



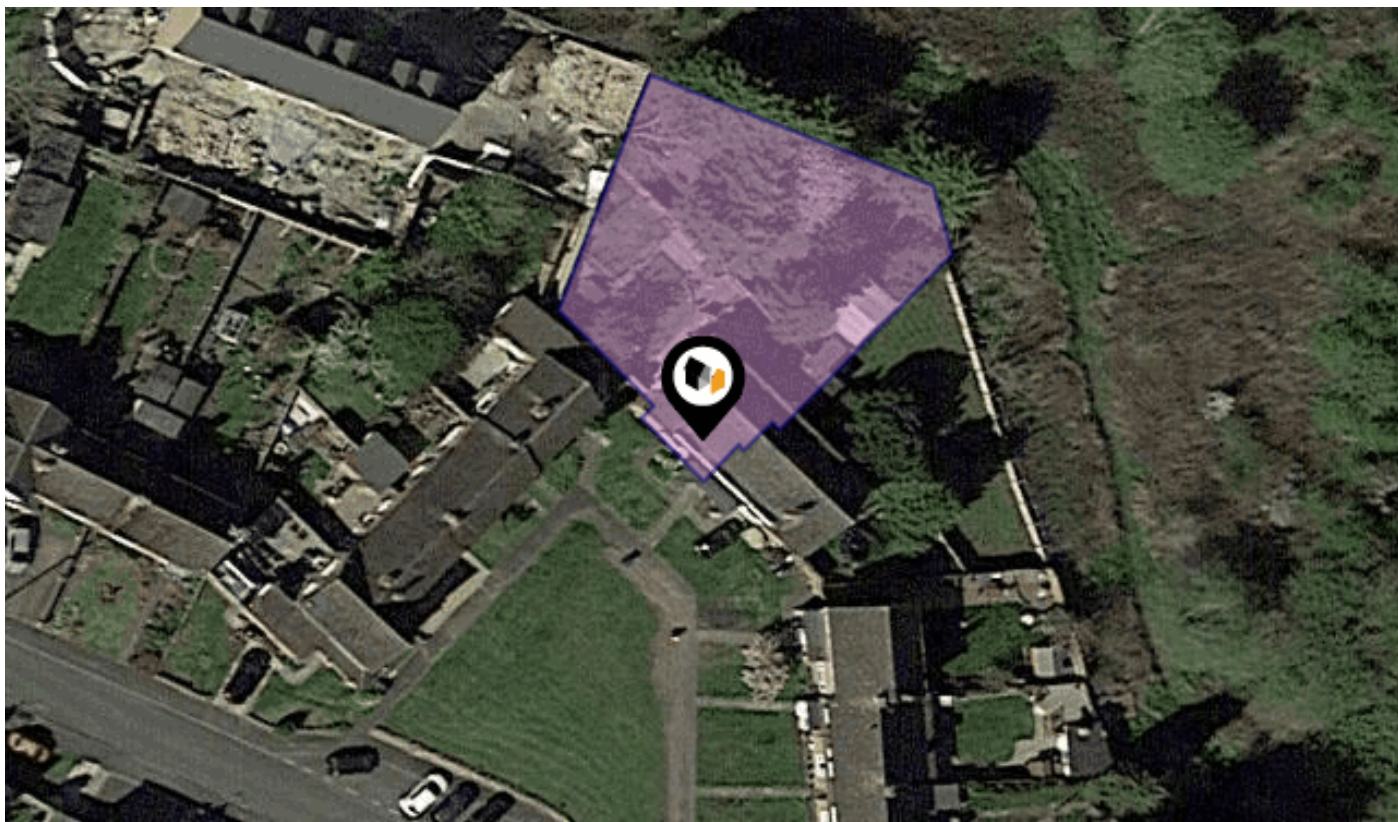
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

