

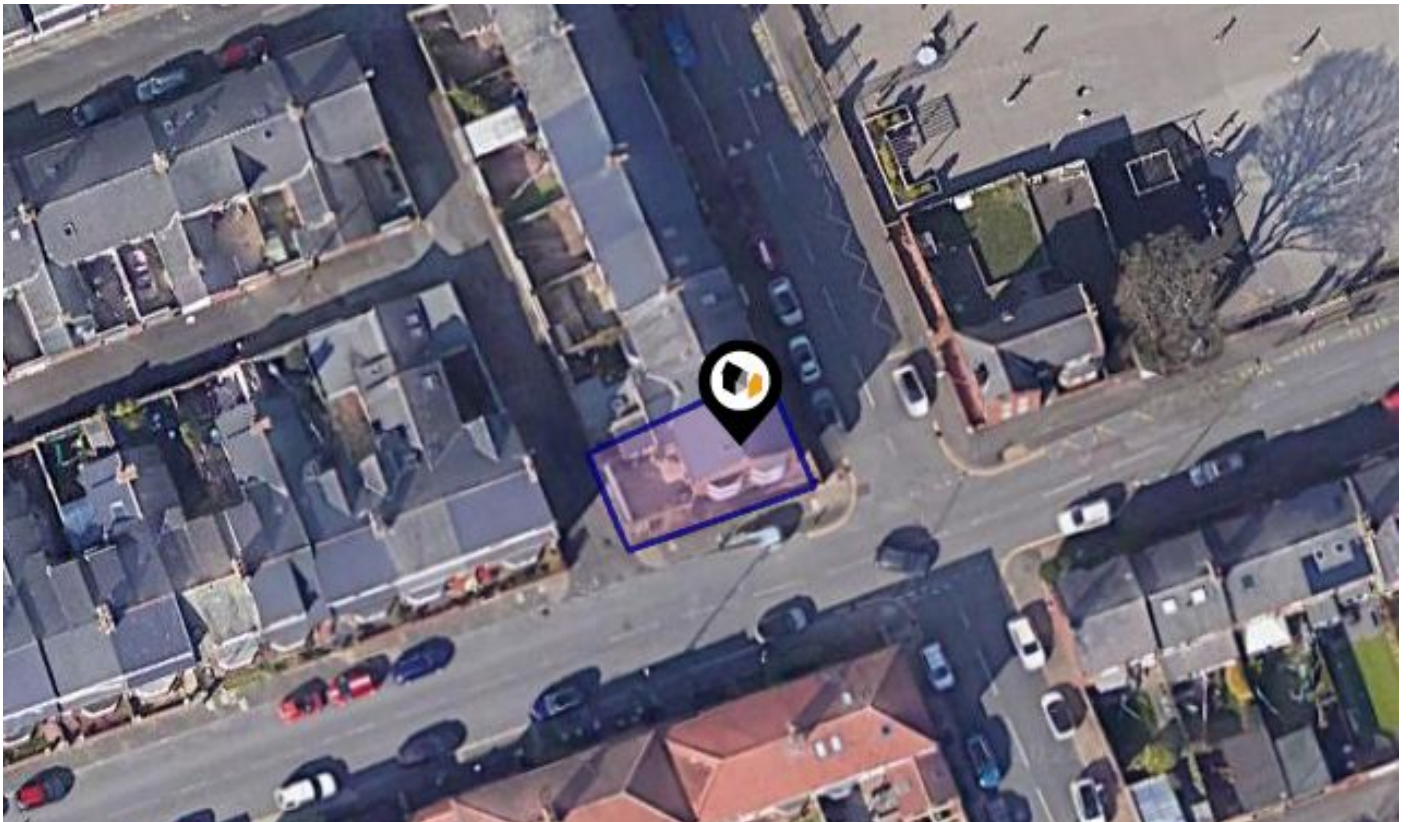


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 11<sup>th</sup> November 2024**



