

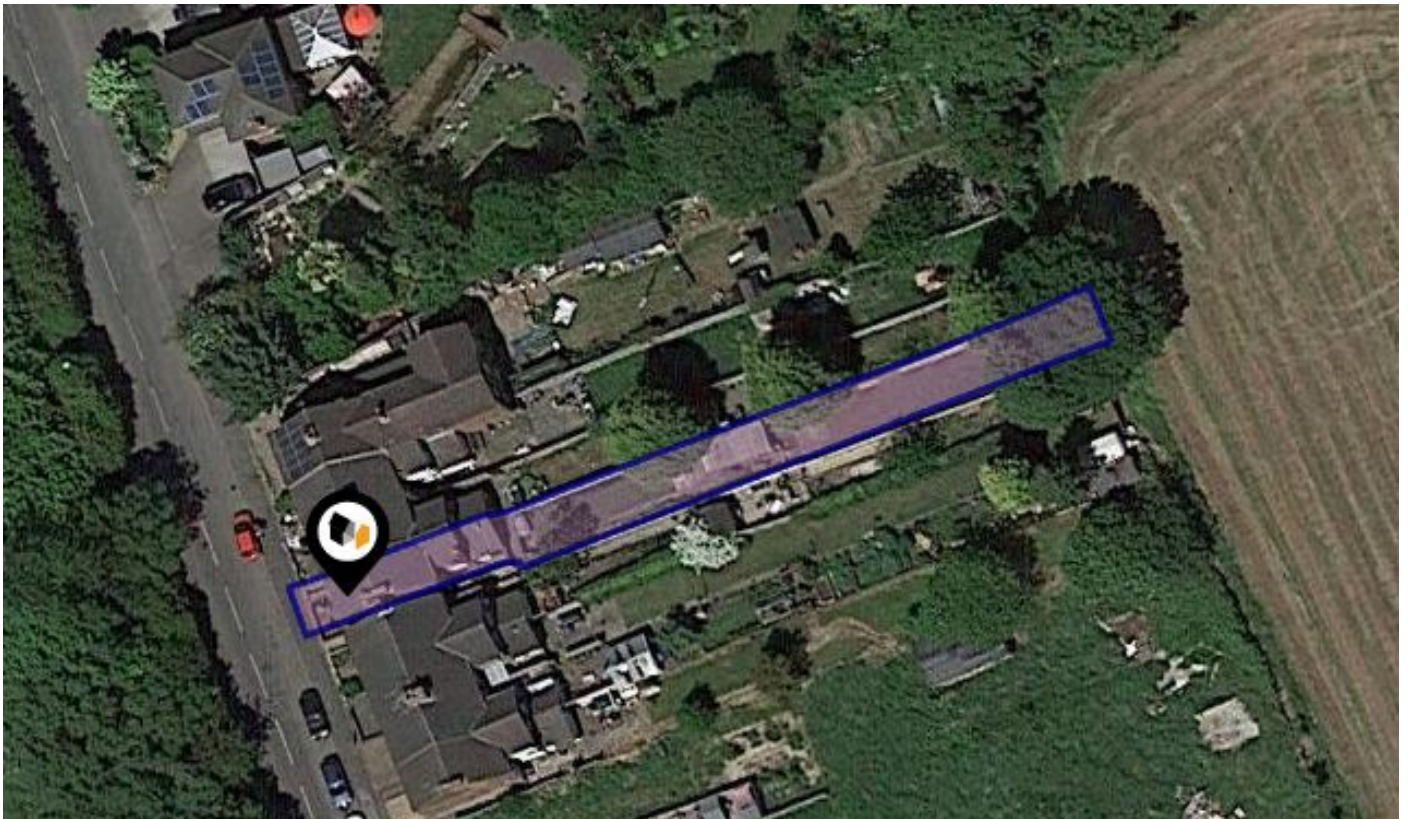


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 14<sup>th</sup> October 2024**



