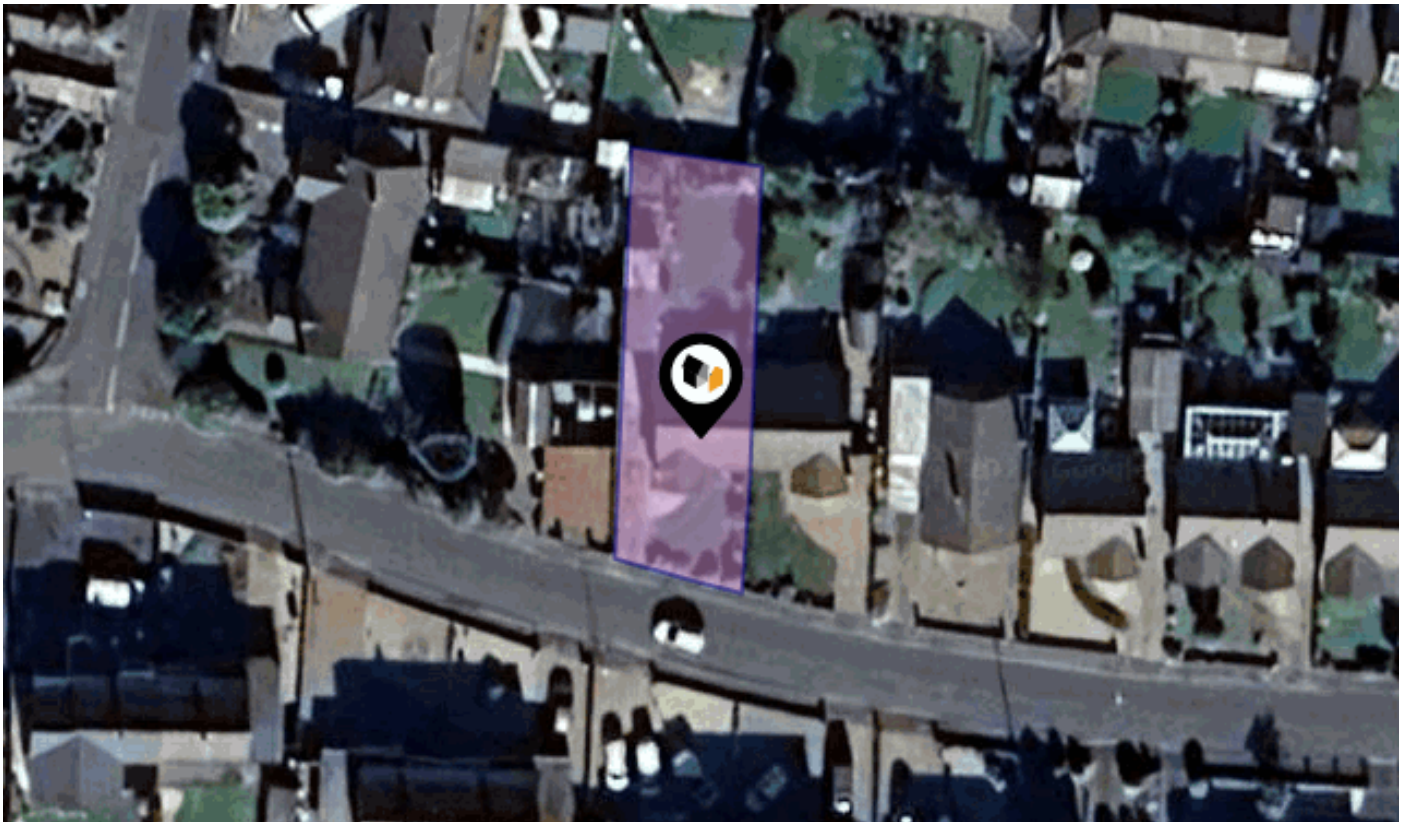




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th November 2024



RUSSELL AVENUE, BALDERTON, NEWARK, NG24

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,919		
Title Number:	NT444872		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	35 mb/s	1000 mb/s