**COLCHESTER TERRACE, SUNDERLAND, SR4**

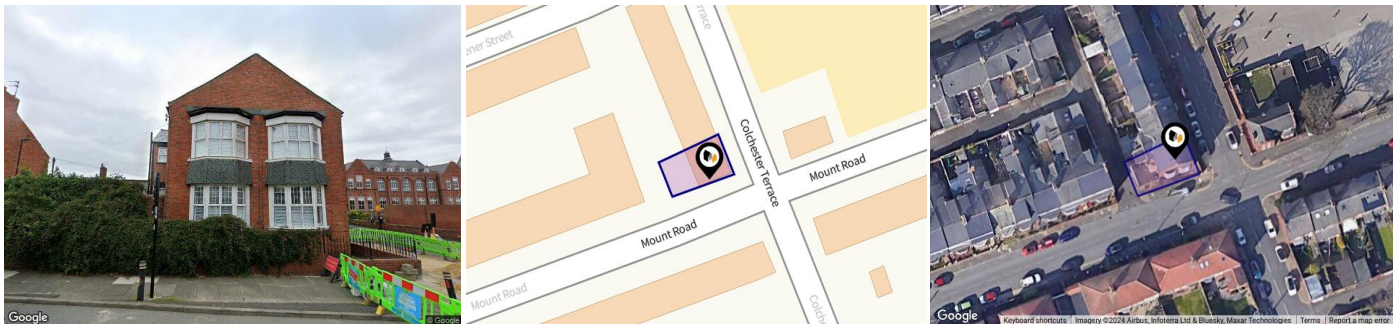
## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,131 ft <sup>2</sup> / 198 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,553		
<b>Title Number:</b>	TY180443		

## Local Area

<b>Local Authority:</b>	Sunderland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>4</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s

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



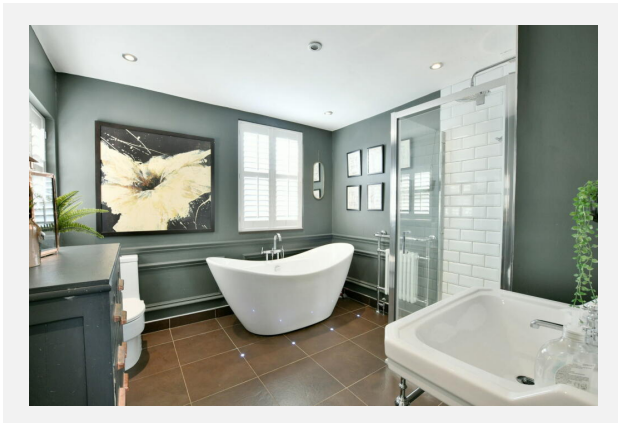
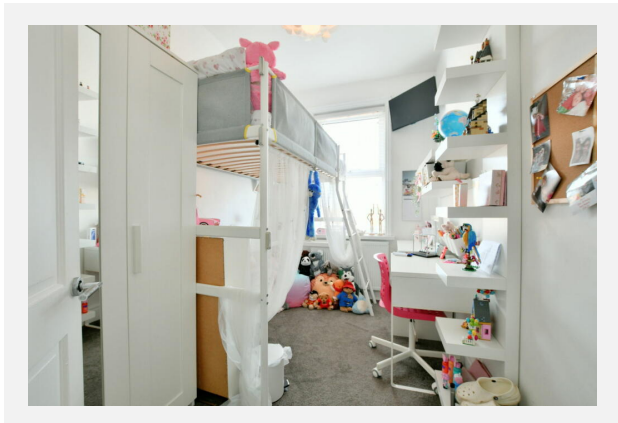
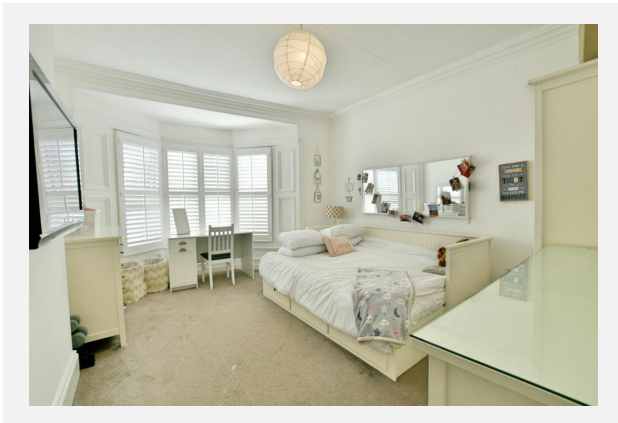
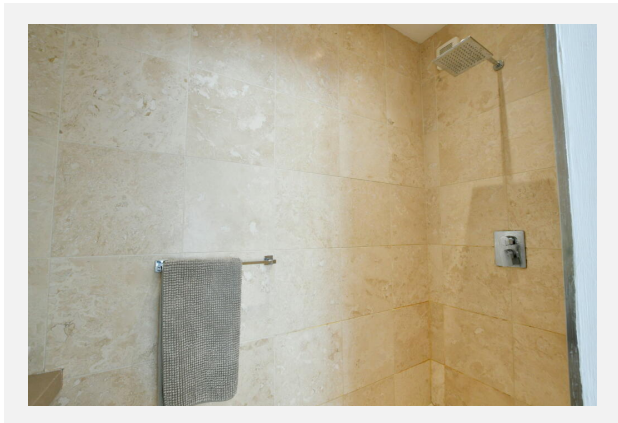
### Satellite/Fibre TV Availability:

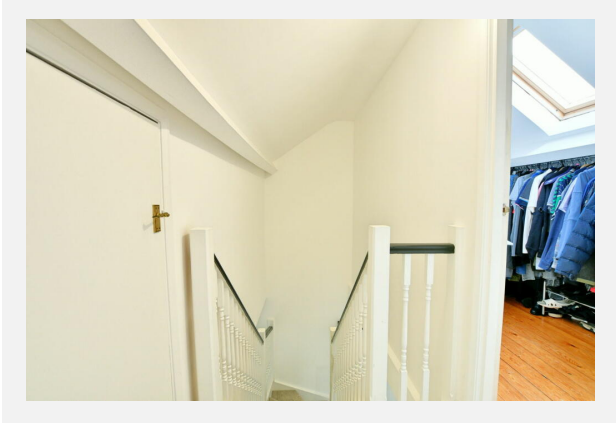
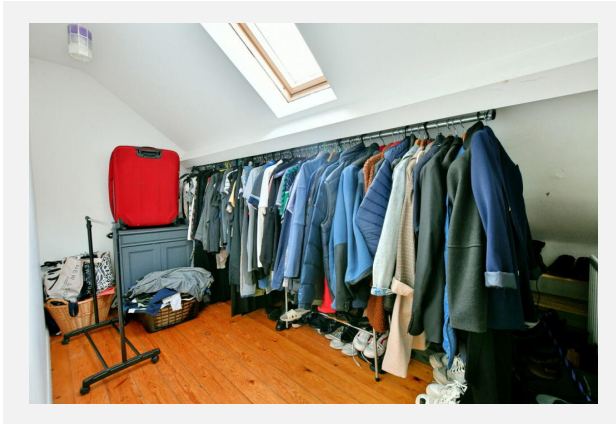
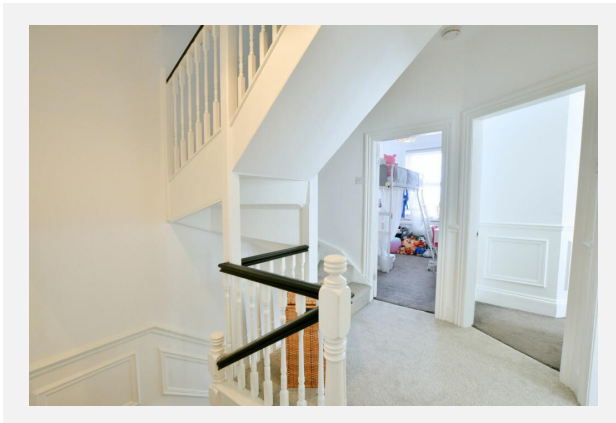


