

KFB: Key Facts For Buyers

Dear Buyers & Interested Parties

An insight into your property and the local area
VILLIERS STREET, LEAMINGTON SPA, CV32

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

Powered by
sprift
Know any property instantly

Introduction

Our Comments

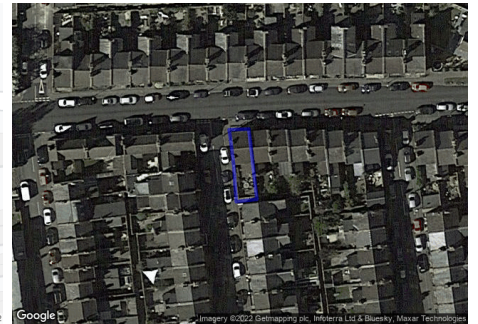
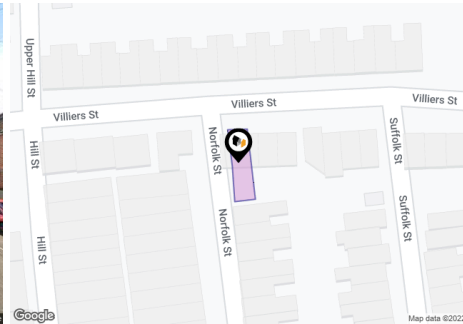


Dear Buyers & Interested Parties

Key features

- End of terrace period home
- Two exceptional double bedrooms
- Two bright & generous reception rooms
- Impressive & indulgent four piece bathroom
- Modern well equipped kitchen with granite surfaces
- Bespoke shutters installed throughout
- Landscaped rear and fore gardens
- Cellar with further potential
- Ideal central Leamington Spa location
- No upward chain and over 1010 Sq. ft

Contact Walmsley's The Way to Move to arrange your accompanied viewing. 0330 1180062. sales@walmsleysthewaytomove.co.uk



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	925.70 ft ² / 86 m ²
Plot Area:	0.02 acres
£/sqft:	£367.29
Council Tax :	Band C
Annual Estimate:	£1,836 pa
Title Number:	WK471025
UPRN:	100070256709

Price Estimate:	-
Tenure:	Freehold

Local Area

Local Authority:	Warwick
Flood Risk:	Very Low
Conservation Area:	Royal Leamington Spa, Warwick

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	100 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite & Cable TV Availability:

