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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



ANDERSON CLOSE, BALDERTON, NEWARK, NG24

Alasdair Morrison & Mundys

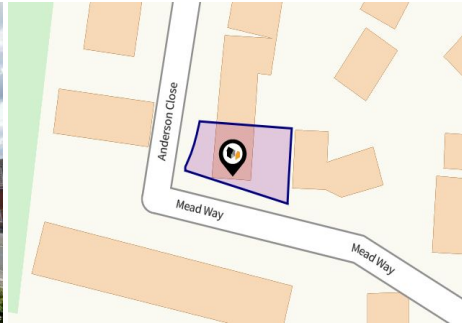
22 King Street, Southwell, Nottinghamshire, NG25 0EN

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.09 acres		
Year Built :	2001		
Council Tax :	Band D		
Annual Estimate:	£2,468		
Title Number:	NT358577		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Balderton, NEWARK, NG24

Energy rating

C

Valid until 03.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

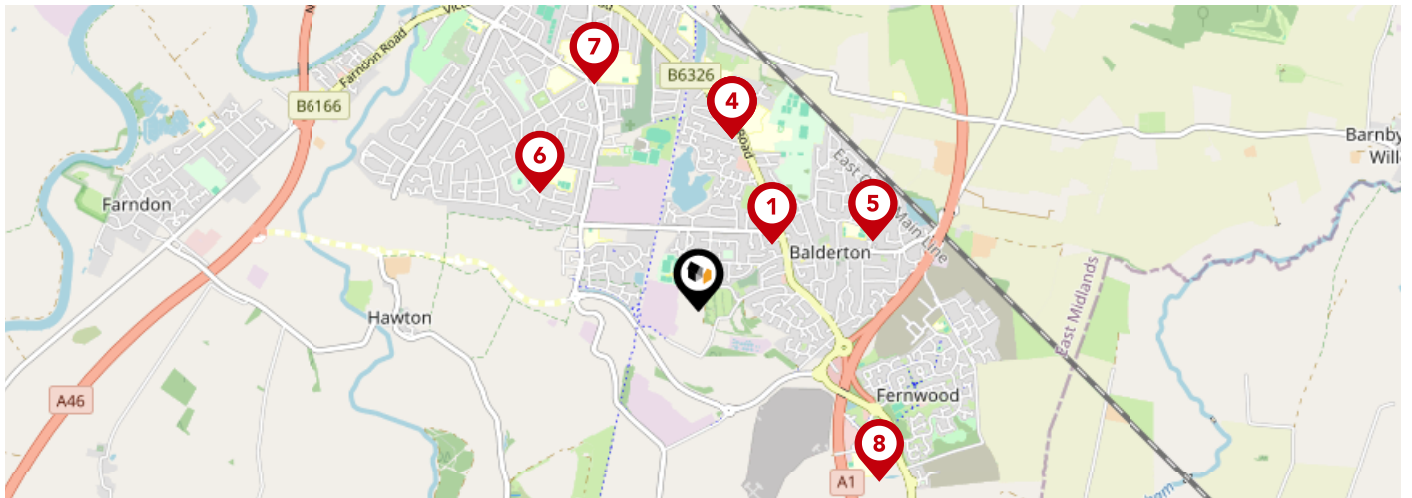
Property EPC - Additional Data



Additional EPC Data

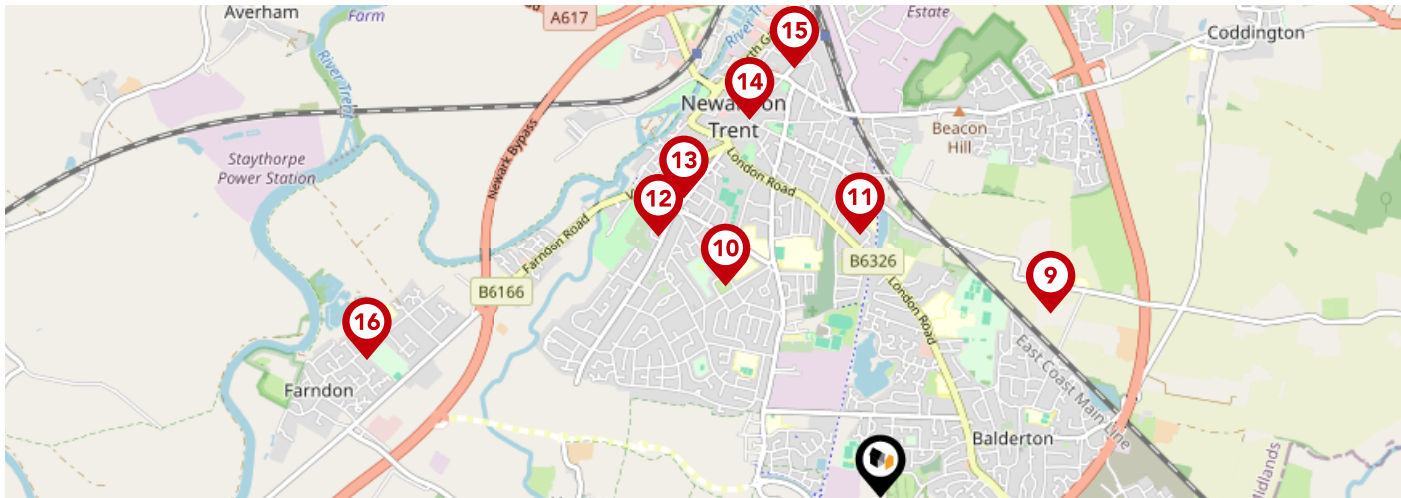
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 64% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	109 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:0.44	<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:0.78	