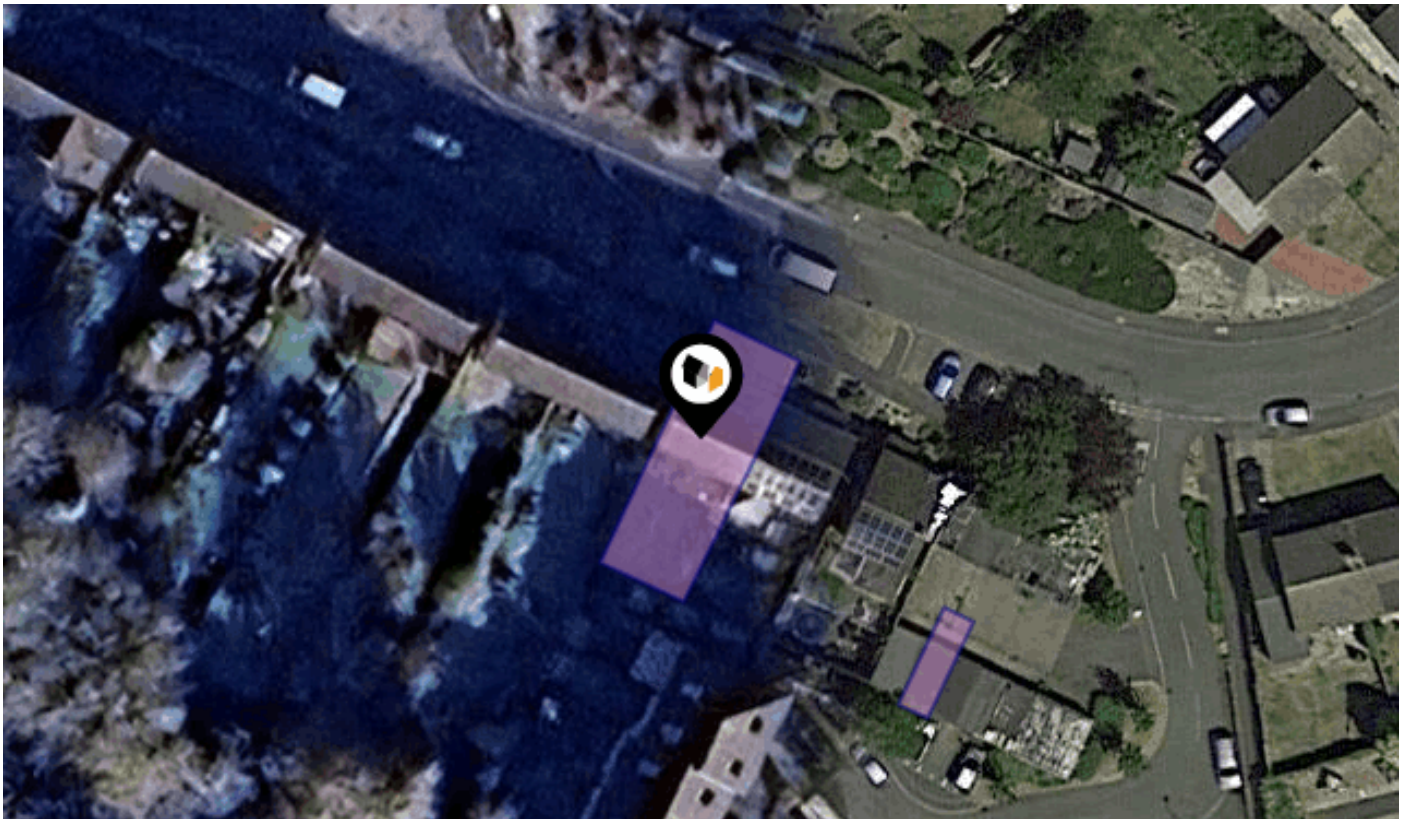




# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 28<sup>th</sup> January 2025**