**7, MOIRA ROAD, DONISTHORPE, SWADLINCOTE, DE12  
7QD**

**OIRO : £160,000**

## **George Edwards**

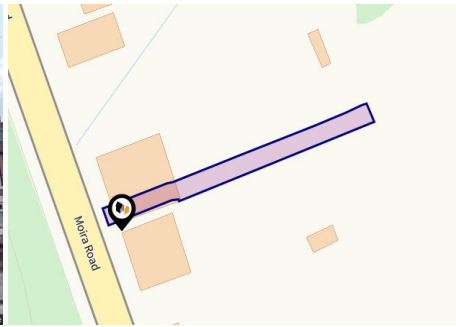
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	26/01/1996
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£30,000
<b>Floor Area:</b>	947 ft <sup>2</sup> / 88 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£31
<b>Plot Area:</b>	0.08 acres	<b>OIRO:</b>	£160,000
<b>Year Built :</b>	Before 1900	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,487		
<b>Title Number:</b>	LT281441		
<b>UPRN:</b>	100030580036		

## Local Area

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

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

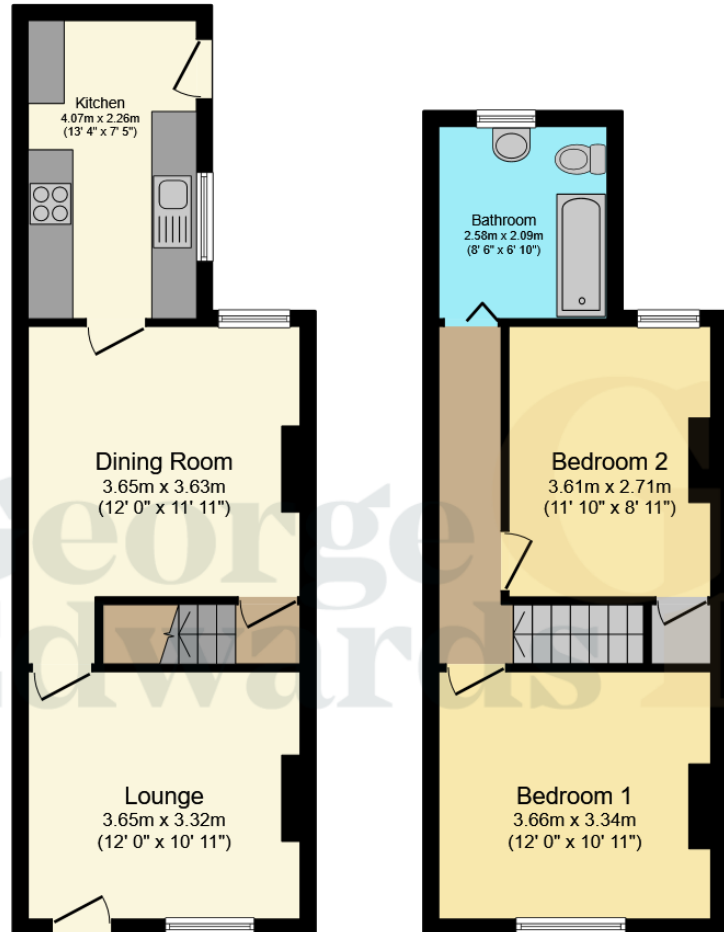








7, MOIRA ROAD, DONISTHORPE, SWADLINCOTE, DE12  
7QD



Ground Floor

Floor area 38.3 m<sup>2</sup> (412 sq.ft.)

First Floor

Floor area 35.1 m<sup>2</sup> (377 sq.ft.)