Property EPC - Certificate



Villiers Street, CV32

Energy rating

E

Valid until 08.07.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property

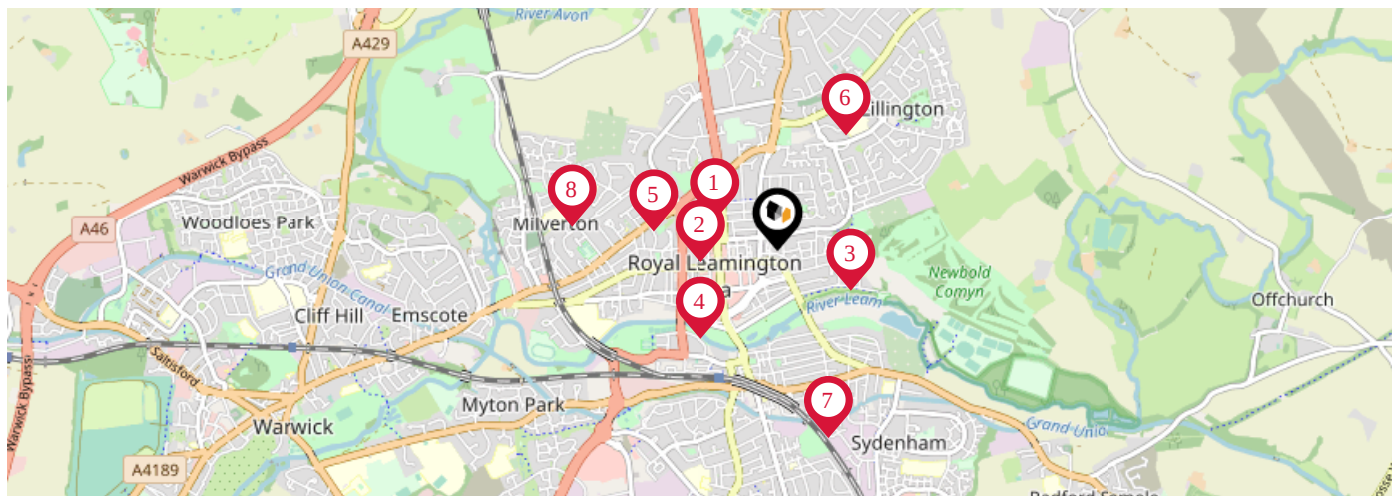
EPC - Additional Data



Additional EPC Data

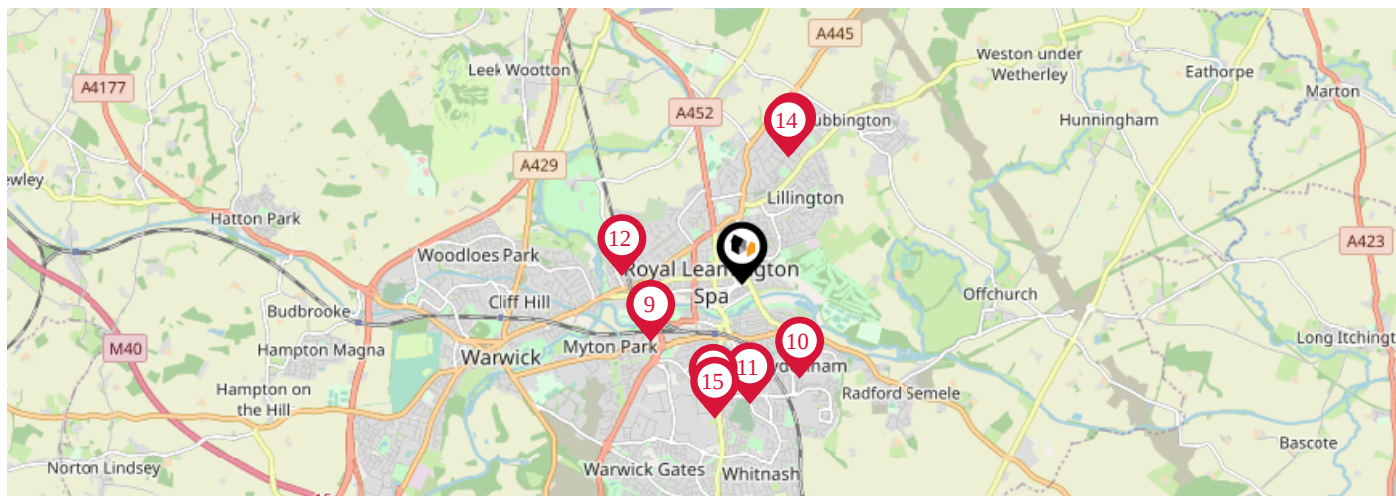
Property Type:	House
Built Form:	End-Terrace
Transaction Type:	Marketed sale
Total Floor Area:	86 m ²
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Mains Gas:	Yes
Floor Level:	-
Flat Top Storey:	No
Top Storey:	-
Glazing Type:	Double glazing, unknown install date
Previous Extensions:	1
Lighting:	Low energy lighting in 33% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Open Fireplaces:	-
Hotwater System:	From main system
Hotwater Efficiency:	Good
Floors:	Suspended, no insulation (assumed)
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Ventilation:	Natural









