

JOHN MURRAY

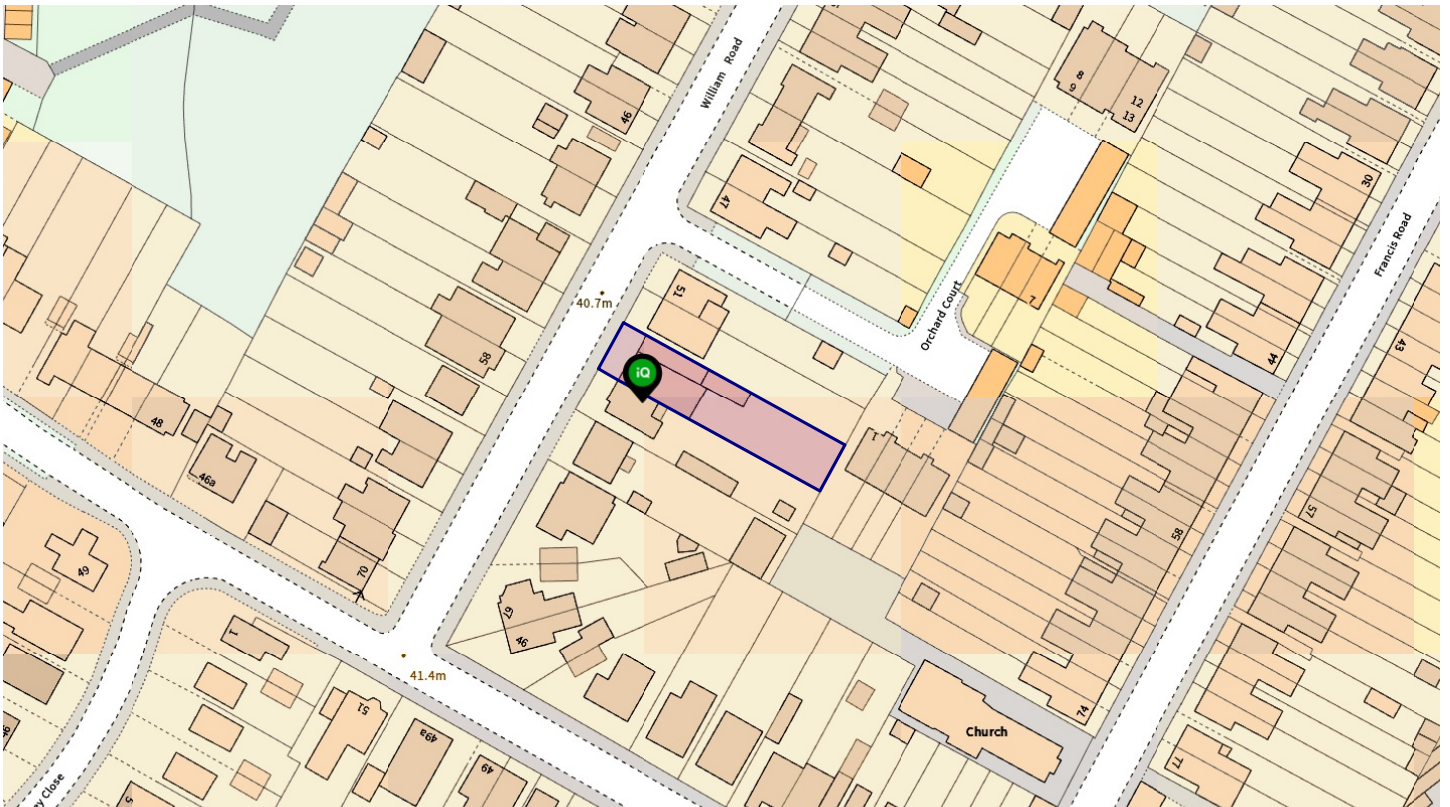
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Potential Buyer(s),

KEY FACTS FOR BUYERS

55, William Road, Ashford, TN23 7UT

September 2021



A guide to this property and the local area

John Murray, powered by eXp

Regus Business Centre The Panorama Park Street Ashford Kent TN24 8EX

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16th September 2021

INTRODUCTION

Potential Buyer(s)

This 'Key Facts for Buyers' Report is produced to give potential purchasers as much relevant information as possible about the property they may be interested in, and its surrounding areas.

