

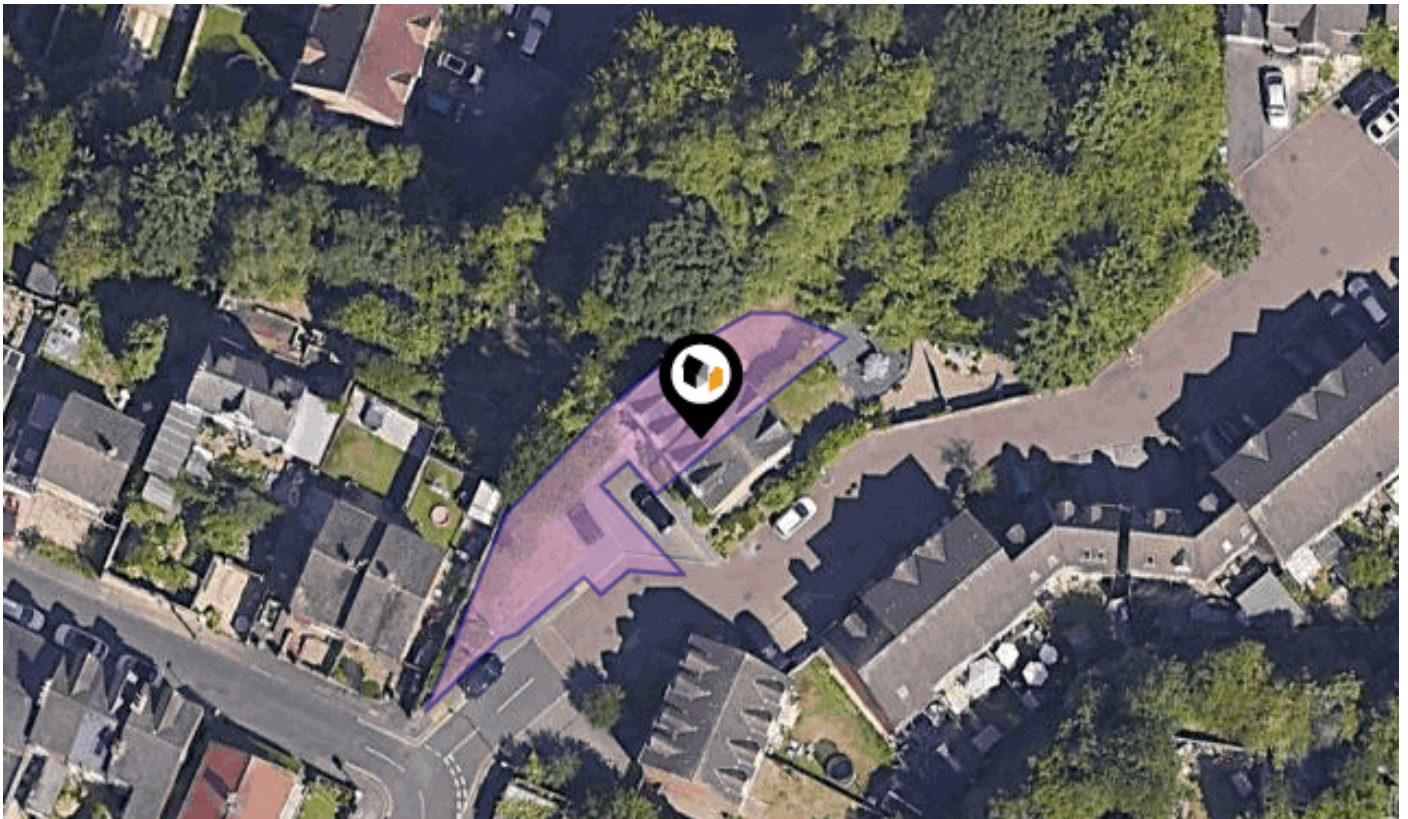


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th October 2024



BANKSMAN CLOSE, NOTTINGHAM, NG3

Martin & Co. Beeston

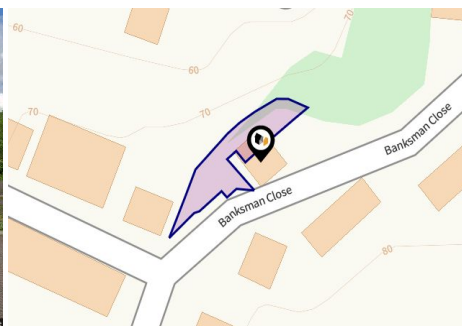
23 Wollaton Road Beeston Nottingham NG9 2NG

