vale Infant School Ofsted Rating: Good Pupils: 157 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

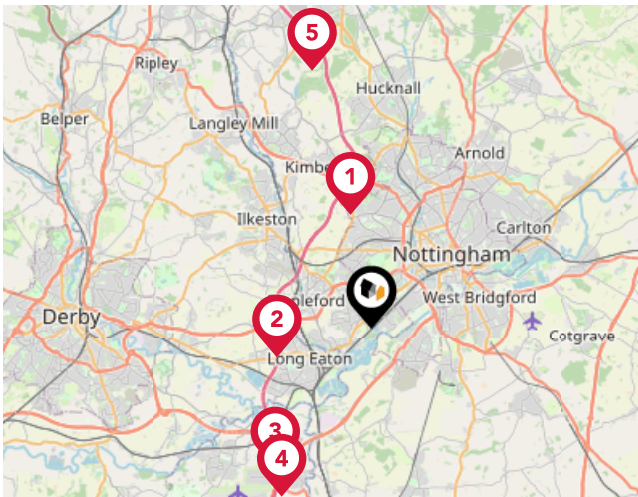


		Nursery	Primary	Secondary	College	Private
	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 229 Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 224 Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxwood Academy Ofsted Rating: Good Pupils: 116 Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chilwell School Ofsted Rating: Good Pupils: 788 Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramcote College Ofsted Rating: Good Pupils: 473 Distance: 1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fernwood Primary School Ofsted Rating: Good Pupils: 1059 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eskdale Junior School Ofsted Rating: Outstanding Pupils: 258 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramcote Hills Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



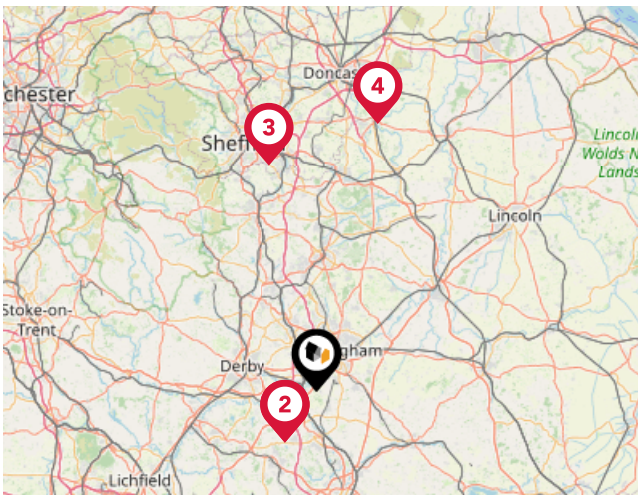
National Rail Stations

Pin	Name	Distance
1	Beeston Rail Station	0.79 miles
2	Beeston Rail Station	0.8 miles
3	Beeston Rail Station	0.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	4.09 miles
2	M1 J25	3.58 miles
3	M1 J24A	6.13 miles
4	M1 J24	6.85 miles
5	M1 J27	9.41 miles

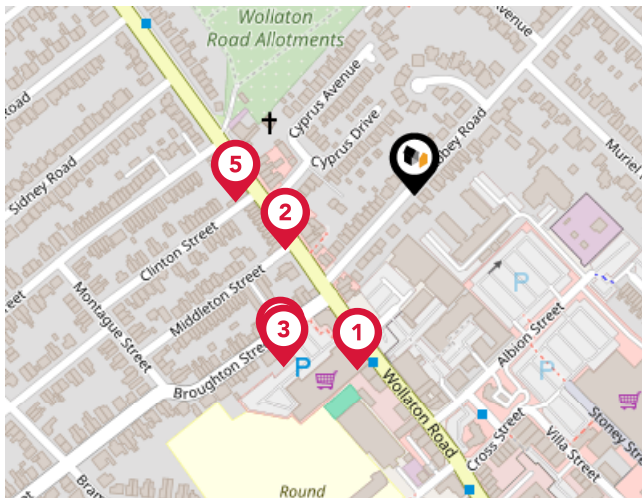


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	8.57 miles
2	East Midlands Airport	8.59 miles
3	Sheffield City Airport	32.88 miles
4	Robin Hood Doncaster Sheffield Airport	39 miles