Planning records for: *86 Colchester Terrace Sunderland SR4 7QE*

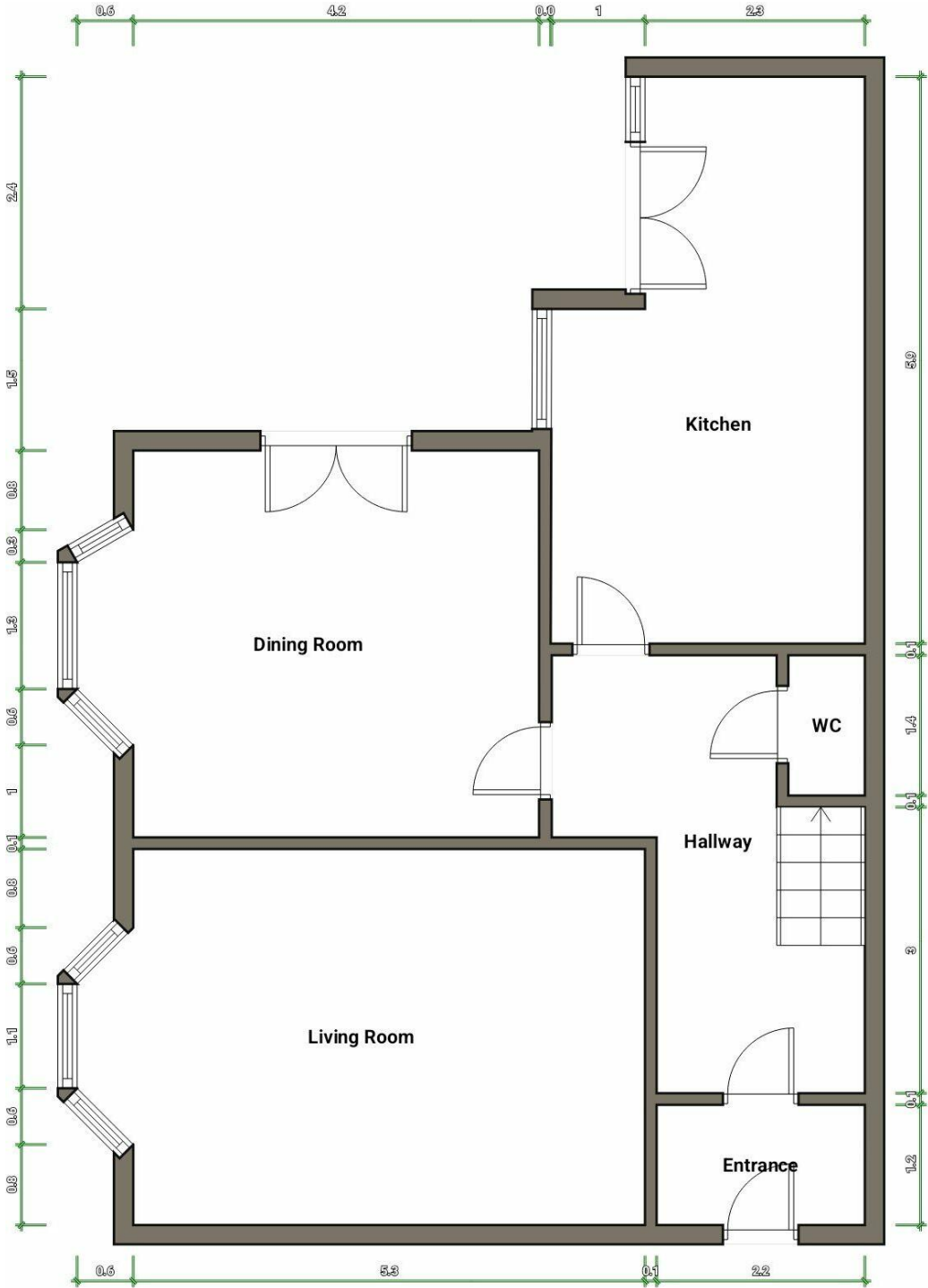
<b>Reference - 07/04251/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th September 2007
<b>Description:</b>	Replacement of existing conservatory into kitchen extension.



