

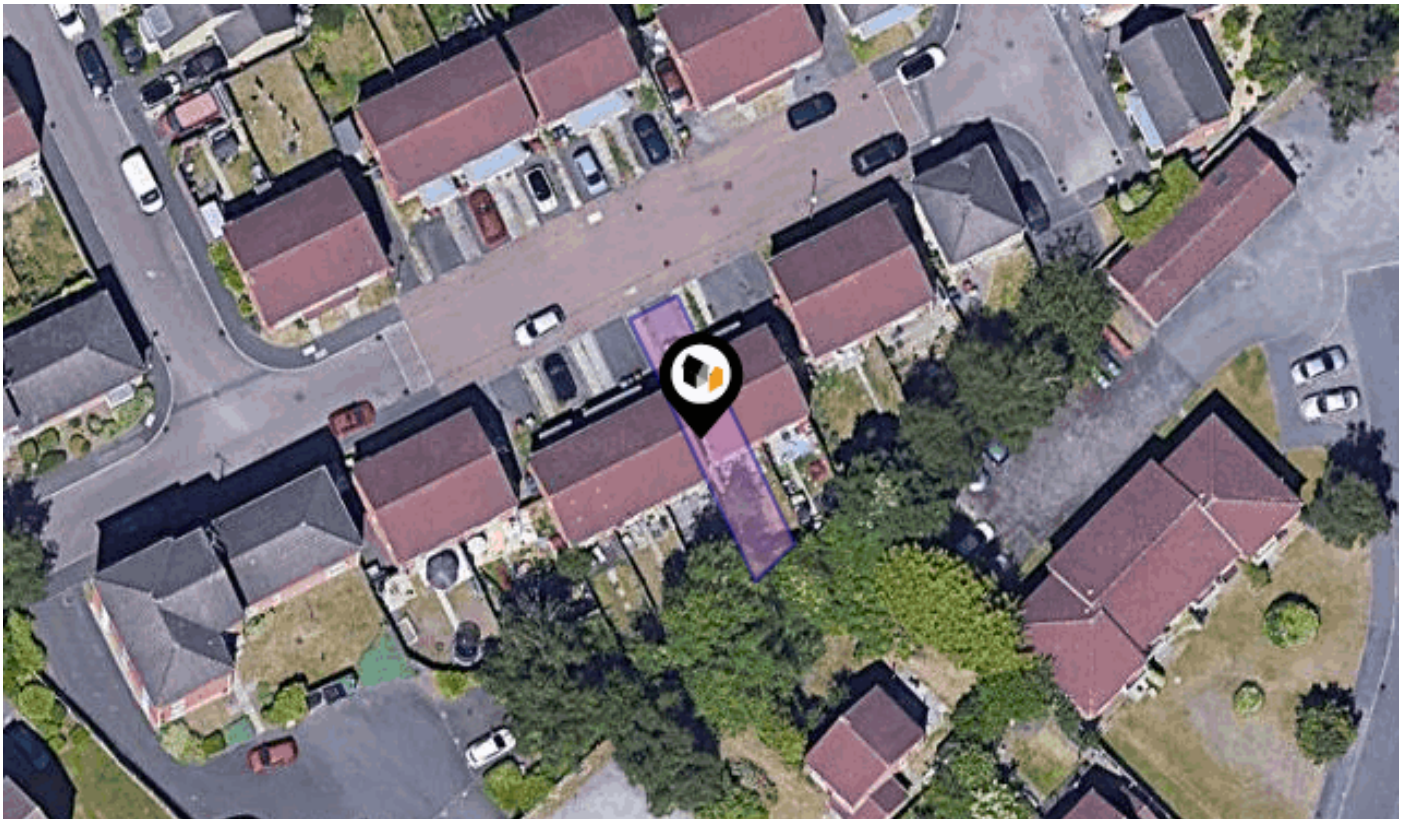


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd August 2024



ROBIN BAILEY WAY, HUCKNALL, NOTTINGHAM, NG15

Martin & Co - Hucknall

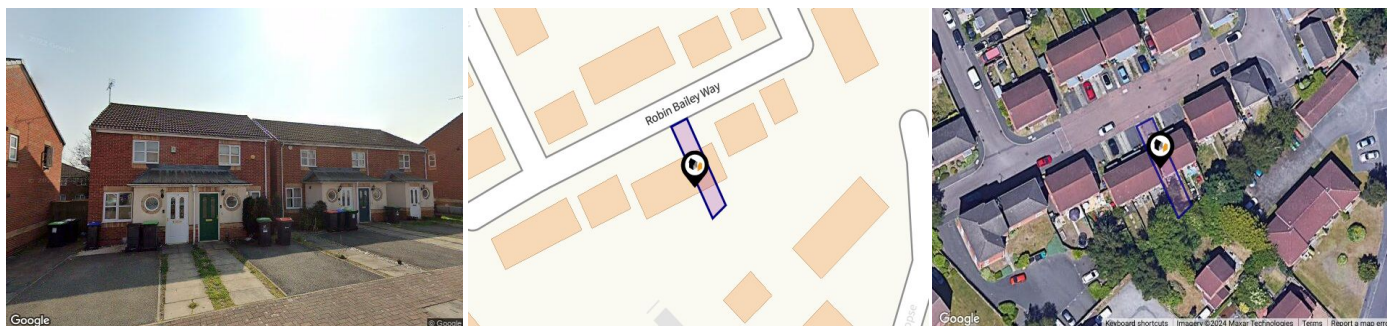
36a High Street, Hucknall, Nottingham, NG15 7HG

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www.martinco.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.02 acres		