An insight into your property and the local area

Friday 11<sup>th</sup> November 2022



## GEORGE STREET, STOCKTON, SOUTHAM, CV47

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



---

### Dear Buyers & interested parties

---

#### Key features

First floor Maisonette with two exceptional double bedrooms

Tremendous "small holding" style gardens to the rear

Attractive sitting room overlooking green

Gas central heating & double glazing throughout

Substantial garden shed/studio with lighting and electrics

Ideal village location close to countryside

NO CHAIN Over 730 Sq ft or 67 Sq m

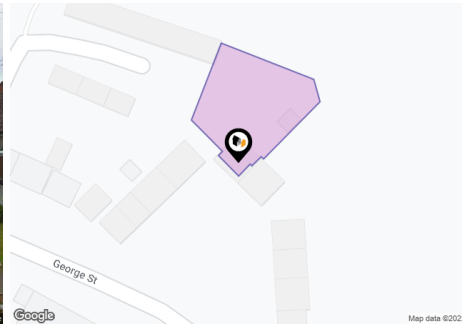
EPC RATING D

**Contact Walmsley's The Way to Move to arrange your accompanied viewing.**

**03301 180062.**

**[sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk)**

**[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)**



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£179.29
<b>Bedrooms:</b>	2	<b>Price Estimate:</b>	£168,840
<b>Floor Area:</b>	613.54 ft <sup>2</sup> / 57 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.16 acres	<b>Start Date:</b>	03/07/1989
<b>Council Tax :</b>	Band A	<b>End Date:</b>	03/07/2114
<b>Annual Estimate:</b>	£1,383	<b>Lease Term:</b>	125 years from 3 July 1989
<b>Title Number:</b>	WK325844	<b>Term Remaining:</b>	91 years
<b>UPRN:</b>	100070211274		

## Local Area

<b>Local Authority:</b>	Stratford-on-avon
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

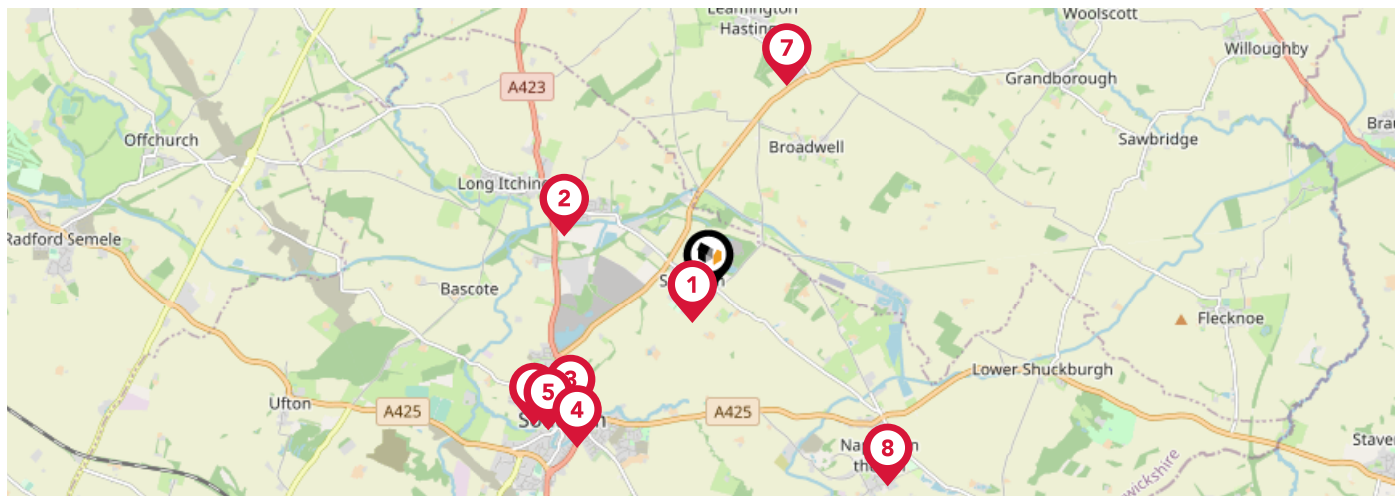
### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>41</b> mb/s	<b>1000</b> mb/s