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.07 acres		
Year Built :	2005		
Council Tax :	Band B		
Annual Estimate:	£1,968		
Title Number:	NT410958		

Local Area

Local Authority:	Nottingham city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	67 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Banksman Close, NG3

Energy rating

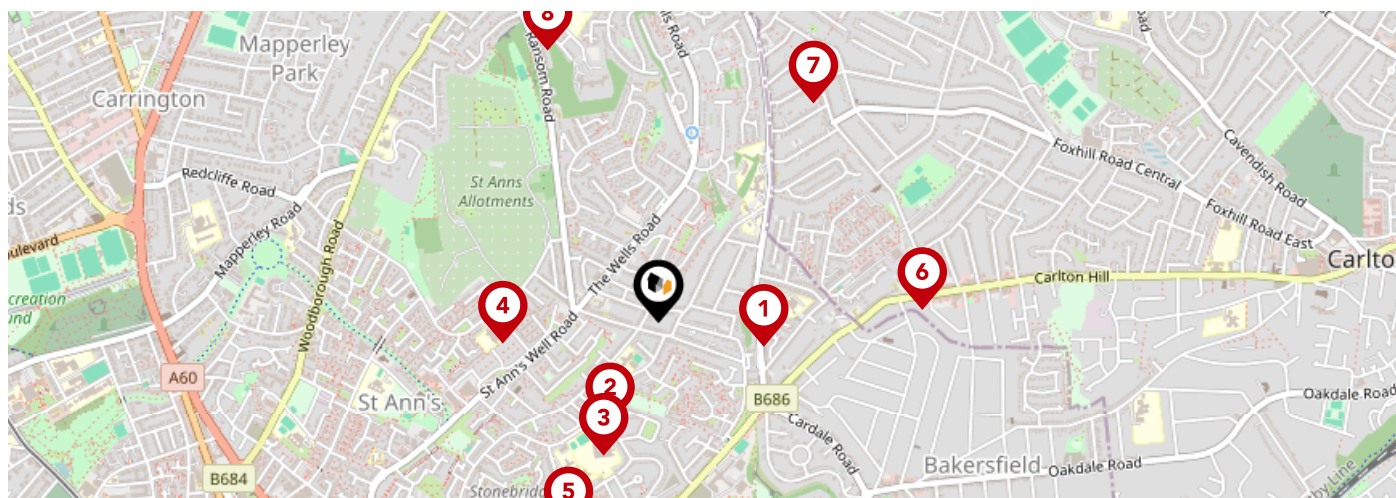
C

Valid until 19.08.2029

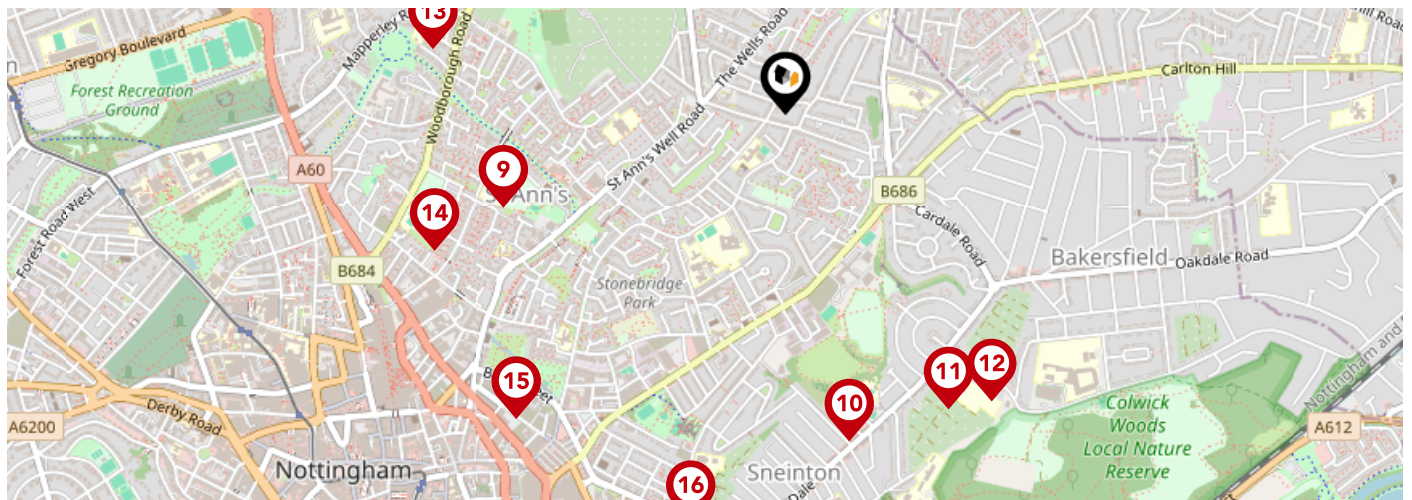
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

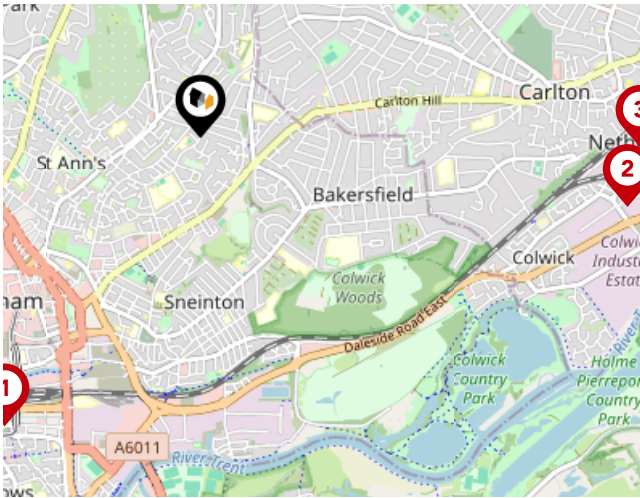
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), ceiling insulated
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 75% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	120 m ²



		Nursery	Primary	Secondary	College	Private
1	Hogarth Academy Ofsted Rating: Good Pupils: 218 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady & St Edward Primary & Nursery Catholic Voluntary Academy Ofsted Rating: Good Pupils: 247 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Blue Bell Hill Primary and Nursery School Ofsted Rating: Good Pupils: 448 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Ann's Well Academy Ofsted Rating: Good Pupils: 228 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rosehill School Ofsted Rating: Outstanding Pupils: 119 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Standhill Infants' School Ofsted Rating: Good Pupils: 133 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Porchester Junior School Ofsted Rating: Good Pupils: 174 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Wells Academy Ofsted Rating: Requires improvement Pupils: 702 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