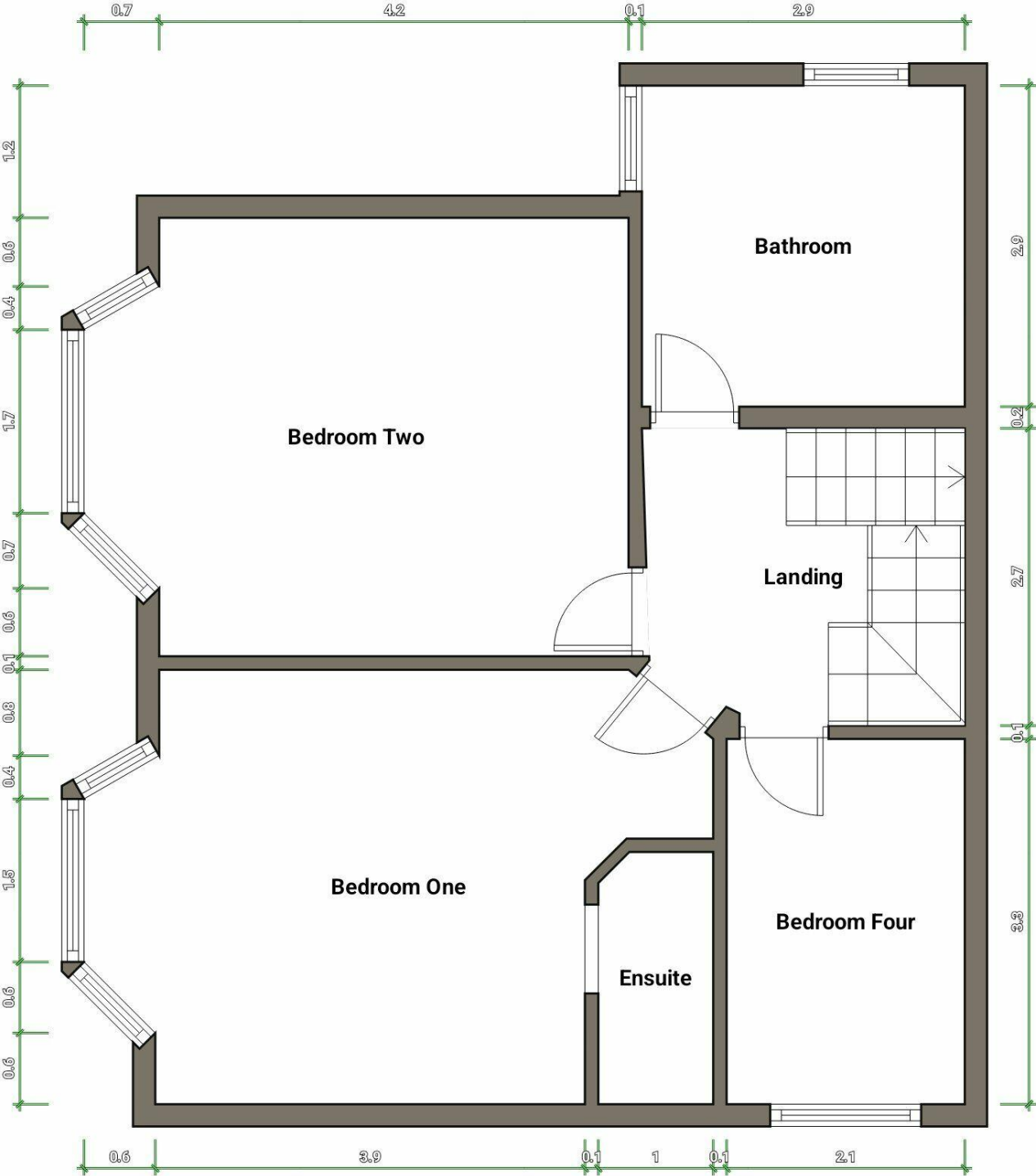




# COLCHESTER TERRACE, SUNDERLAND, SR4

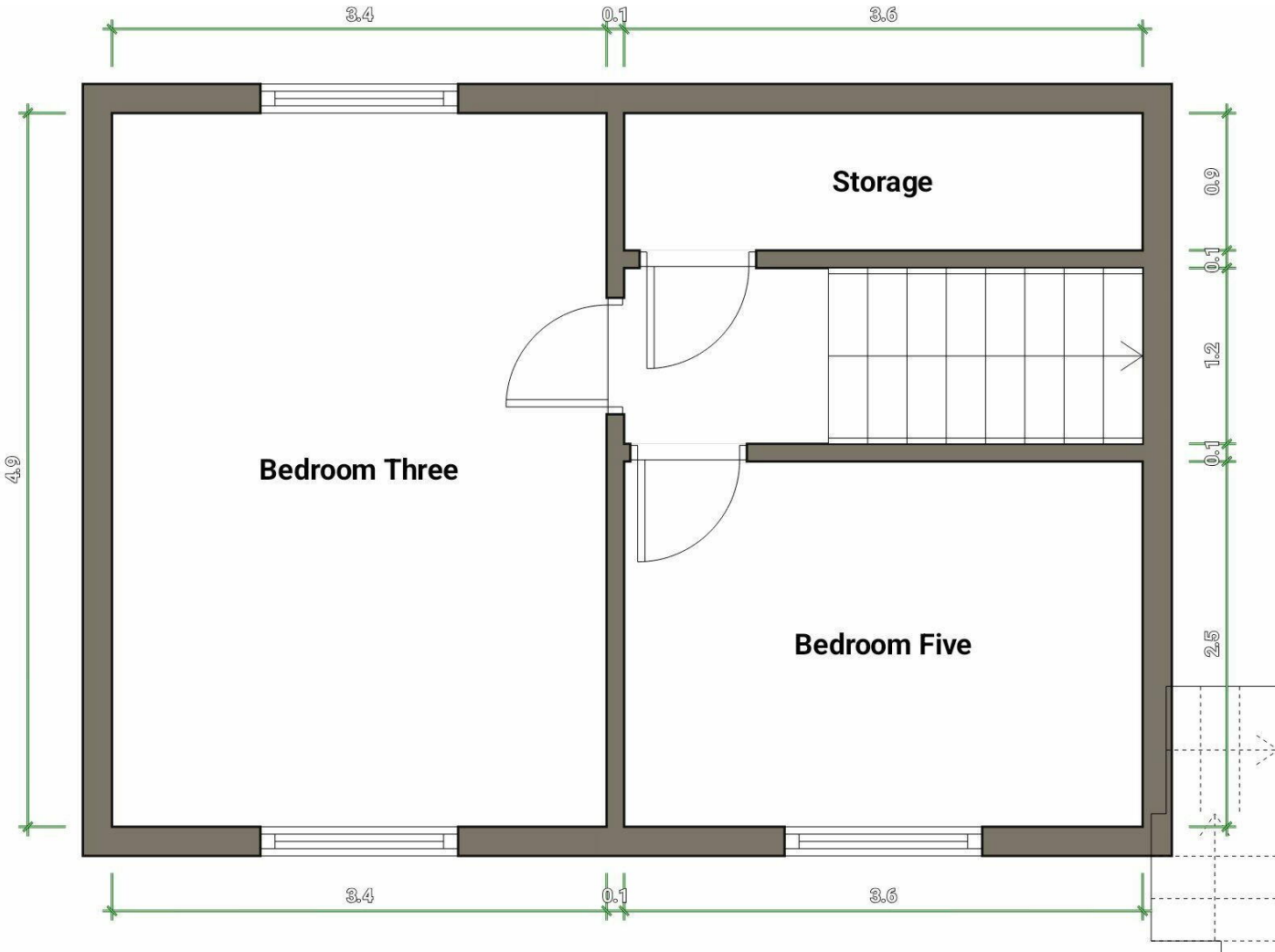


### COLCHESTER TERRACE, SUNDERLAND, SR4





### COLCHESTER TERRACE, SUNDERLAND, SR4



Colchester Terrace, SR4