TOTAL: 73.4 m<sup>2</sup> (790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Property EPC - Certificate

7 MOIRA ROAD, DONISTHORPE, DE12 7QD

Energy rating

**E**

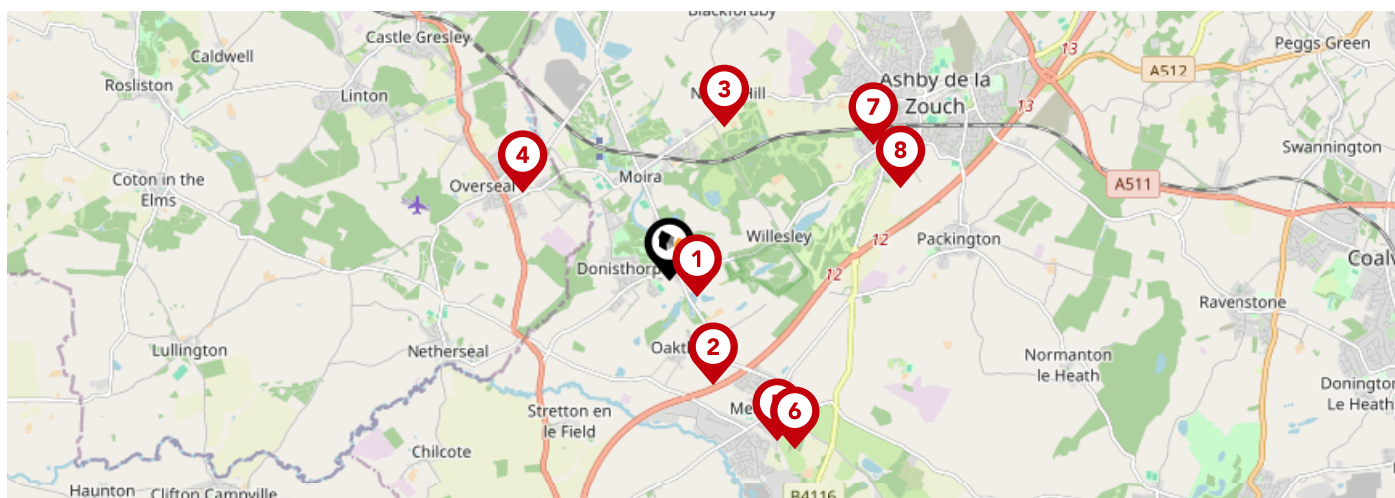
Valid until 26.11.2018

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	39   E	47   E
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

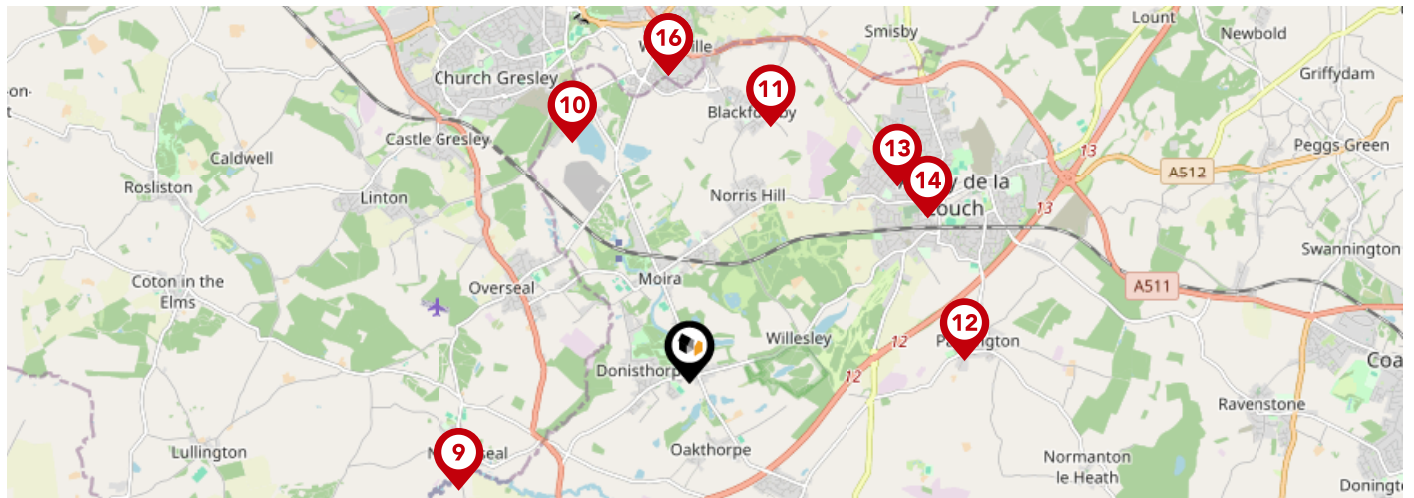
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	88 m <sup>2</sup>