Area Schools



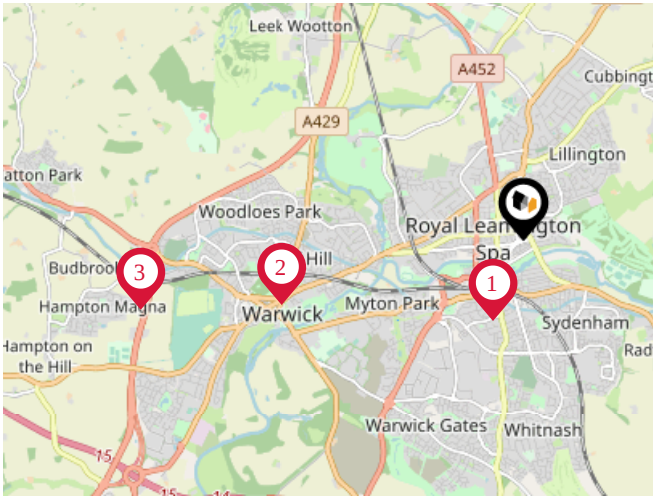
		Nursery	Primary	Secondary	College	Private
	Arnold Lodge School Ofsted Rating: Not Rated Pupils: 269 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kingsley School Ofsted Rating: Not Rated Pupils: 330 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Leamington Spa Ofsted Rating: Good Pupils: 325 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School Ofsted Rating: Good Pupils: 103 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milverton Primary School Ofsted Rating: Good Pupils: 323 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lillington Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clapham Terrace Community Primary School and Nursery Ofsted Rating: Good Pupils: 226 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Catholic School Ofsted Rating: Not Rated Pupils:0 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



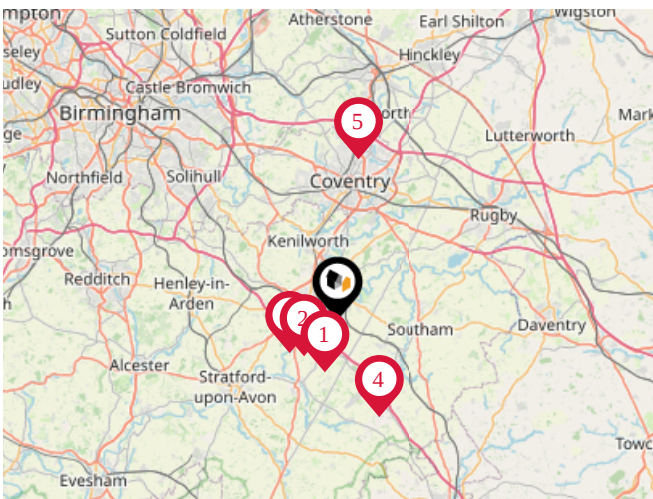
	Nursery	Primary	Secondary	College	Private
 Warwickshire College Group Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anthony's Catholic Primary School Ofsted Rating: Outstanding Pupils: 234 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Shrubland Street Community Primary School Ofsted Rating: Good Pupils: 219 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brookhurst Primary School Ofsted Rating: Good Pupils: 408 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsway Community Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Telford Junior School Ofsted Rating: Requires improvement Pupils: 342 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 166 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Telford Infant School Ofsted Rating: Good Pupils: 267 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



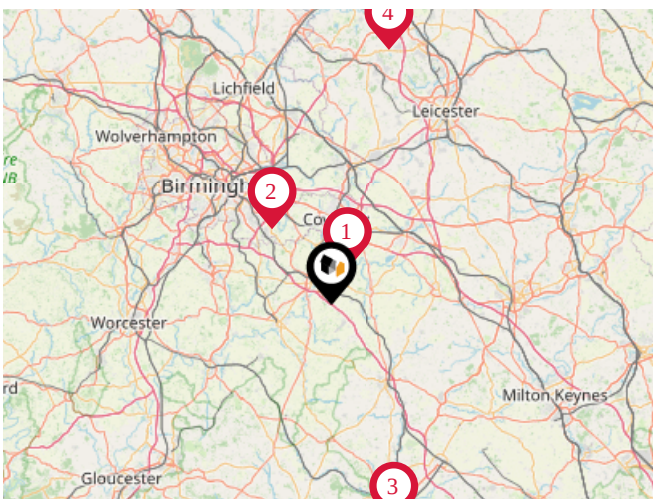
National Rail Stations

Pin	Name	Distance
1	Leamington Spa Rail Station	0.78 miles
2	Warwick Rail Station	2.28 miles
3	Warwick Parkway Rail Station	3.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J13	3.91 miles
2	M40 J14	3.62 miles
3	M40 J15	4.29 miles
4	M40 J12	7.74 miles
5	M6 J3	11.72 miles