Energy rating

**E**

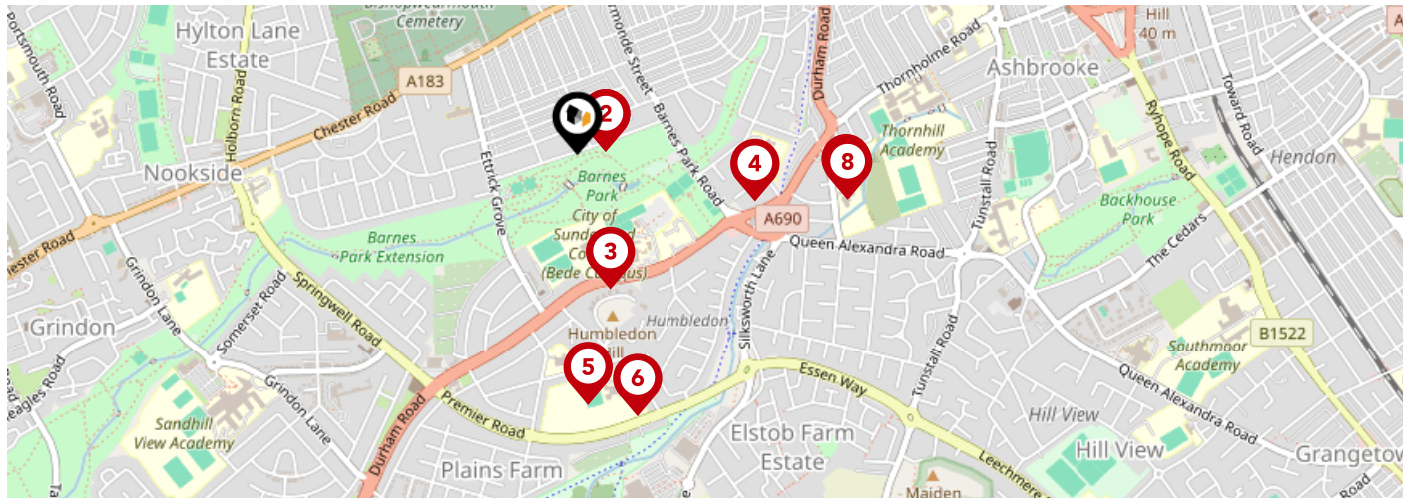
Valid until 26.07.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	41   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