	Nursery	Primary	Secondary	College	Private
<b>Donisthorpe Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oakthorpe Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moira Primary School</b> Ofsted Rating: Requires improvement   Pupils: 193   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overseal Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Measham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Charles Catholic Primary Voluntary Academy</b> Ofsted Rating: Good   Pupils: 129   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashby Hill Top Primary School</b> Ofsted Rating: Outstanding   Pupils: 305   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashby Willesley Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

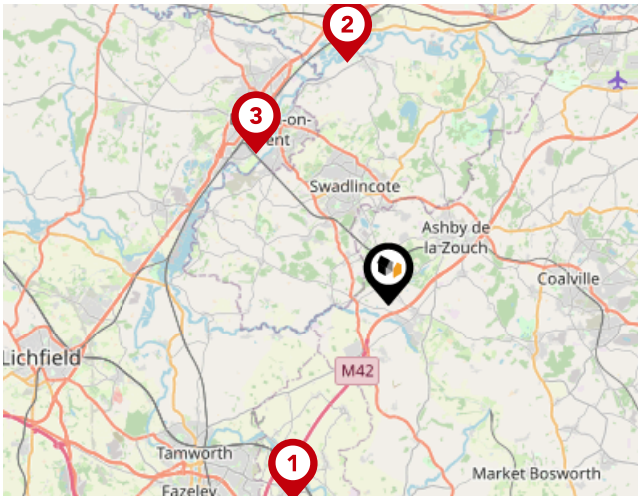




	Nursery	Primary	Secondary	College	Private
<b>Netherseal St Peter's CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Albert Village Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Blackfordby St Margaret's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Packington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashby Hastings Primary School</b> Ofsted Rating: Not Rated   Pupils: 81   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashby-de-la-Zouch Church of England Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three Trees Infant Academy</b> Ofsted Rating: Not Rated   Pupils: 234   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three Trees CofE Junior Academy</b> Ofsted Rating: Not Rated   Pupils: 317   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