Year Built :	2004		
Council Tax :	Band B		
Annual Estimate:	£1,867		
Title Number:	NT397992		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Robin Bailey Way, Hucknall, NG15

Energy rating

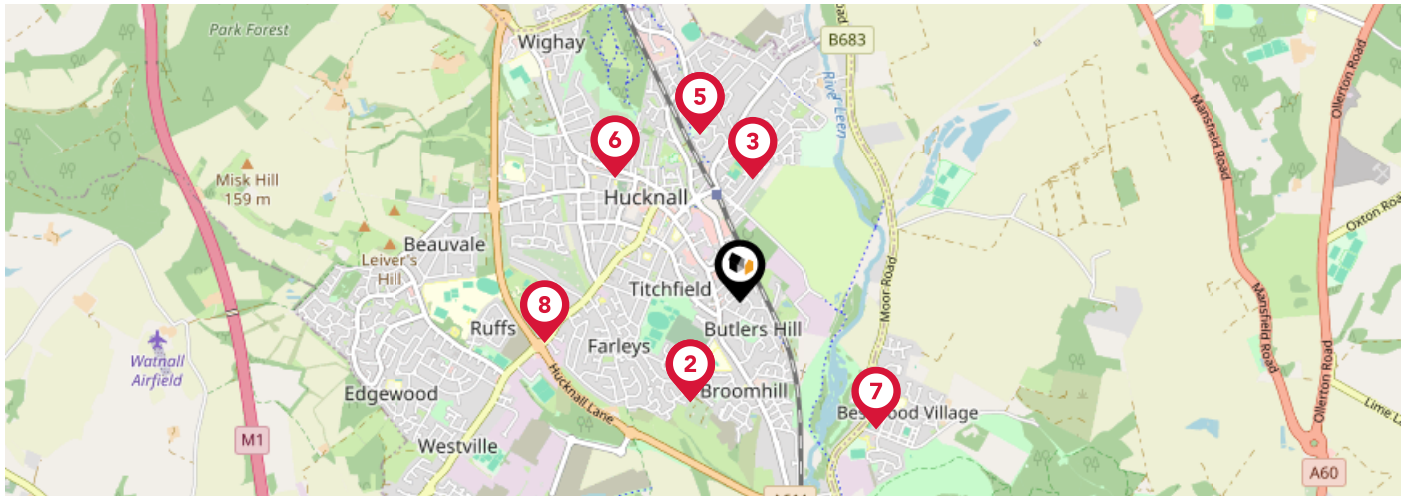
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Valid until 05.09.2029

