

JOHN MURRAY

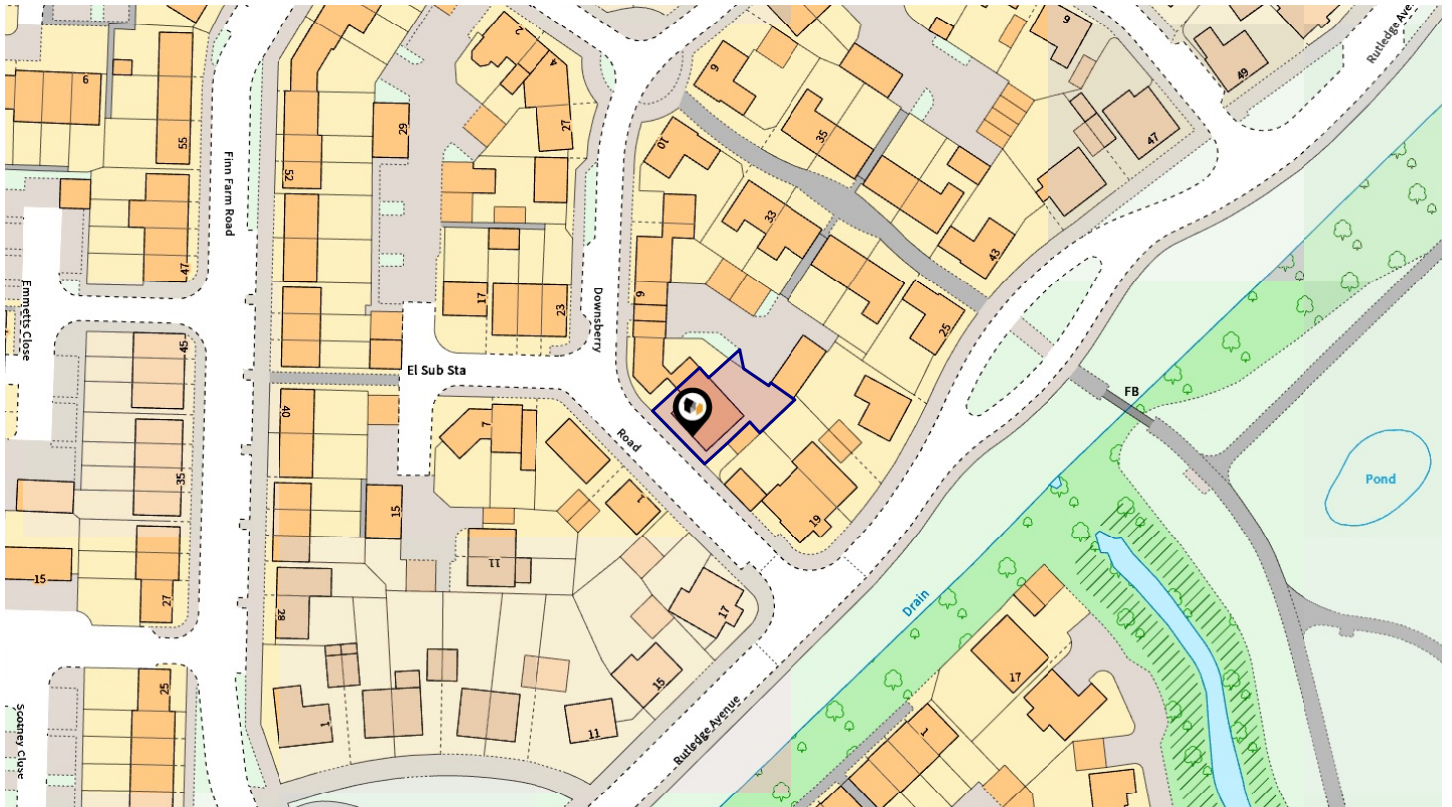
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Potential Buyer(s),

KEY FACTS FOR BUYERS

2, Downsberry Road, Ashford, TN25 7EW

January 2022



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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24th January 2022

INTRODUCTION

Potential Buyer(s)

This report is aimed at give buyers the information they need prior to booking a physical viewing, or placing an offer to purchase.