## **DRAYTON ROAD, IRTHLINGBOROUGH, WELLINGBOROUGH, NN9**

**Price Estimate : £215,000**

### **Henderson Connellan**

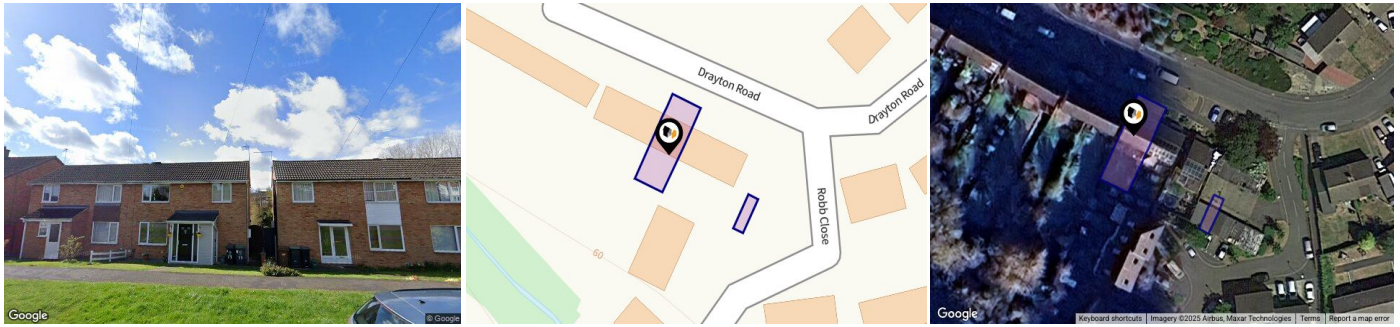
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Price Estimate:</b>	£215,000
<b>Bedrooms:</b>	2	<b>Rental Estimate:</b>	£900
<b>Plot Area:</b>	0.05 acres	<b>Yield:</b>	5.02 %
<b>Year Built :</b>	1967-1975	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,704		
<b>Title Number:</b>	NN127866		

## Local Area

<b>Local Authority:</b>	North northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>17</b> mb/s	<b>66</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



## Stamp Duty

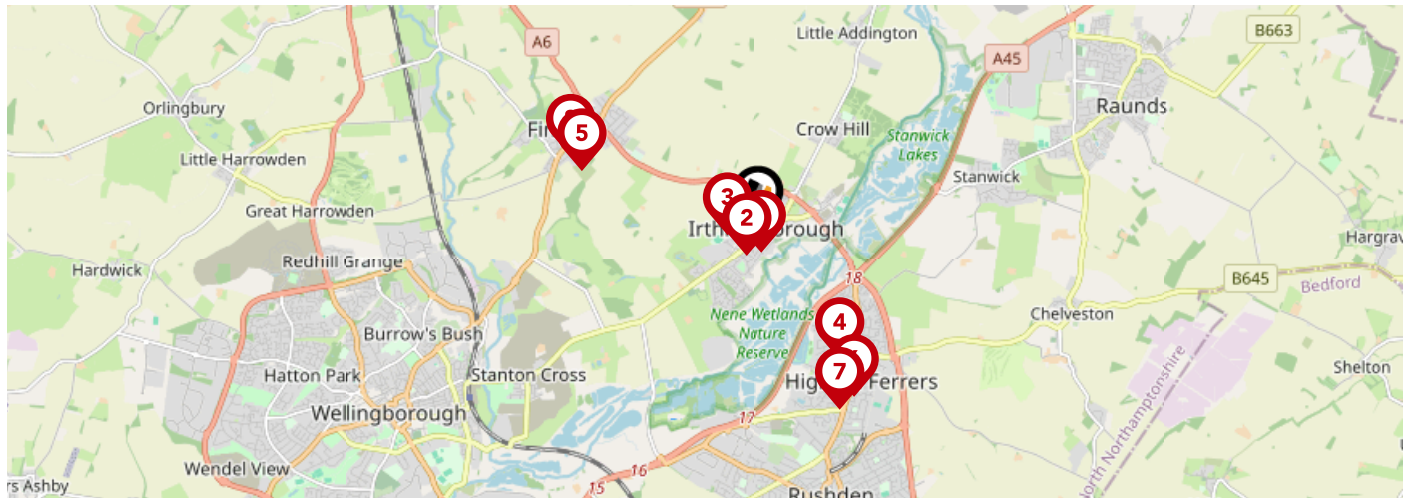
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At the asking price (£220,000), the current stamp duty payments are as follows (as of Jan 2025).