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

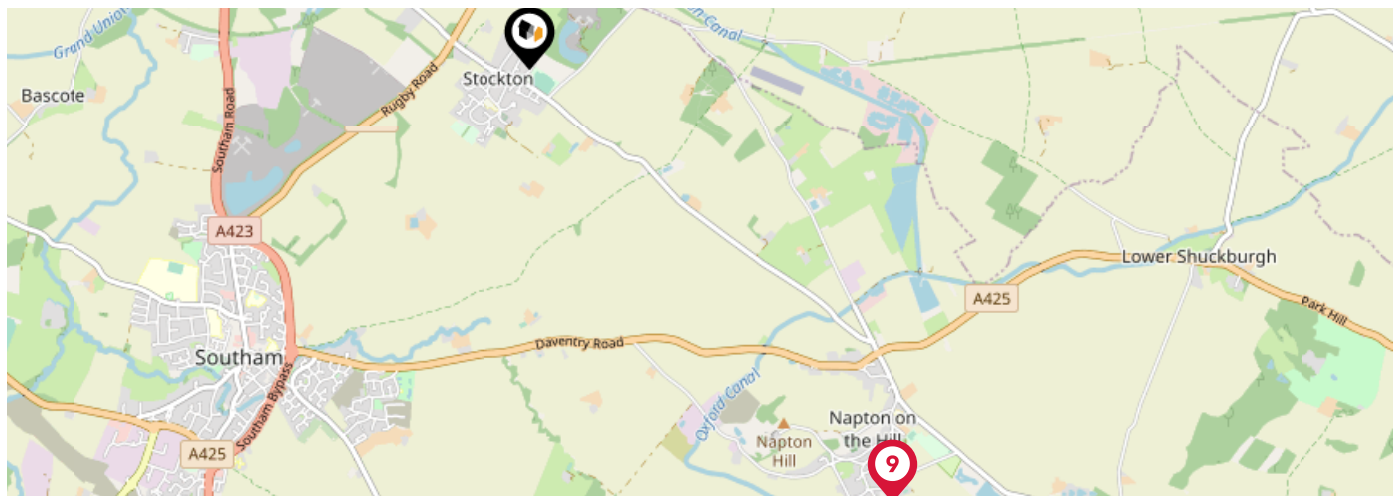

### Satellite/Fibre TV Availability:


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stockton Primary School</b> Ofsted Rating: Not Rated   Pupils: 99   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Long Itchington CofE Academy</b> Ofsted Rating: Not Rated   Pupils: 184   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Southam St James CofE Academy</b> Ofsted Rating: Not Rated   Pupils: 177   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Catholic Primary School, Southam</b> Ofsted Rating: Good   Pupils: 117   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Southam Primary School</b> Ofsted Rating: Not Rated   Pupils: 308   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Southam College</b> Ofsted Rating: Not Rated   Pupils: 1702   Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Leamington Hastings Church of England Academy</b> Ofsted Rating: Good   Pupils: 35   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Arc School Napton</b> Ofsted Rating: Good   Pupils: 22   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

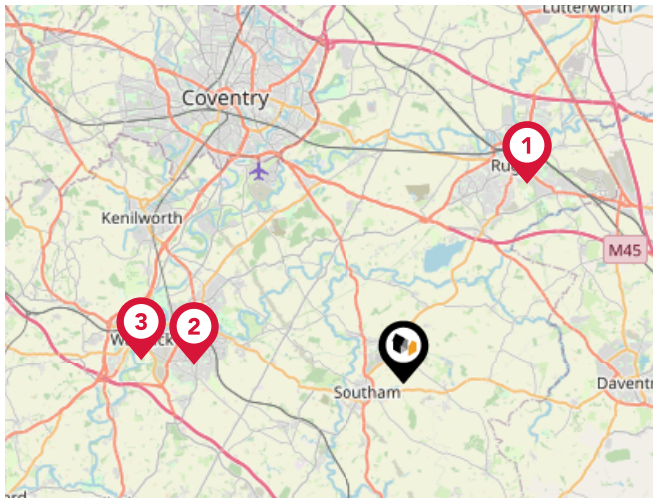
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Lawrence CofE (Voluntary Aided) Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady's Catholic Primary School, Princethorpe</b> Ofsted Rating: Good   Pupils: 112   Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harbury CofE Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishops Itchington Primary School</b> Ofsted Rating: Not Rated   Pupils: 162   Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunchurch Boughton CofE (Voluntary Aided) Junior School</b> Ofsted Rating: Outstanding   Pupils: 266   Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Princethorpe College</b> Ofsted Rating: Not Rated   Pupils: 912   Distance:5.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priors School</b> Ofsted Rating: Good   Pupils: 80   Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunchurch Infant School</b> Ofsted Rating: Outstanding   Pupils: 175   Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