I am committed to provide an outstanding level of service for buyers as well as my selling Clients and this report will hopefully help inform your decision-making process about viewing and then offering to purchase in an informed manner.

If I can be of any additional help, please do not hesitate to contact me.

My office number is 01233 885180 or by email if you prefer on john.murray@exp.uk.com.

I will HELP 7-days a week and look forward to doing so.

Kind regards

John

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PROPERTY OVERVIEW

55, WILLIAM ROAD, ASHFORD, TN23 7UT










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Semi-Detached	
Plot Size:	0.11 acres
Council Tax Band:	C
Annual Cost:	£1,680.20 (min)
Land Registry Title Number:	K430468
Tenure:	Freehold

AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Ashford
Predicted Broadband Speeds	
Basic:	7 Mbps
Superfast:	55 Mbps
Ultrafast:	600 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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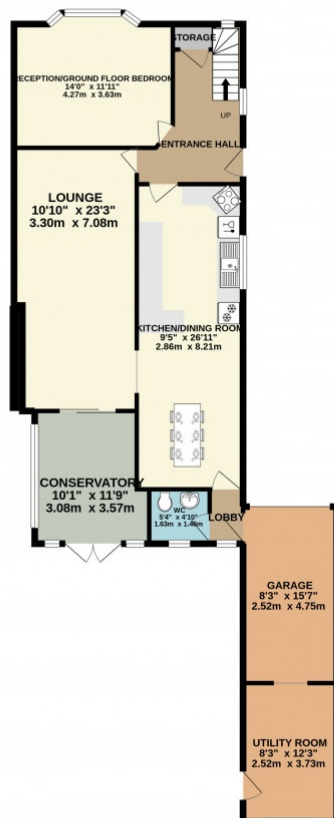
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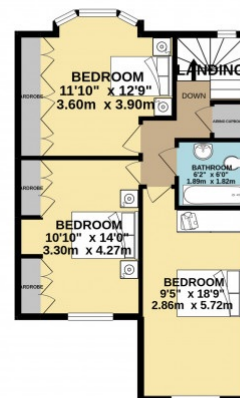
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SOLD ON YOUR STREET

SINCE 1995

2a, William Road, William Road - Detached House	
Dates Sold	Price
10/02/2021	£385,000
16/07/2019	£250,000
12, William Road, William Road - Terraced House	
Dates Sold	Price
27/10/2020	£220,000
30/03/2016	£220,000
58, William Road, William Road - Semi-Detached House	
Dates Sold	Price
17/07/2020	£315,000
16/11/2007	£230,000
66, William Road, William Road - Semi-Detached House	
Dates Sold	Price
28/11/2019	£270,000
37, William Road, William Road - Terraced House	
Dates Sold	Price
25/10/2019	£250,000
51, William Road, William Road - Semi-Detached House	
Dates Sold	Price
03/10/2019	£275,000
19/10/2005	£159,000
64, William Road, William Road - Semi-Detached House	
Dates Sold	Price
08/08/2019	£250,500
1a, William Road, William Road - Semi-Detached House	
Dates Sold	Price
24/04/2019	£325,000
26/10/2005	£185,000

62, William Road, William Road - Semi-Detached House	
Dates Sold	Price
13/09/2018	£265,000
53, William Road, William Road - Semi-Detached House	
Dates Sold	Price
03/11/2017	£212,000
29, William Road, William Road - Terraced House	
Dates Sold	Price
13/10/2017	£230,000
11, William Road, William Road - Semi-Detached House	
Dates Sold	Price
21/04/2017	£275,000
07/09/2015	£179,950
46, William Road, William Road - Semi-Detached House	
Dates Sold	Price
02/02/2017	£249,950
20/01/2011	£165,000
12/02/2010	£110,000
68, William Road, William Road - Semi-Detached House	
Dates Sold	Price
31/01/2017	£265,000
22, William Road, William Road - Detached House	
Dates Sold	Price
16/12/2016	£301,000
01/08/2006	£184,000
30, William Road, William Road - Terraced House	
Dates Sold	Price
16/09/2016	£222,000
10/06/2009	£141,000