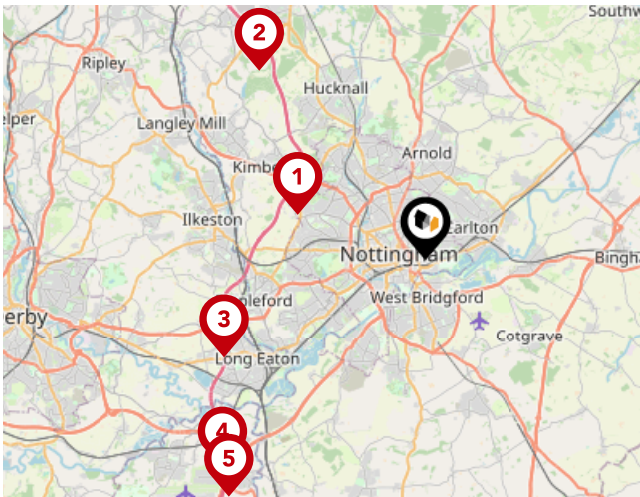


	Nursery	Primary	Secondary	College	Private
Sycamore Academy Ofsted Rating: Good Pupils: 484 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edale Rise Primary & Nursery School Ofsted Rating: Good Pupils: 229 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Iona School Ofsted Rating: Good Pupils: 69 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nottingham Academy Ofsted Rating: Requires improvement Pupils: 2188 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine's Catholic Primary and Nursery School, A Voluntary Academy Ofsted Rating: Good Pupils: 341 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Huntingdon Academy Ofsted Rating: Outstanding Pupils: 444 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sutherland House School Ofsted Rating: Good Pupils: 74 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneinton St Stephen's CoFE Primary School Ofsted Rating: Outstanding Pupils: 245 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



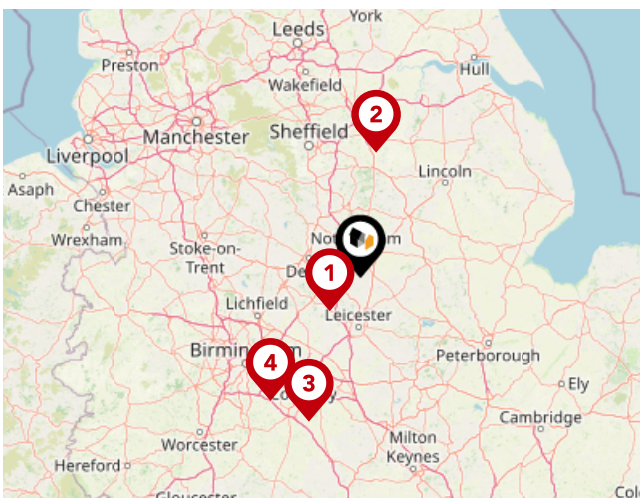
National Rail Stations

Pin	Name	Distance
1	Nottingham Rail Station	1.55 miles
2	Netherfield Rail Station	1.93 miles
3	Carlton Rail Station	1.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	4.83 miles
2	M1 J27	8.99 miles
3	M1 J25	8.03 miles
4	M1 J24A	10.45 miles
5	M1 J24	11.03 miles

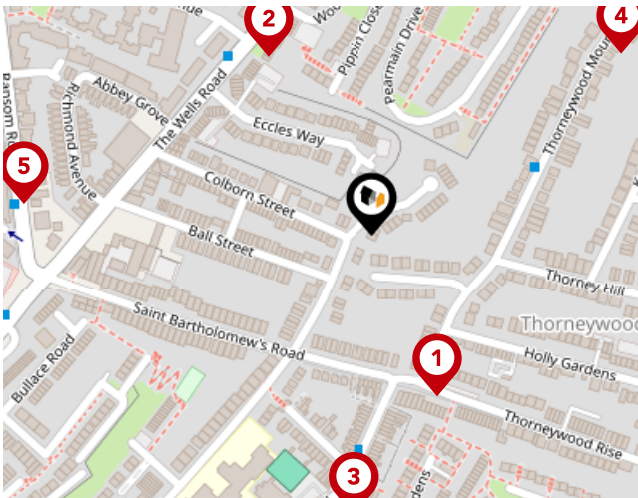


Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	12.85 miles
2	Finningley	35.93 miles
3	Baginton	43.88 miles
4	Birmingham Airport	43.61 miles