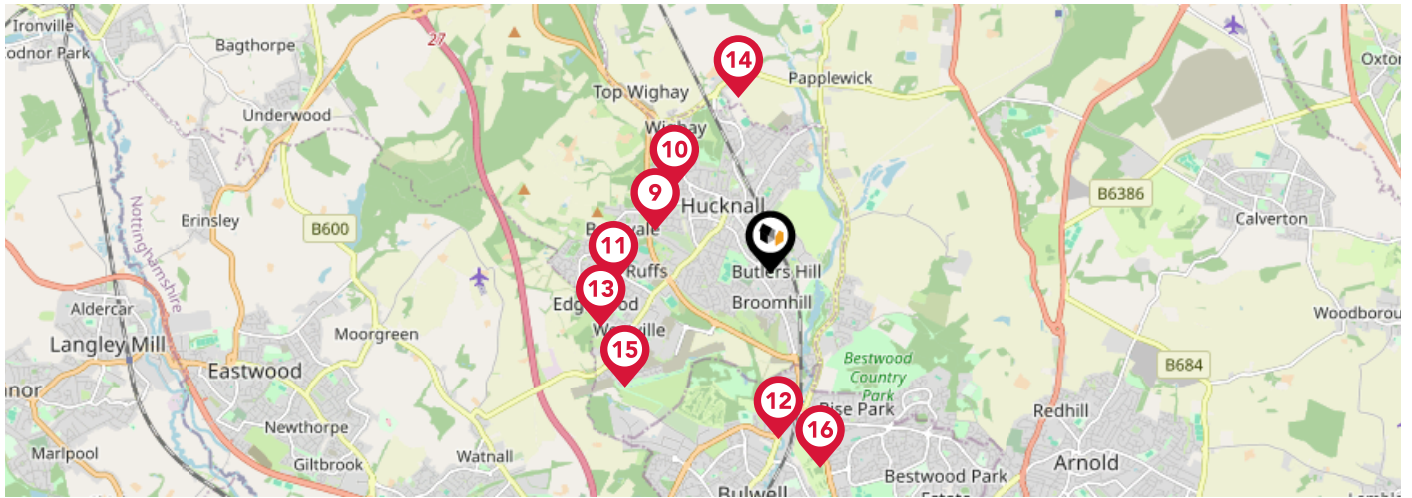
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

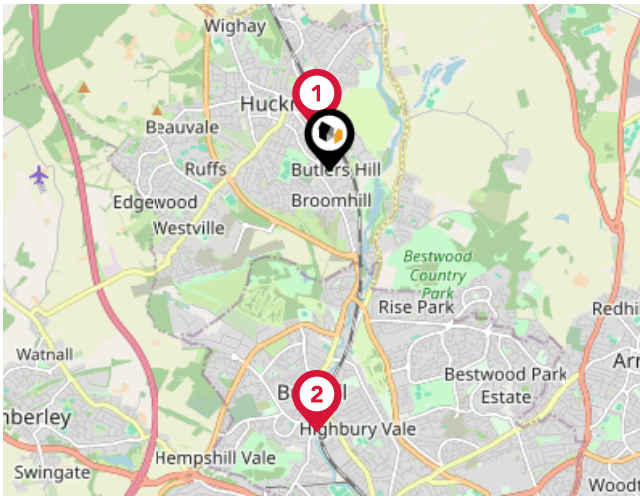
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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, limited insulation (assumed)
Total Floor Area:	56 m ²