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9, William Road, William Road - Semi-Detached House	
Dates Sold	Price
24/05/2016	£200,000
32, William Road, William Road - Terraced House	
Dates Sold	Price
15/05/2015	£170,000
6, William Road, William Road - Terraced House	
Dates Sold	Price
21/07/2014	£164,995
21, William Road, William Road - Terraced House	
Dates Sold	Price
23/05/2014	£210,000
03/02/2012	£185,000
02/11/2005	£177,500
45, William Road, William Road - Semi-Detached House	
Dates Sold	Price
12/08/2013	£165,000
17/05/2012	£137,500
15, William Road, William Road - Terraced House	
Dates Sold	Price
03/05/2013	£150,000
47, William Road, William Road - Semi-Detached House	
Dates Sold	Price
22/02/2013	£163,500
23, William Road, William Road - Semi-Detached House	
Dates Sold	Price
15/02/2013	£157,500
70, William Road, William Road - Terraced House	
Dates Sold	Price
22/11/2012	£173,000

14, William Road, William Road - Terraced House	
Dates Sold	Price
14/10/2011	£163,000
65, William Road, William Road - Detached House	
Dates Sold	Price
20/05/2011	£197,000
60, William Road, William Road - Detached House	
Dates Sold	Price
04/03/2011	£230,000
17/09/2007	£204,000
34, William Road, William Road - Terraced House	
Dates Sold	Price
29/11/2010	£153,000
16, William Road, William Road - Terraced House	
Dates Sold	Price
30/07/2010	£160,000
38, William Road, William Road - Semi-Detached House	
Dates Sold	Price
11/07/2008	£210,000
12/04/2006	£175,000
13, William Road, William Road - Semi-Detached House	
Dates Sold	Price
29/06/2007	£170,000
18, William Road, William Road - Terraced House	
Dates Sold	Price
27/04/2007	£177,500
7, William Road, William Road - Semi-Detached House	
Dates Sold	Price
27/10/2006	£165,000