<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:0.78	<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:0.78	<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:0.84	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Suthers School Ofsted Rating: Good Pupils: 564 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



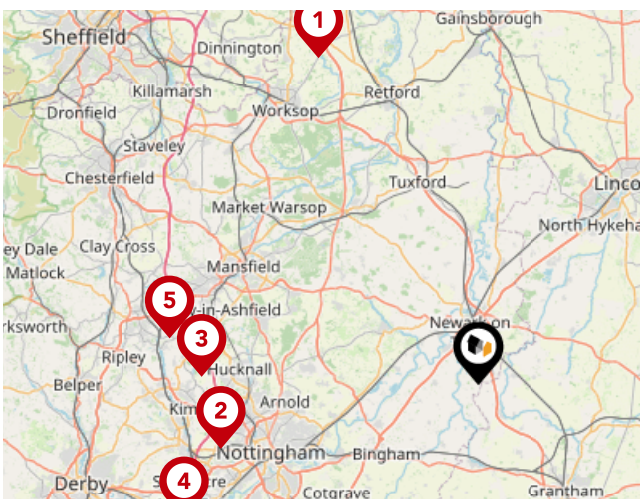
	Nursery	Primary	Secondary	College	Private
<p>9 Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:1.53</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:1.59</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:1.78</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:1.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:2.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



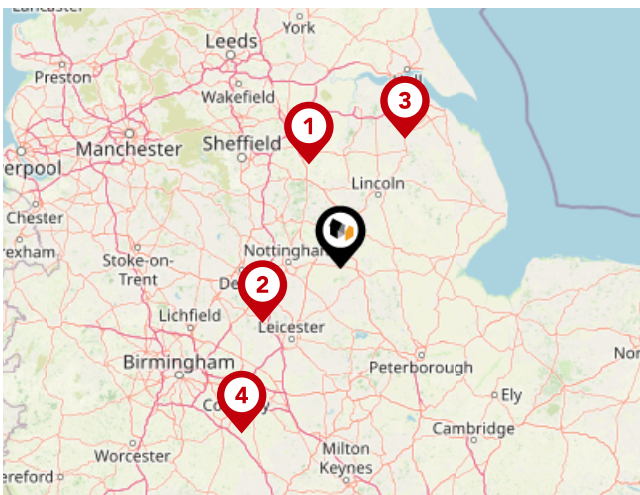
National Rail Stations

Pin	Name	Distance
1	Newark North Gate Rail Station	1.98 miles
2	Newark Castle Rail Station	2 miles
3	Rolleston Rail Station	4.54 miles