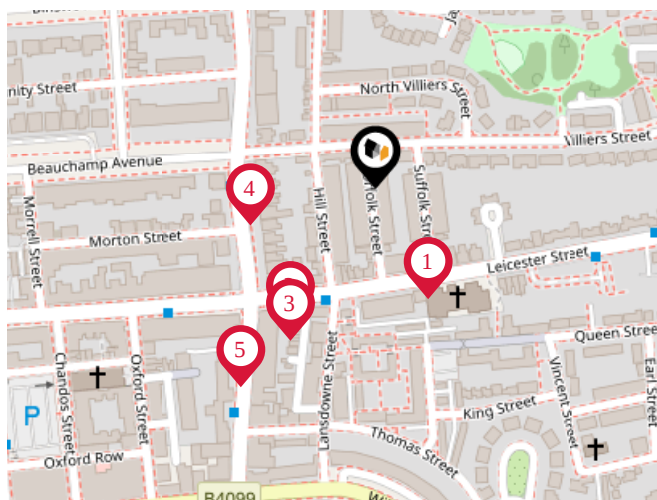


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.54 miles
2	Birmingham International Airport	13.86 miles
3	London Oxford Airport	33.28 miles
4	East Midlands Airport	37.74 miles

Area

Transport (Local)



Bus Stops/Stations

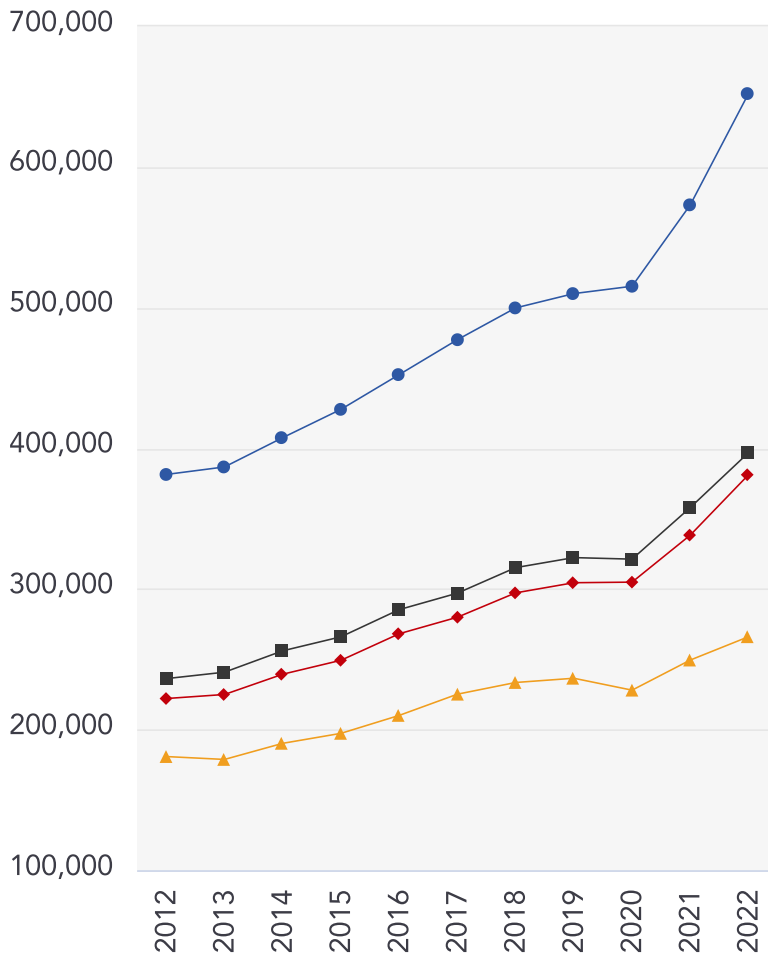
Pin	Name	Distance
1	Suffolk Street	0.07 miles
2	Clarendon Street	0.09 miles
3	Clarendon Street	0.1 miles
4	Beauchamp Avenue	0.07 miles
5	Post Office	0.14 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV32



Flat

+47.11%

Terraced

+68.01%

Semi-Detached

+71.64%

Detached

+71%

Agency Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agency

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

KFB - Key Facts For Buyers



Walmsley's The Way to Move

Radio + Building, 5 Hertford Place,
Coventry, CV1 3JZ
0330 1180062

mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