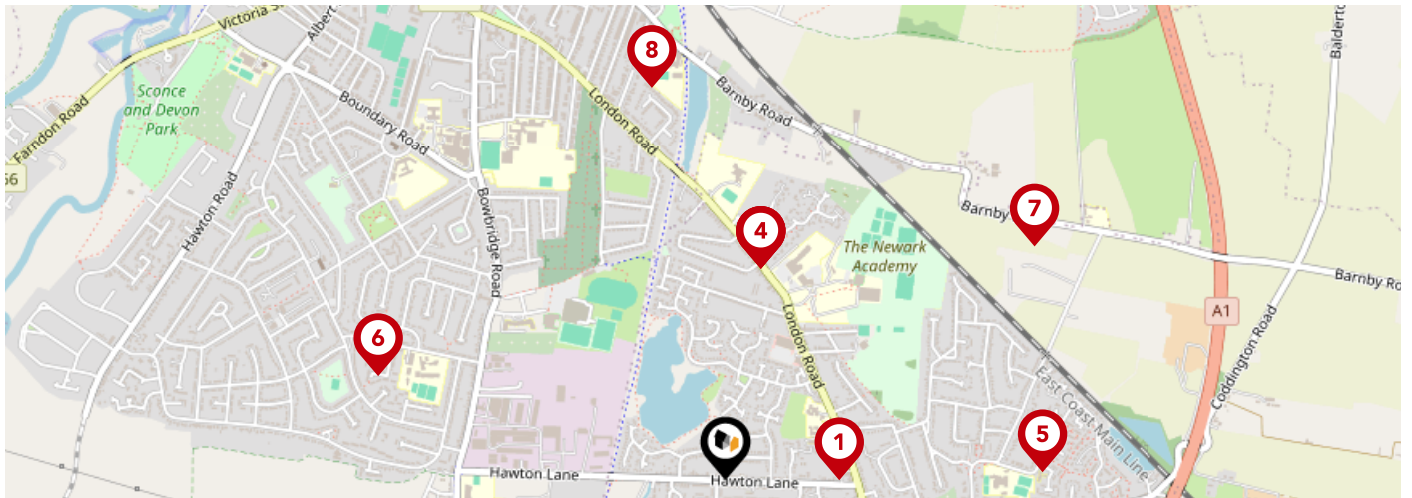
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

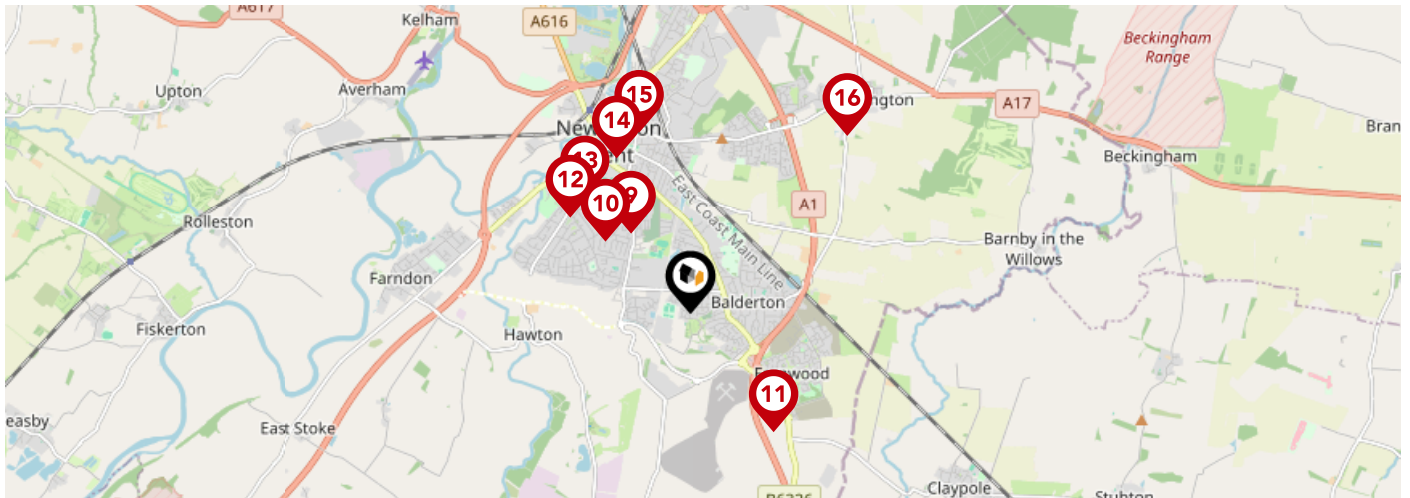


Area Schools



	Nursery	Primary	Secondary	College	Private
1 John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

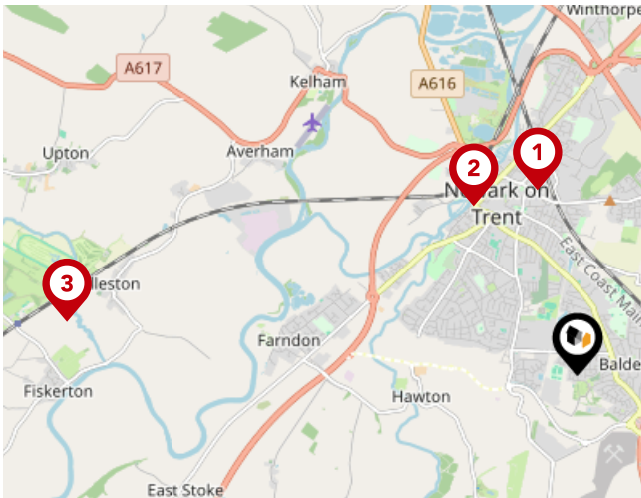
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Suthers School Ofsted Rating: Good Pupils: 564 Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:2.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