Trunk Roads/Motorways

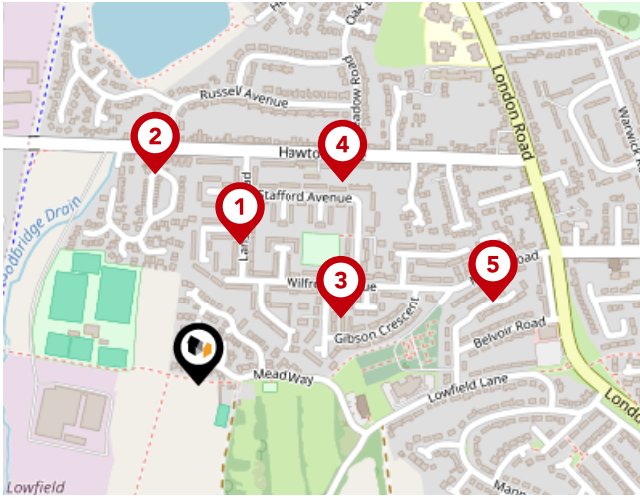
Pin	Name	Distance
1	A1(M) J34	25.92 miles
2	M1 J26	18.93 miles
3	M1 J27	19.78 miles
4	M1 J25	23.14 miles
5	M1 J28	22.32 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	30.88 miles
2	East Mids Airport	27.31 miles
3	Humberside Airport	40.99 miles
4	Baginton	55.37 miles

Area Transport (Local)



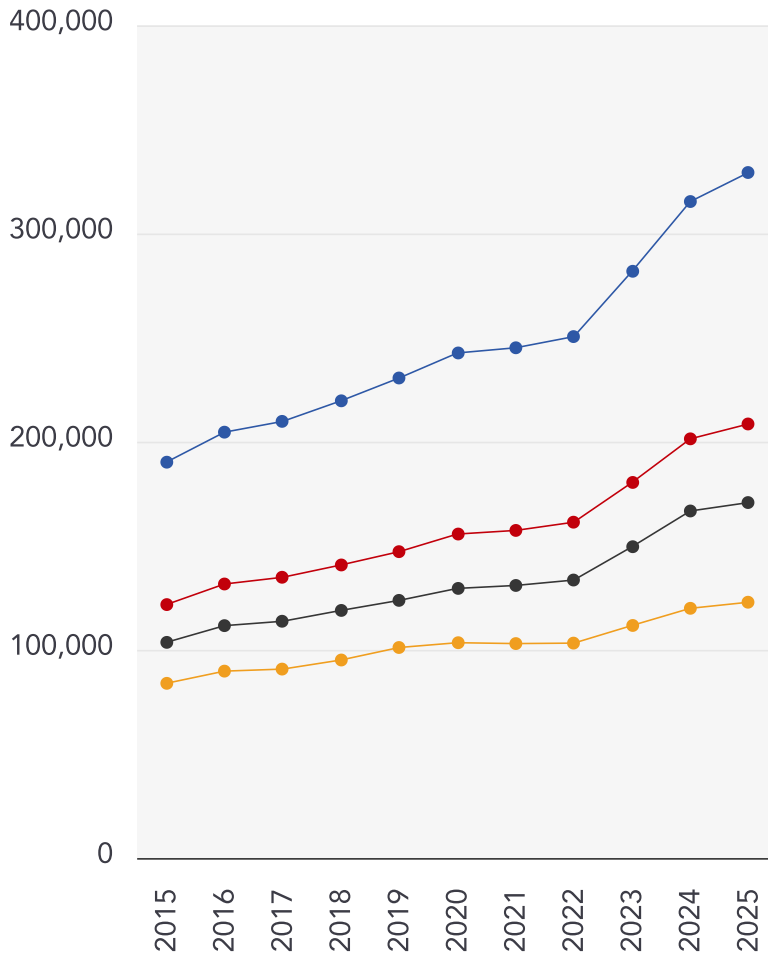
Bus Stops/Stations

Pin	Name	Distance
1	Lansbury Road	0.16 miles
2	Russell Avenue	0.24 miles
3	Stafford Avenue	0.18 miles
4	Meadow Road	0.28 miles
5	Mount Court	0.34 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

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We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

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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