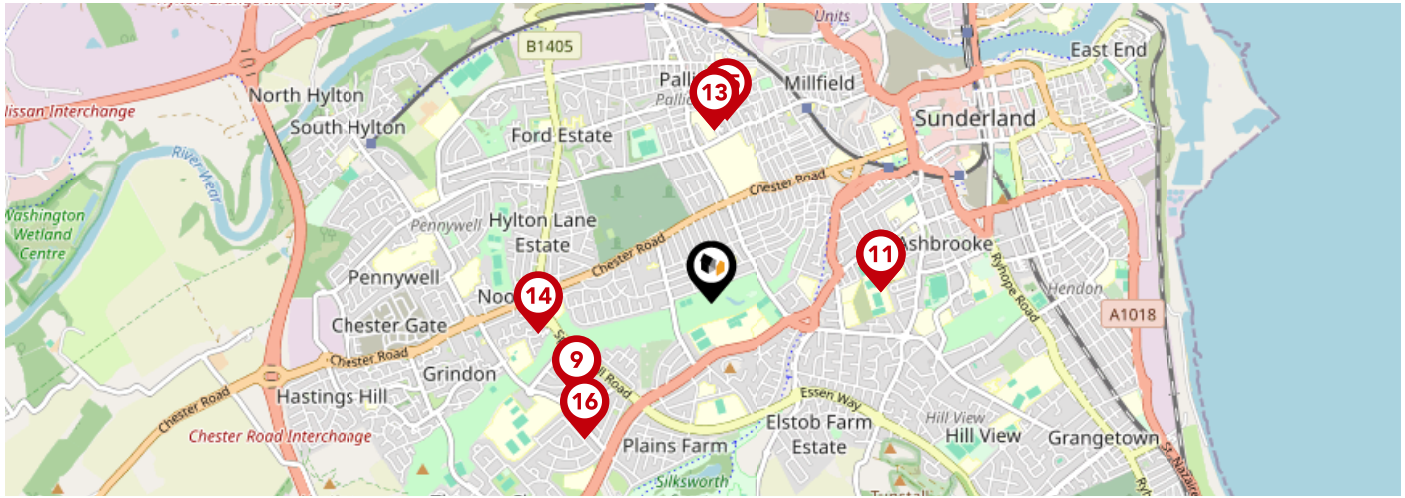
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	198 m <sup>2</sup>

# Area Schools



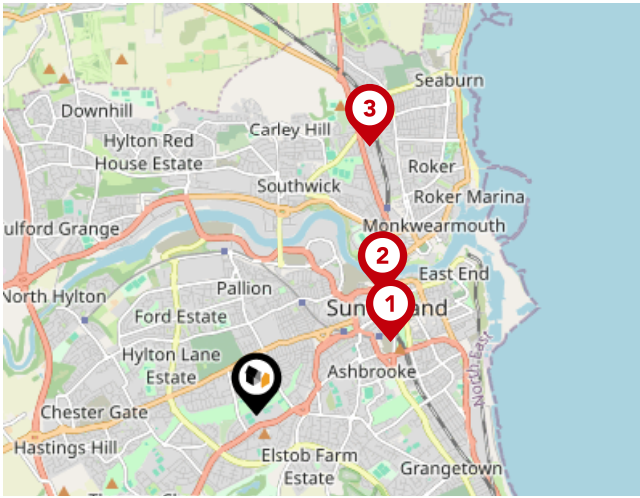
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Barnes Junior School</b> Ofsted Rating: Good   Pupils: 349   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Barnes Infant Academy</b> Ofsted Rating: Good   Pupils: 340   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>City of Sunderland College</b> Ofsted Rating: Good   Pupils:0   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Richard Avenue Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Thornhill Park School</b> Ofsted Rating: Good   Pupils: 62   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Plains Farm Academy</b> Ofsted Rating: Good   Pupils: 188   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Barbara Priestman Academy</b> Ofsted Rating: Good   Pupils: 172   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Mary's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 468   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>The Link School</b> Ofsted Rating: Good   Pupils: 125   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thornhill Academy</b> Ofsted Rating: Good   Pupils: 596   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Consilium Evolve</b> Ofsted Rating: Good   Pupils:0   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Diamond Hall Infant Academy</b> Ofsted Rating: Good   Pupils: 375   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Diamond Hall Junior Academy</b> Ofsted Rating: Good   Pupils: 336   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Broadway Junior School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Joseph's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 244   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sunningdale School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

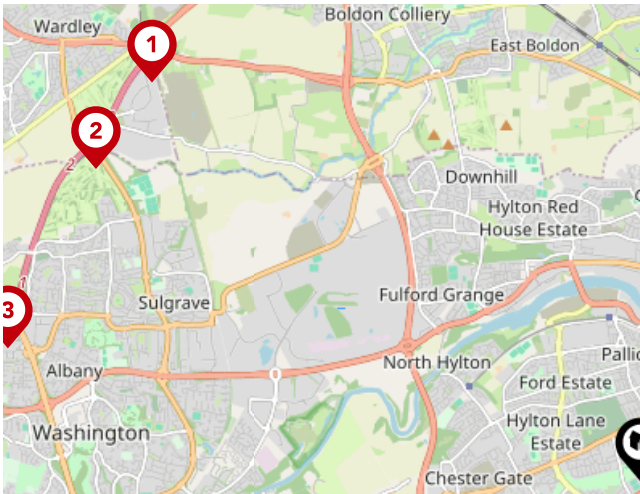
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	1.31 miles
2	St Peters Rail Station	1.51 miles
3	Seaburn Rail Station	2.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.37 miles
2	A194(M) J2	5.35 miles
3	A194(M) J1	5.51 miles
4	A1(M) J64	5.73 miles
5	A1(M) J65	5.92 miles