		Nursery	Primary	Secondary	College	Private
Butler's Hill Infant and Nursery School Ofsted Rating: Good Pupils: 248 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Broomhill Junior School Ofsted Rating: Good Pupils: 294 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beardall Fields Primary and Nursery School Ofsted Rating: Good Pupils: 440 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Holy Cross Primary Catholic Voluntary Academy Ofsted Rating: Good Pupils: 223 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Leen Mills Primary School Ofsted Rating: Good Pupils: 346 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hucknall National Church of England Primary School Ofsted Rating: Good Pupils: 418 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hawthorne Primary and Nursery School Ofsted Rating: Good Pupils: 221 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Holgate Primary and Nursery School Ofsted Rating: Good Pupils: 365 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

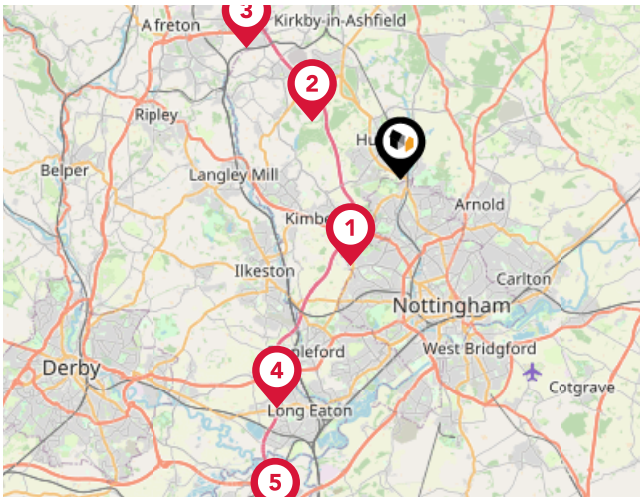


		Nursery	Primary	Secondary	College	Private
	Hillside Primary and Nursery School Ofsted Rating: Good Pupils: 467 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The National CofE Academy Ofsted Rating: Good Pupils: 1176 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Holgate Academy Ofsted Rating: Serious Weaknesses Pupils: 1237 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Academy Ofsted Rating: Good Pupils: 218 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edgewood Primary and Nursery School Ofsted Rating: Good Pupils: 347 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linby-Cum-Papplewick Church of England Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hucknall Flying High Academy Ofsted Rating: Not Rated Pupils: 232 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanstead Flying High Academy Ofsted Rating: Good Pupils: 207 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



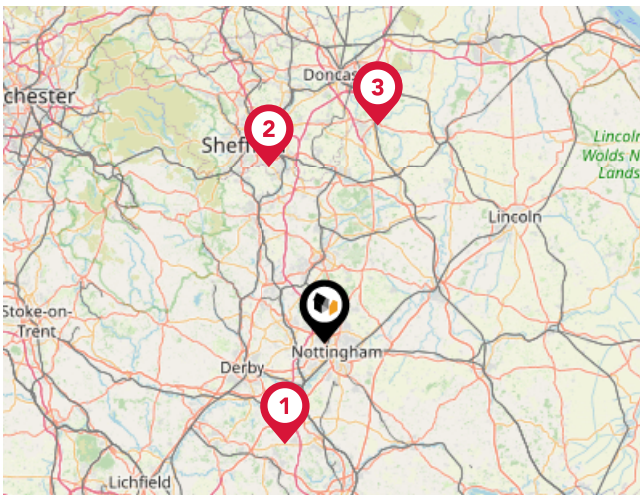
National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	0.38 miles
2	Bulwell Rail Station	2.33 miles
3	Newstead Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.56 miles
2	M1 J27	3.75 miles
3	M1 J28	7.21 miles
4	M1 J25	9.28 miles
5	M1 J24A	12.96 miles