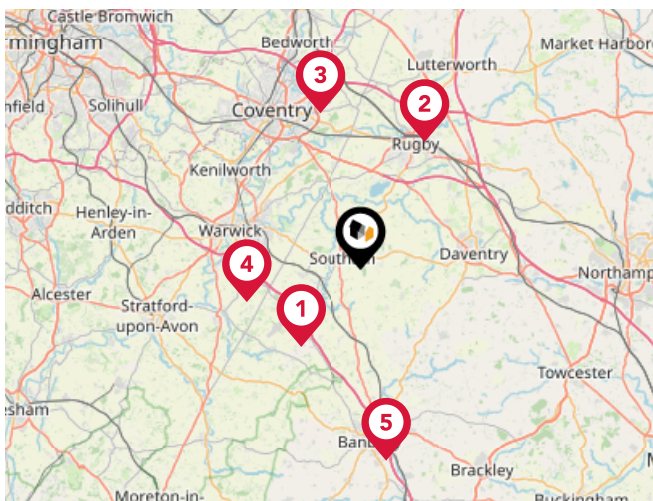
# Area

## Transport (National)



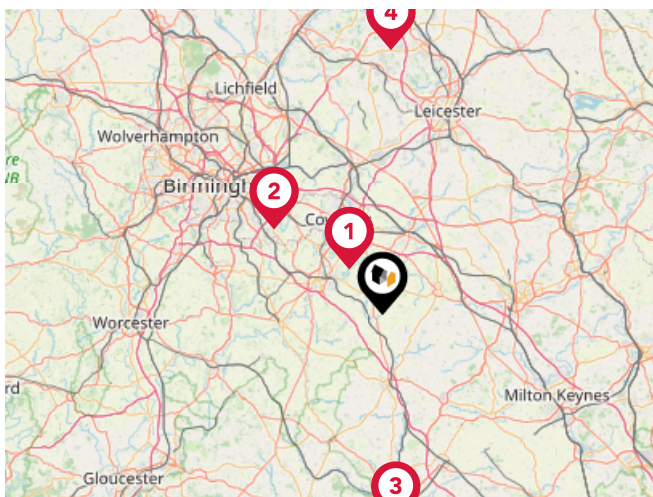
### National Rail Stations

Pin	Name	Distance
1	Rugby Rail Station	8.56 miles
2	Leamington Spa Rail Station	7.61 miles
3	Warwick Rail Station	9.54 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J12	7.09 miles
2	M6 J1	10.4 miles
3	M6 J2	11.69 miles
4	M40 J13	8.58 miles
5	M40 J11	14.05 miles

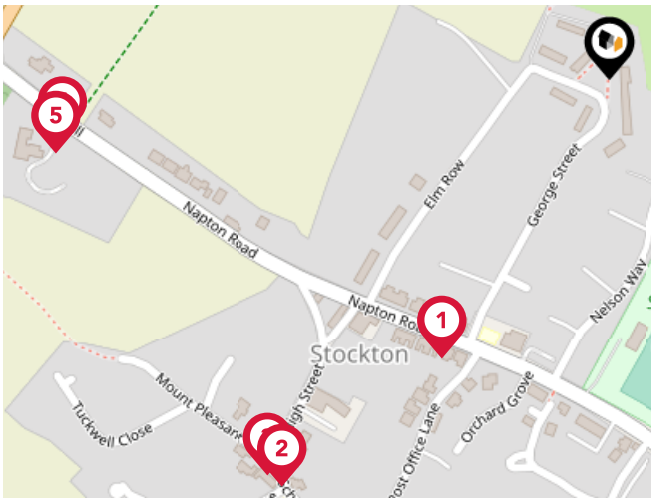


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	8.18 miles
2	Birmingham International Airport	20.08 miles
3	London Oxford Airport	30.57 miles
4	East Midlands Airport	38.27 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	George Street	0.18 miles
2	Post Office	0.3 miles
3	Square	0.3 miles
4	Kings House	0.31 miles
5	Kings House	0.32 miles

# Market Sold in Street



<b>72, George Street, Southam, CV47 8JT</b>	Semi-detached House
Last Sold Date: 26/02/2021	02/07/2004
Last Sold Price: £245,000	£148,000
<b>82, George Street, Southam, CV47 8JT</b>	Terraced House
Last Sold Date: 25/09/2020	01/06/2017
Last Sold Price: £235,000	£208,000
<b>36, George Street, Southam, CV47 8JT</b>	Semi-detached House
Last Sold Date: 07/07/2020	
Last Sold Price: £300,000	
<b>40, George Street, Southam, CV47 8JT</b>	other House
Last Sold Date: 09/12/2019	
Last Sold Price: £213,000	
<b>20, George Street, Southam, CV47 8JT</b>	Terraced House
Last Sold Date: 01/11/2019	
Last Sold Price: £135,000	
<b>84, George Street, Southam, CV47 8JT</b>	Terraced House
Last Sold Date: 26/02/2018	
Last Sold Price: £315,000	

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995.  
There may sometimes be more, please let us know if you would like us to check.