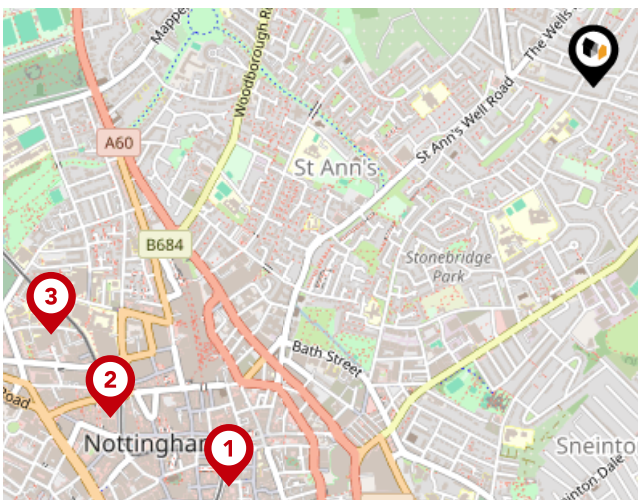
Area

Transport (Local)



Bus Stops/Stations

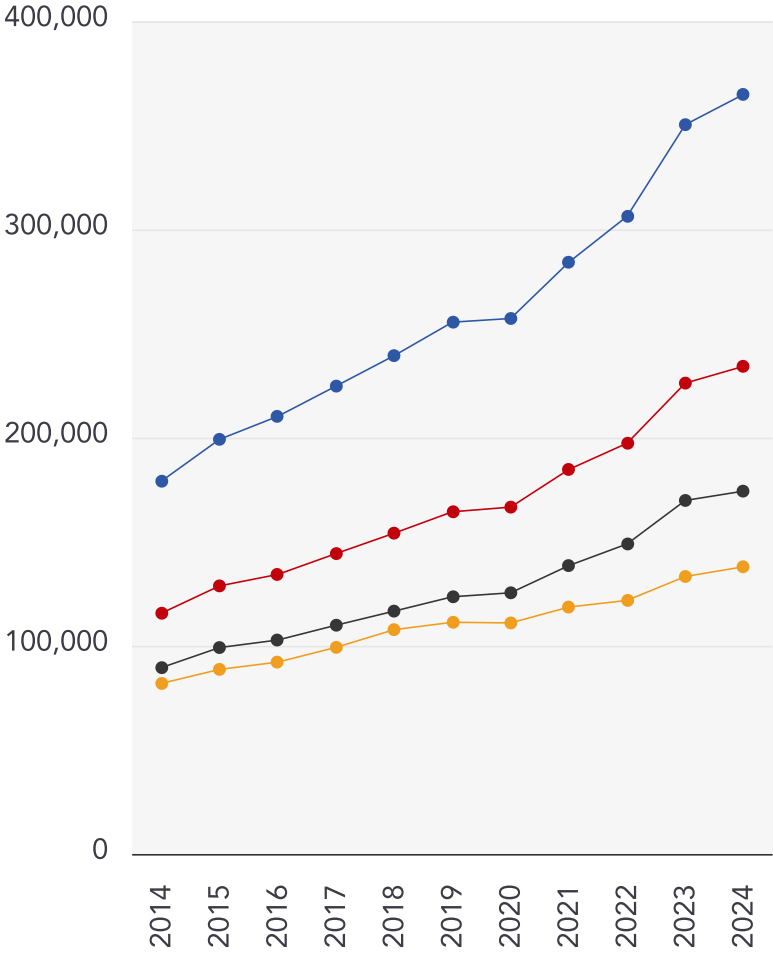
Pin	Name	Distance
1	Thirlmere Close	0.1 miles
2	Botany Avenue	0.12 miles
3	Edginton Street	0.16 miles
4	Wheatfields Road	0.17 miles
5	Police Station	0.2 miles



Local Connections

Pin	Name	Distance
1	Lace Market Tram Stop	1.21 miles
2	Royal Centre Tram Stop	1.31 miles
3	NTU Tram Stop	1.33 miles

10 Year History of Average House Prices by Property Type in NG3



Detached

+103.77%

Semi-Detached

+102.57%

Terraced

+94.75%

Flat

+68.43%



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!



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/MartinCoUK



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Martin & Co. Beeston

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