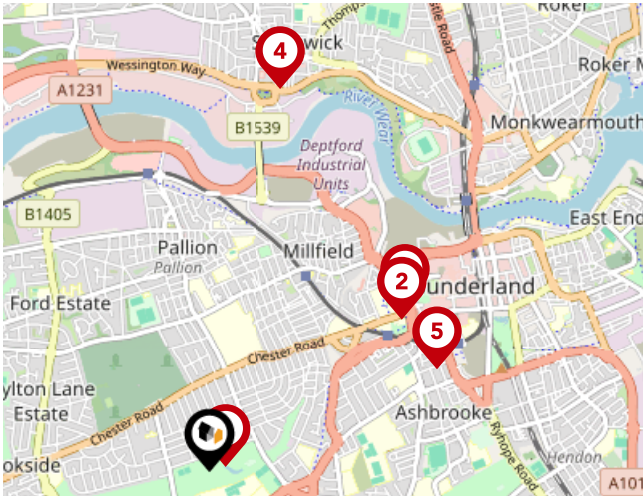


### Airports/Helipads

Pin	Name	Distance
1	Airport	15.35 miles
2	Teesside Airport	26.59 miles
3	Leeds Bradford Airport	71.78 miles
4	Irthington	55.47 miles

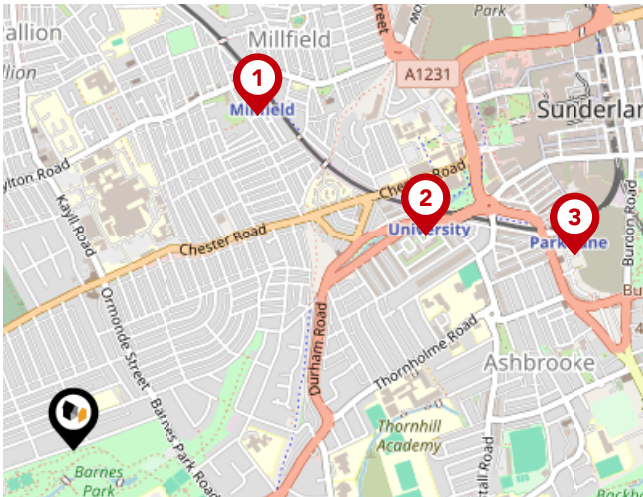
# Area

## Transport (Local)



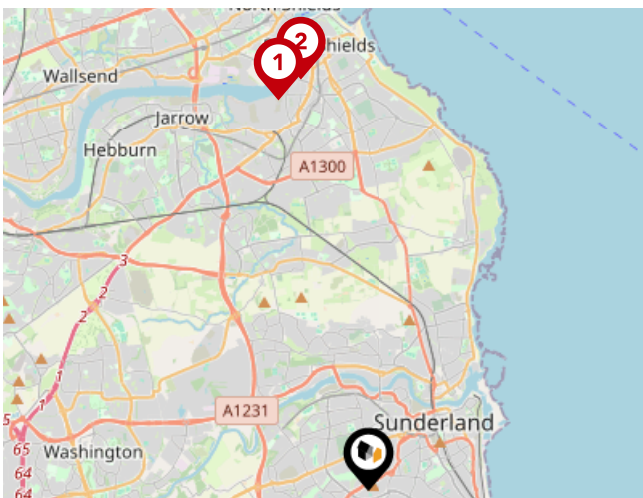
### Bus Stops/Stations

Pin	Name	Distance
1	Mount Road	0.07 miles
2	Hind Street	1.05 miles
3	St Michaels Way	1.09 miles
4	Sunderland Road - Stoney Lane	1.65 miles
5	Stockton Road-Mary Street	1.06 miles



### Local Connections

Pin	Name	Distance
1	Millfield (Tyne and Wear Metro Station)	0.81 miles
2	University (Tyne and Wear Metro Station)	0.88 miles
3	Park Lane (Tyne and Wear Metro Station)	1.15 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.84 miles
2	South Shields Ferry Terminal	7.11 miles

# Walkersxchange Estate Agents

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