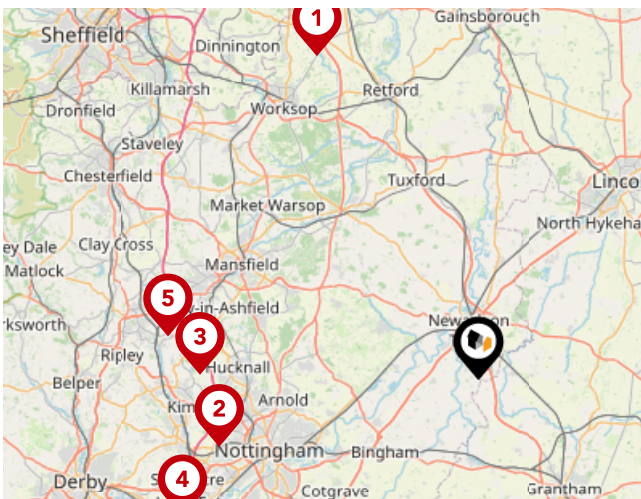
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Newark North Gate Rail Station	1.7 miles
2	Newark Castle Rail Station	1.78 miles
3	Rolleston Rail Station	4.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	25.69 miles
2	M1 J26	19.07 miles
3	M1 J27	19.84 miles
4	M1 J25	23.33 miles
5	M1 J28	22.35 miles

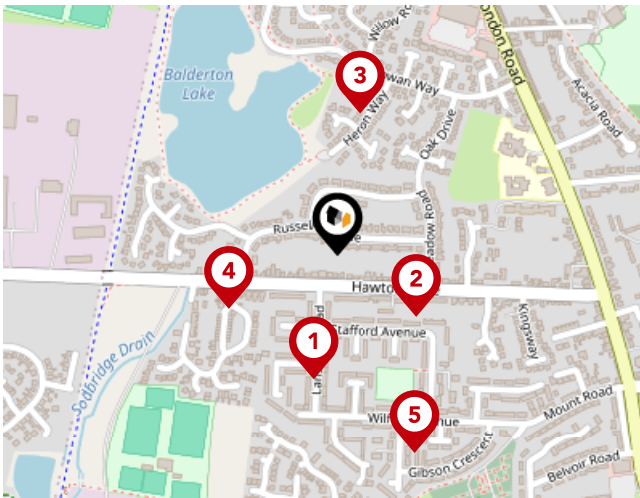


Airports/Helipads

Pin	Name	Distance
1	Finningley	30.62 miles
2	East Mids Airport	27.55 miles
3	Humberside Airport	40.7 miles
4	Baginton	55.66 miles

Area

Transport (Local)



Bus Stops/Stations

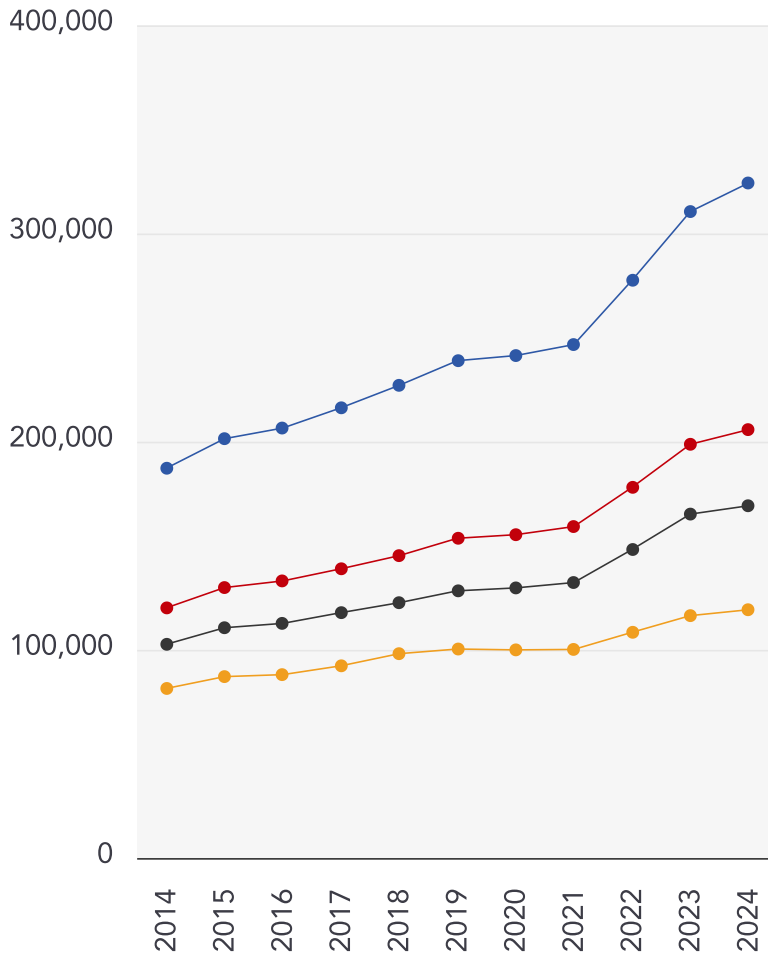
Pin	Name	Distance
1	Lansbury Road	0.14 miles
2	Meadow Road	0.11 miles
3	Mallard Green	0.16 miles
4	Russell Avenue	0.14 miles
5	Stafford Avenue	0.24 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG24



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

Flat

+46.42%

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

Alasdair Morrison & Mundys

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.



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