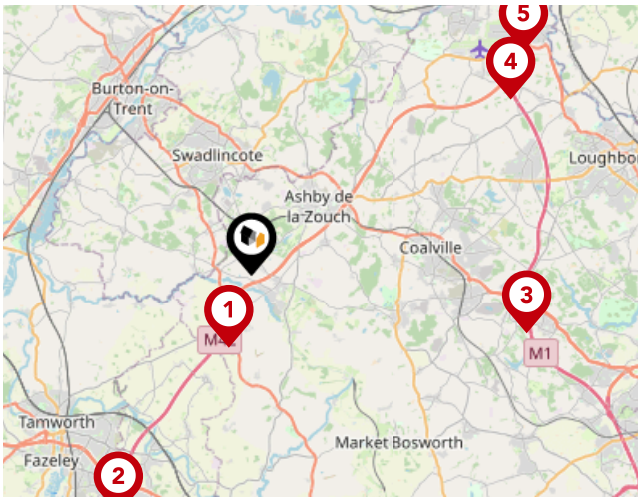
# Area

## Transport (National)



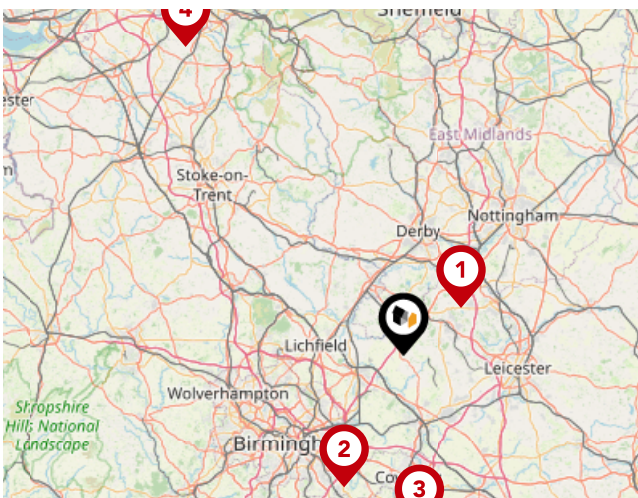
### National Rail Stations

Pin	Name	Distance
1	Polesworth Rail Station	7.79 miles
2	Willington Rail Station	8.9 miles
3	Burton-on-Trent Rail Station	7.28 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	2.72 miles
2	M42 J10	9.81 miles
3	M1 J22	10.07 miles
4	M1 J23A	11.25 miles
5	M1 J24	12.64 miles

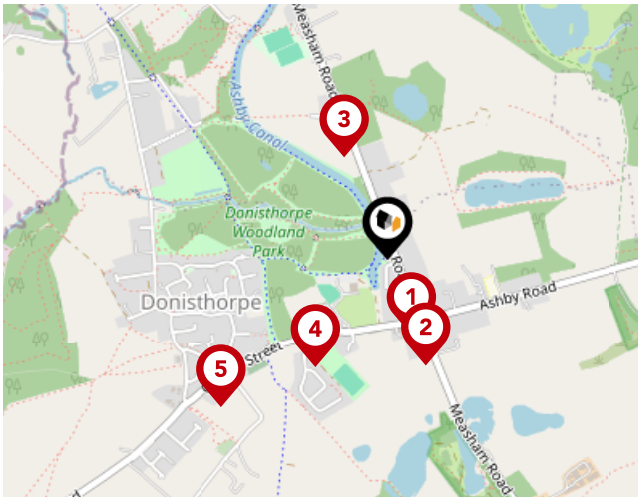


### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	10.8 miles
2	Birmingham Airport	20.77 miles
3	Baginton	24.93 miles
4	Manchester Airport	53.8 miles

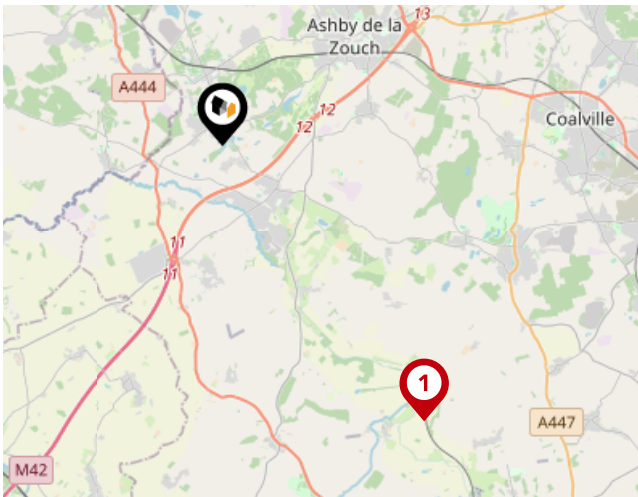
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Brooks Close	0.18 miles
2	Masons Arms PH	0.25 miles
3	School Street	0.25 miles
4	Church Street Cemetery	0.29 miles
5	Halfway House	0.5 miles



### Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	6.16 miles



### George Edwards

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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.



### 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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# George Edwards

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