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SOLD ON YOUR STREET

SINCE 1995

17, William Road, William Road - Semi-Detached House

Dates Sold

24/03/2006

Price

£152,500

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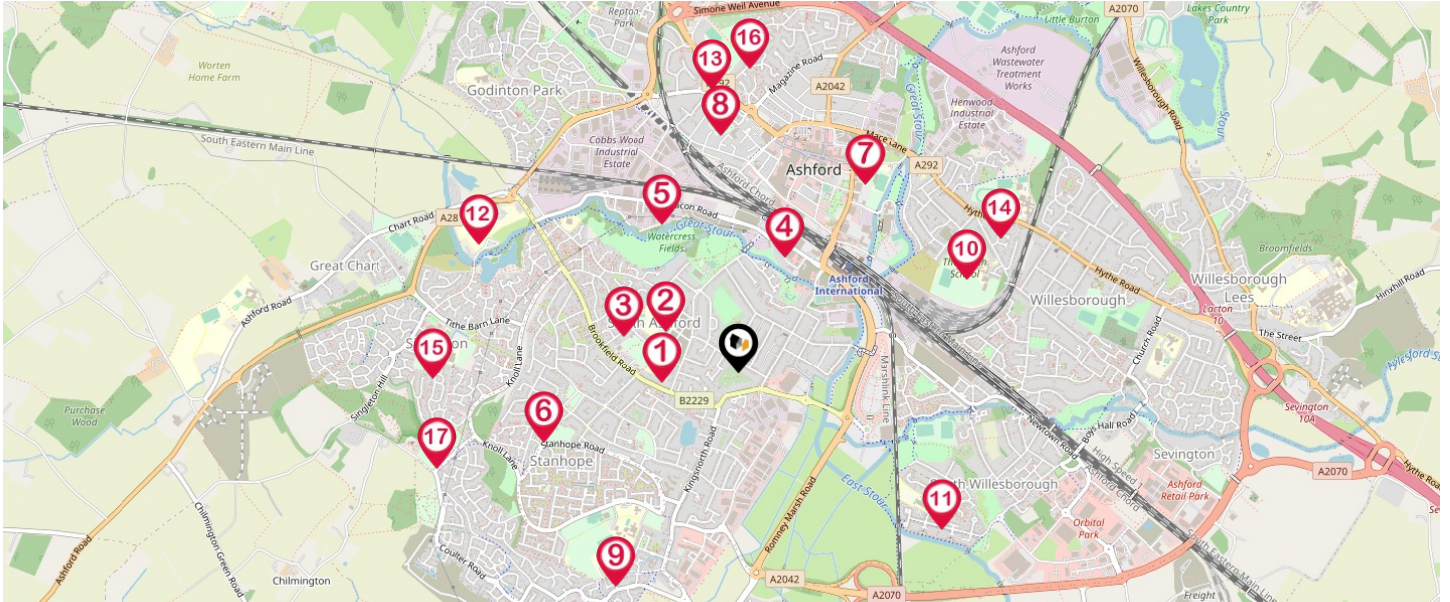
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Simon of England Roman Catholic Primary School, Ashford	Good	206	0.27 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chilmington Green Primary School	-	72	0.3 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashford Oaks Community Primary School	Good	446	0.43 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Victoria Road Primary School	Good	206	0.47 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Goldwyn Sixth Form College	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Beaver Green Primary School	Good	445	0.75 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashford School	-	1001	0.86 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Ashford, St Mary's Church of England Primary School	Good	419	0.89 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	The John Wallis Church of England Academy	Good	1626	0.9 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	The North School	Good	1067	0.93 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	East Stour Primary School	Good	421	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Wyvern School (Buxford)	Good	306	1.06 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Highworth Grammar School	Outstanding	1516	1.06 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Cornfields School	Good	23	1.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Great Chart Primary School	Outstanding	451	1.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Teresa's Catholic Primary School	Good	215	1.14 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	The John Wesley Church of England Methodist Voluntary A...	Good	446	1.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

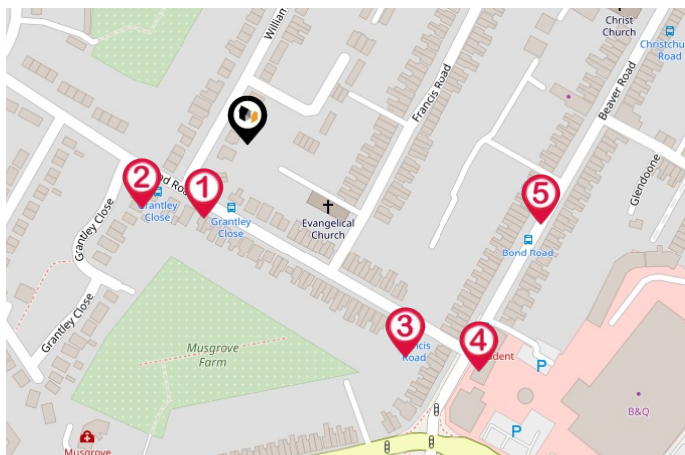
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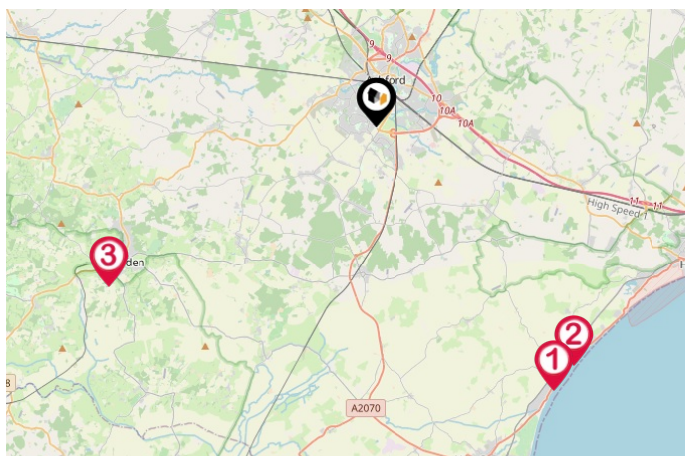
LOCAL AREA