First Time Buyer - £0 (£0 from April 2025)

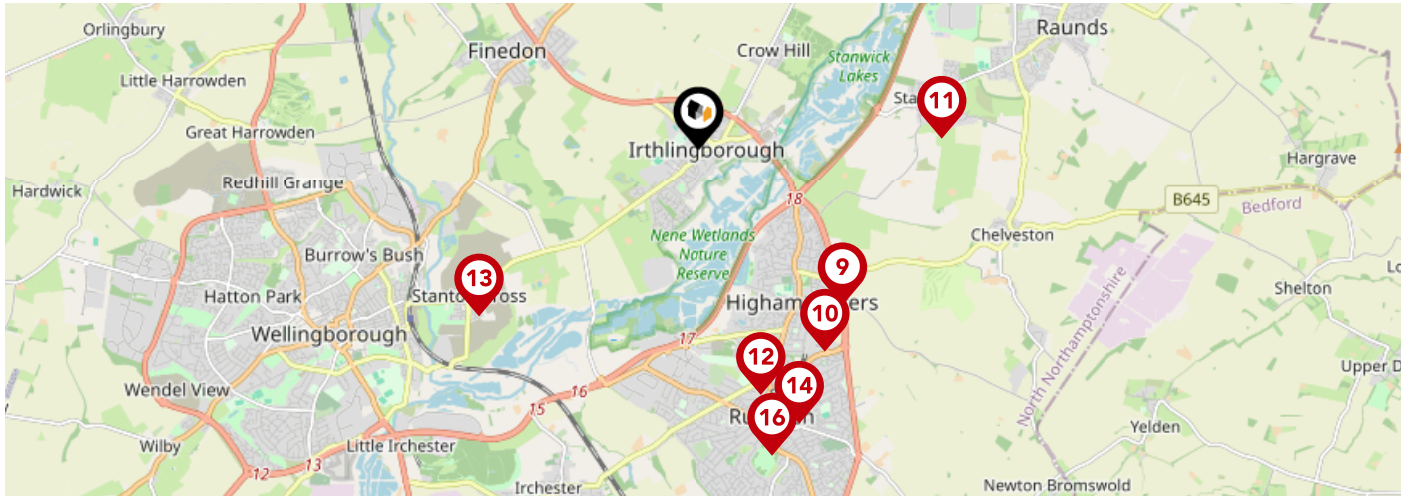
Moving Home - £0 (£1900 from April 2025)

Additional Property (keeping main residence) - £11,000 (£12,900 from April 2025)



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Irthlingborough Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Irthlingborough Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Huxlow Academy</b> Ofsted Rating: Not Rated   Pupils: 854   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Henry Chichele Primary School</b> Ofsted Rating: Requires improvement   Pupils: 401   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Finedon Mulso Church of England Junior School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Higham Ferrers Junior School</b> Ofsted Rating: Requires improvement   Pupils: 321   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Higham Ferrers Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Finedon Infant School</b> Ofsted Rating: Good   Pupils: 144   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

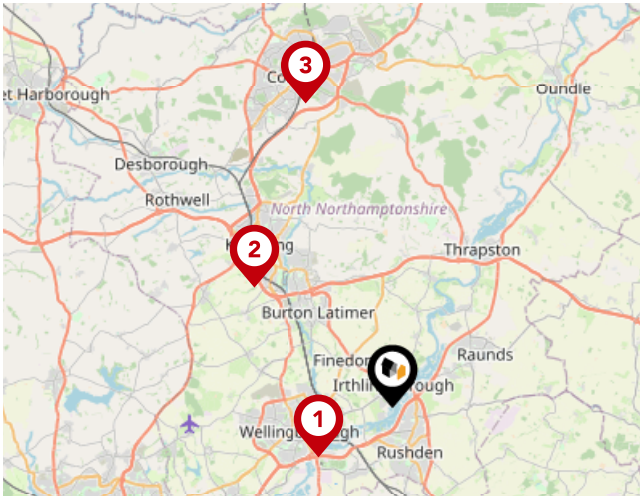




		Nursery	Primary	Secondary	College	Private
	<b>Chelveston Road School</b> Ofsted Rating: Good   Pupils: 92   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ferrers School</b> Ofsted Rating: Good   Pupils: 928   Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanwick Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rushden Academy</b> Ofsted Rating: Good   Pupils: 892   Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanton Cross Primary School</b> Ofsted Rating: Not Rated   Pupils: 64   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Denfield Park Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Addington CofE Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St)</b> Ofsted Rating: Requires improvement   Pupils: 147   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