# Market Sold in Street



<b>76, George Street, Southam, CV47 8JT</b>				Terraced House
Last Sold Date:	08/05/2017			
Last Sold Price:	£210,000			
<b>60, George Street, Southam, CV47 8JT</b>				Terraced House
Last Sold Date:	16/05/2016	28/09/2012	03/08/1998	
Last Sold Price:	£205,000	£166,500	£64,950	
<b>66, George Street, Southam, CV47 8JT</b>				Flat-maisonette House
Last Sold Date:	08/08/2014	10/10/2011		
Last Sold Price:	£112,000	£87,000		
<b>54, George Street, Southam, CV47 8JT</b>				Terraced House
Last Sold Date:	01/08/2014			
Last Sold Price:	£197,000			
<b>62, George Street, Southam, CV47 8JT</b>				Terraced House
Last Sold Date:	28/06/2013	26/11/2010	06/02/2004	
Last Sold Price:	£190,500	£165,000	£145,000	
<b>48, George Street, Southam, CV47 8JT</b>				Terraced House
Last Sold Date:	01/06/2012			
Last Sold Price:	£195,000			

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

# Market Sold in Street



70, George Street, Southam, CV47 8JT					Flat-maisonette House
Last Sold Date:	23/11/2007	26/01/2006	11/04/2003	15/08/1997	
Last Sold Price:	£110,000	£100,000	£92,500	£33,000	

78, George Street, Southam, CV47 8JT		Terraced House
Last Sold Date:	22/07/2004	
Last Sold Price:	£164,000	

50, George Street, Southam, CV47 8JT		Terraced House
Last Sold Date:	30/06/1998	
Last Sold Price:	£67,000	

68, George Street, Southam, CV47 8JT		Flat-maisonette House
Last Sold Date:	28/06/1995	
Last Sold Price:	£36,500	

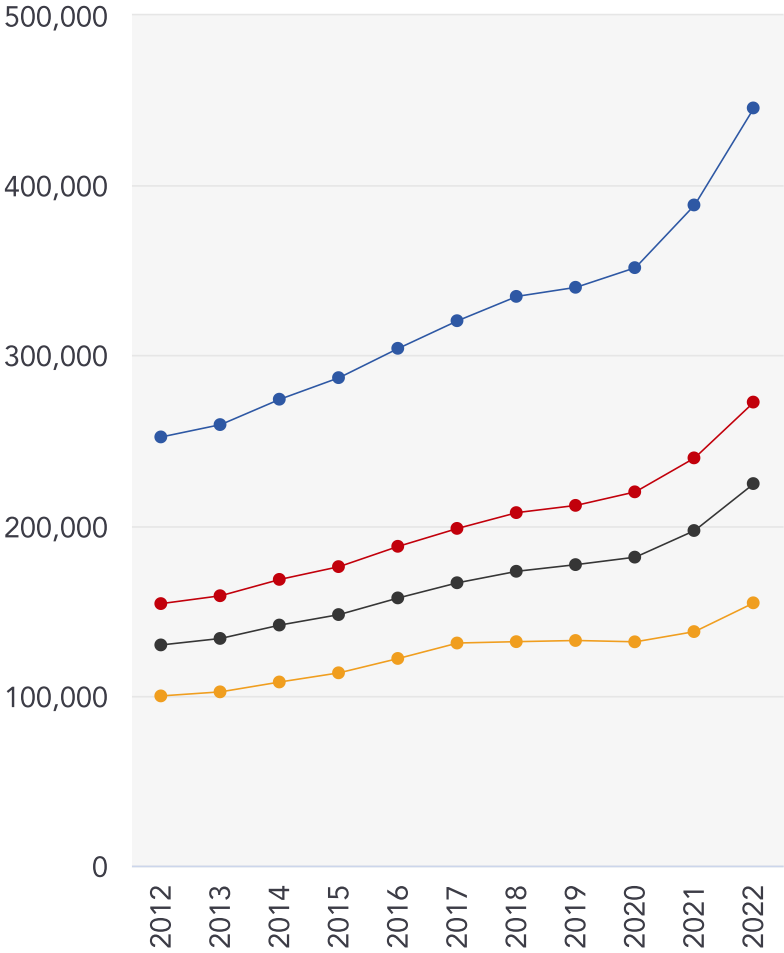
**NOTE:** In this list we display the 6 most recent sales records for each property since 1995.  
There may sometimes be more, please let us know if you would like us to check.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV47



Detached

**+76.73%**

Semi-Detached

**+76.89%**

Terraced

**+73.09%**

Flat

**+54.83%**

# Walmsley's The Way to Move 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

# Walmsley's The Way to Move 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.



## 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 Ltd 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.



## Walmsley's The Way to Move

Radio + Building, 5 Hertford Place,  
Coventry, CV1 3JZ  
0330 1180062  
mark@walmsleysthewaytomove.co.uk  
www.walmsleysthewaytomove.co.uk