NEAREST TRANSPORT LINKS



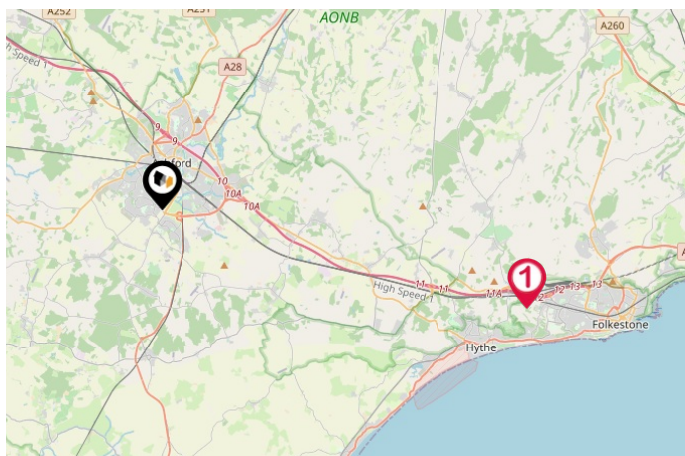
BUS STOPS/STATIONS

- 1 - Grantley Close | 0.04 miles
- 2 - Grantley Close | 0.06 miles
- 3 - Francis Road | 0.12 miles
- 4 - Bond Road | 0.15 miles
- 5 - Bond Road | 0.14 miles



LOCAL CONNECTIONS

- 1 - Dymchurch Station (RHDR) | 9.55 miles
- 2 - Burmarsh Road Station (RHDR) | 9.31 miles
- 3 - Tenterden Town Rail Station (KESR) | 9.17 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 11.35 miles

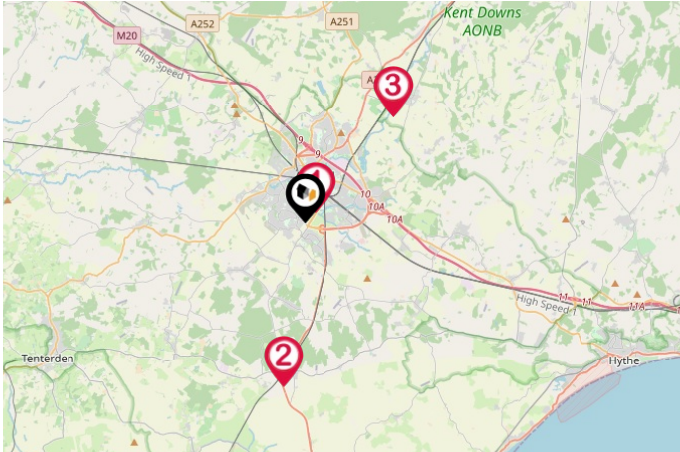
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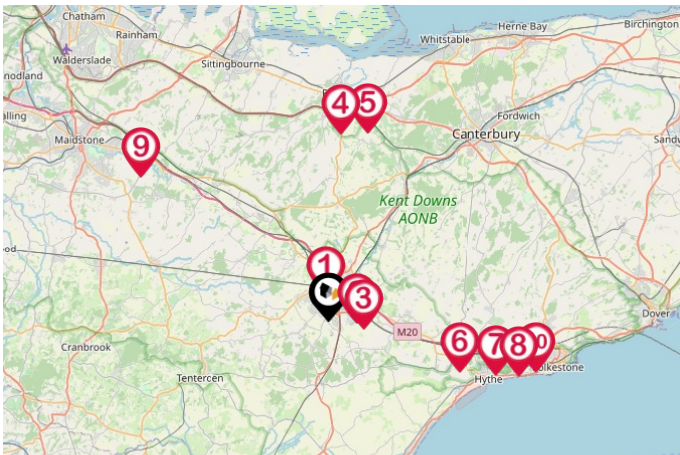
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 0.56 miles
- 2 - Ham Street Rail Station | 4.9 miles
- 3 - Wye Rail Station | 4.21 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 1.53 miles
- 2 - M20 J10 | 1.91 miles
- 3 - M20 J10A | 2.4 miles
- 4 - M2 J6 | 11.23 miles
- 5 - M2 J7 | 11.52 miles
- 6 - M20 J11 | 8.55 miles
- 7 - M20 J11A | 10.63 miles
- 8 - M20 J12 | 11.98 miles
- 9 - M20 J8 | 13.92 miles
- 10 - M20 J13 | 12.93 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 13.1 miles
- 2 - London Southend Airport | 30.57 miles
- 3 - Kent International Airport | 25.69 miles
- 4 - Biggin Hill Airport | 38.47 miles