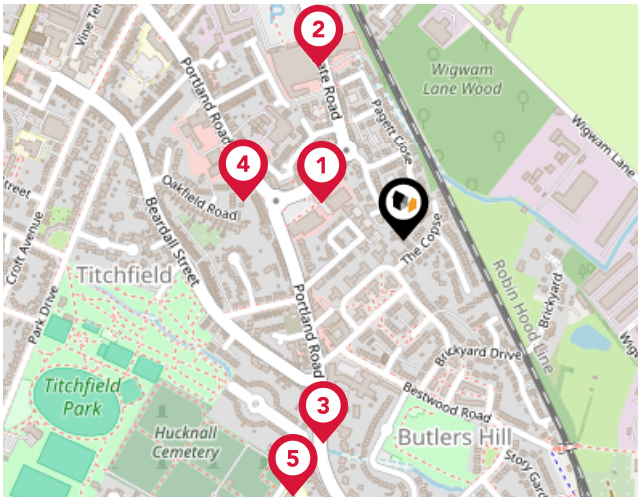


Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	15.41 miles
2	Sheffield City Airport	26.24 miles
3	Robin Hood Doncaster Sheffield Airport	31.84 miles
4	Robin Hood Doncaster Sheffield Airport	32.2 miles

Area

Transport (Local)



Bus Stops/Stations

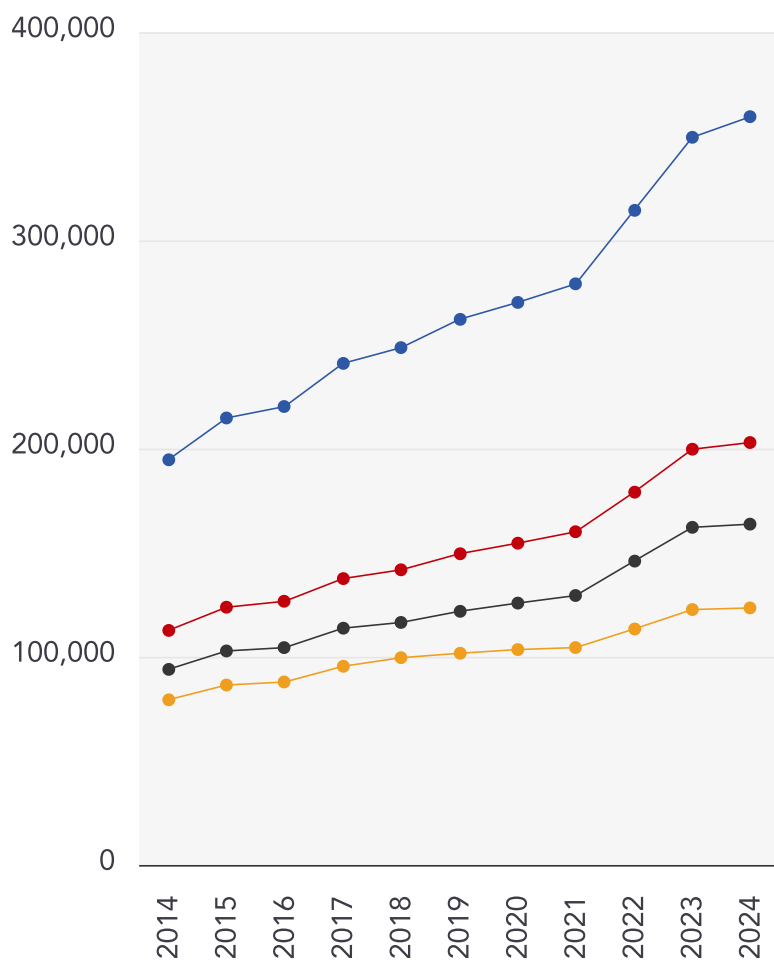
Pin	Name	Distance
1	Iceland	0.1 miles
2	Tesco	0.22 miles
3	Beardall Street	0.24 miles
4	Ashgate Road	0.18 miles
5	Infant School	0.31 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	0.38 miles
2	Butler's Hill Tram Stop	0.37 miles
3	Moor Bridge Tram Stop	1.33 miles

10 Year History of Average House Prices by Property Type in NG15



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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Martin & Co - Hucknall

Data Quality

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