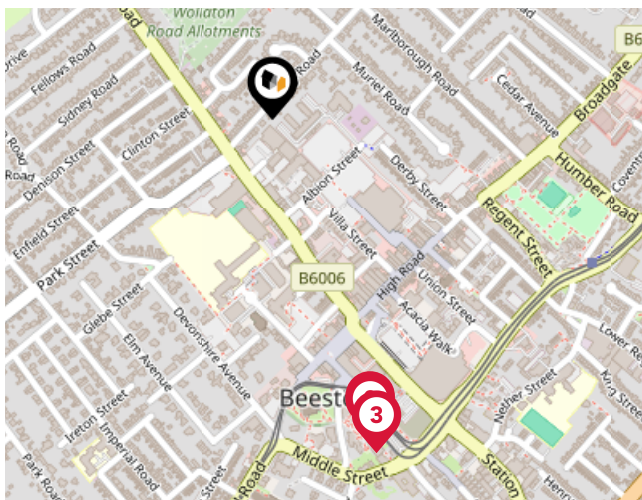
Area

Transport (Local)



Bus Stops/Stations

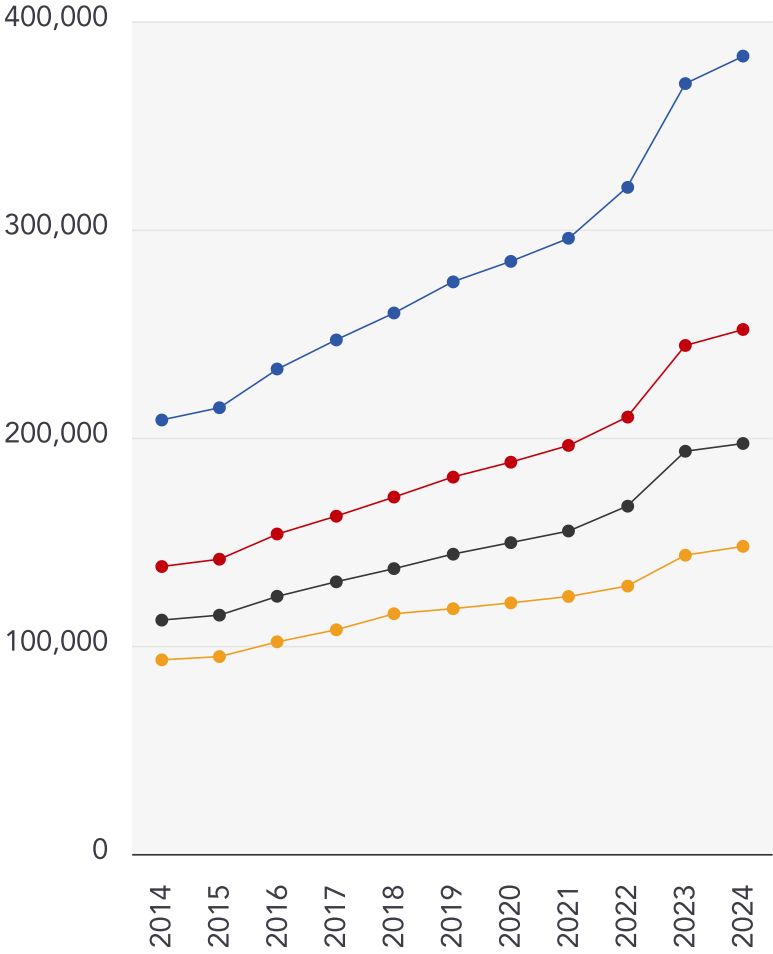
Pin	Name	Distance
1	Lidl	0.1 miles
2	Cyprus Avenue	0.08 miles
3	Lidl	0.12 miles
4	Lidl	0.12 miles
5	Cyprus Avenue	0.1 miles



Local Connections

Pin	Name	Distance
1	Bus & Tram Interchange	0.37 miles
2	Beeston Centre Tram Stop	0.37 miles
3	Beeston Centre Tram Stop	0.39 miles

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



Detached

+83.86%

Semi-Detached

+82.47%

Terraced

+75.52%

Flat

+58.5%



Martin & Co. Beeston

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



/company/martin-&-co-

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co. Beeston and therefore no warranties can be given as to their good working order.

Martin & Co. Beeston

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