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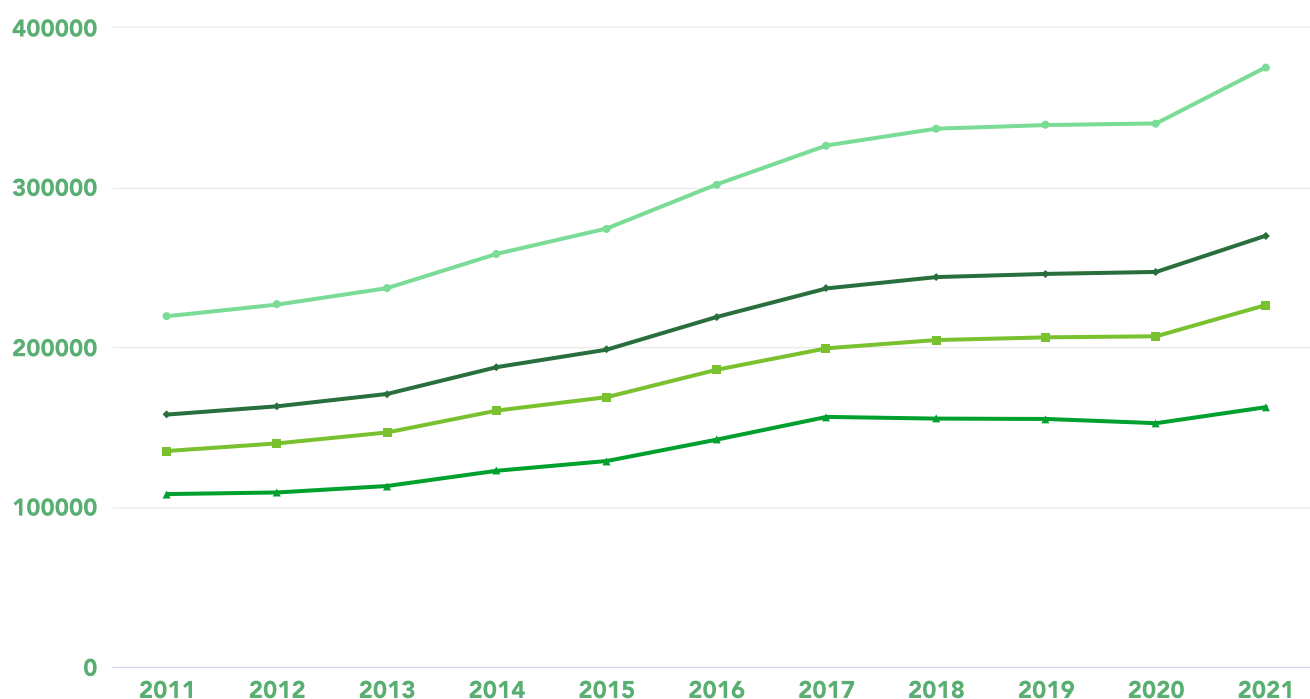
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN23

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 50.3%



TERRACED
+ 67.61%



SEMI-DETACHED
+ 70.9%



DETACHED
+ 71.01%

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About Us

For buyers, our mission is to introduce you to the home of your dreams and consistently go that extra mile to ensure you receive outstanding levels of customer care, fair, compliant service and for the home buying process to be as stress-free as possible. We hope our buyers then become our Clients of the future! It is also to give you relevant information to inform you as much as possible in your viewing and purchasing decisions. Our bespoke Sprift Key Facts For Buyers Reports help us to provide this in as open, fair and transparent manner as possible.

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DATA QUALITY

John Murray, powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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