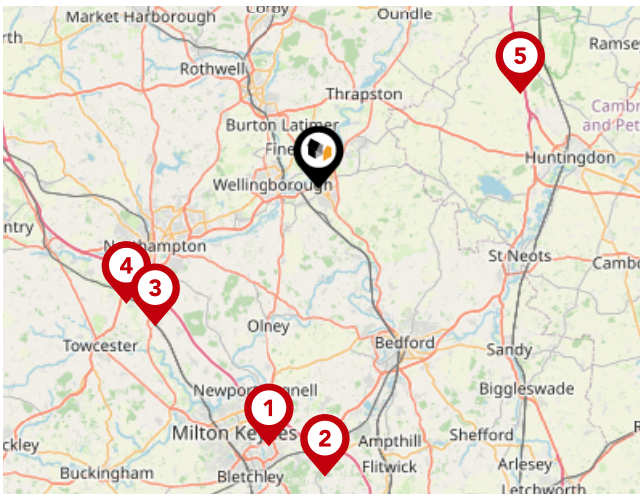
# Area

## Transport (National)



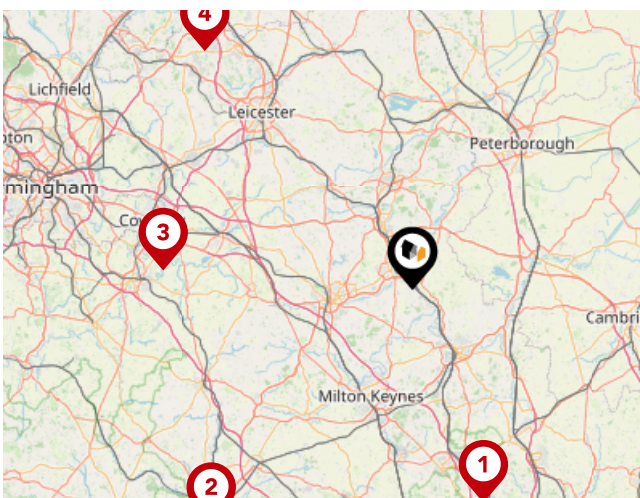
### National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.2 miles
2	Kettering Rail Station	6.61 miles
3	Corby Rail Station	11.43 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	19.1 miles
2	M1 J13	20.96 miles
3	M1 J15	15.53 miles
4	M1 J15A	16.26 miles
5	A1(M) J15	16.08 miles

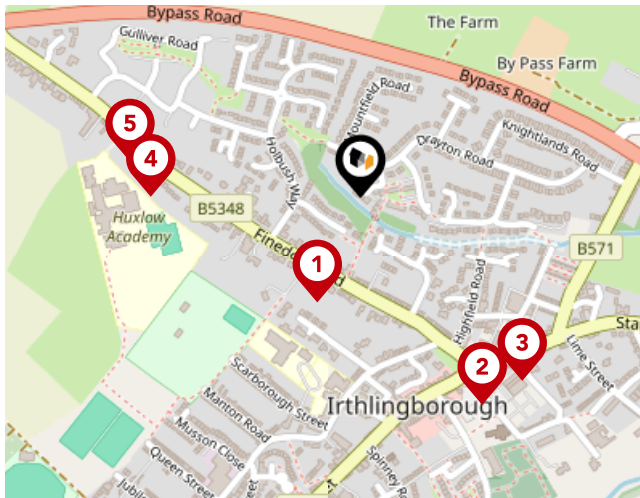


### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.75 miles
2	Kidlington	45.41 miles
3	Baginton	36.45 miles
4	East Mids Airport	45.62 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Holbush Way	0.13 miles
2	Church Street	0.27 miles
3	New Street	0.28 miles
4	Huxlow School	0.24 miles
5	Huxlow School	0.26 miles



### **Tom Cheshire - Director**

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Tom first joined Henderson Connellan in 2009 and with his dedication to clients, passion for hard work and desire for success he quickly became the company's benchmark for performance.

As a Director in our Market Harborough Team, Tom's contribution was instrumental in the success of the Branch, gaining number 1 status and delivering an award winning service. As well as extensive Estate Agency experience, Tom has also worked for Rightmove, which gives him a unique approach to the estate agency business. Tom has the ability to offer unrivalled expertise in customer service, property marketing, local market trends and after-sales advice.

The combination of the innovative brand that is Henderson Connellan together with Tom's skills, experience and personality is a union that we're excited to bring to home owners in the Nene Valley. This is why we are; 'Known for Quality, Known as Henderson Connellan'.



### Testimonial 1



Having moved many times in the past, Henderson Connellan are hands down the best agents I have ever dealt with. Service was second to none, with continual updates and quick replies to queries, right through to completion. Would not hesitate to recommend them to anyone!

### Testimonial 2



Excellent service from Tom and Simon, selling our home very quickly for a really good price. Fully supportive throughout the process. They can be totally recommended to sell your house!

### Testimonial 3



The best estate agents ever! Extremely helpful, polite, innovative and they get the job done.

### Testimonial 4



Our experience with Henderson Connellan was a very pleasant one, with a house sale that was far from straightforward Tom, Lily and Simon remained professional throughout and always managed to keep the stress to a minimum!



/hcnevalley/

# Henderson Connellan

## 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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