If you have additional questions about this property, please get in touch.

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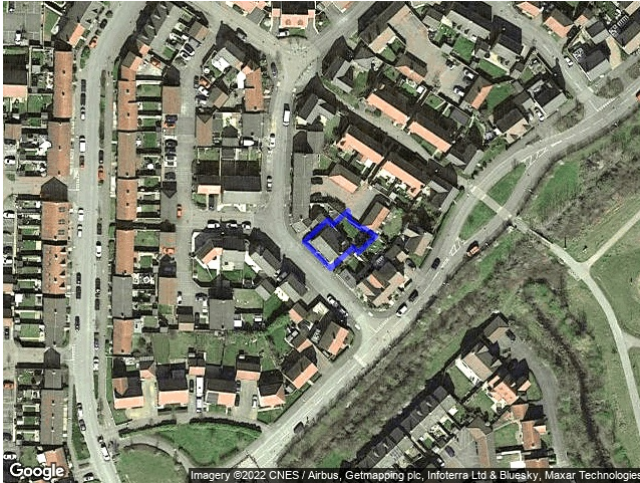
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PROPERTY OVERVIEW

2, DOWNSBERRY ROAD, ASHFORD, TN25 7EW



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Detached
4 Bedrooms

Floor Area: 1,377.78 ft²
128.00 m²

Plot Size: 0.07 acres

Council Tax Band: E

Annual Cost: £2,310.28 (min)

Land Registry
Title Number: K961216

Tenure: Freehold

Last Sold On: 30 October 2009

Last Sold Price: £240,000

£/sqft: £174.17

AREA KEY FACTS

Local Authority: ASHFORD

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 3 Mbps


Superfast: 252 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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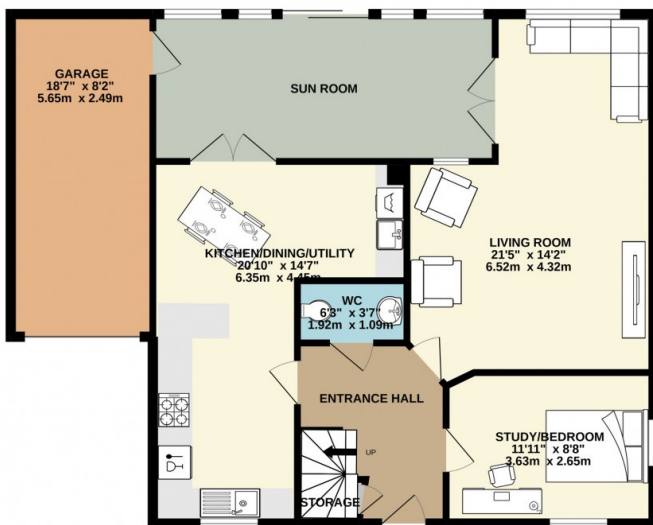
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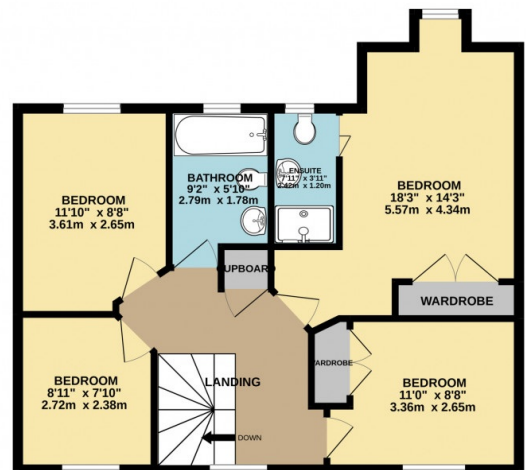
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.2 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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PROPERTY OVERVIEW

EPC

2 DOWNSBERRY ROAD, KINGSNORTH, TN25 7EW		Energy rating C
Valid until 29.04.2031	Certificate number 3139-8924-9000-0688-5222	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SOLD ON YOUR STREET

SINCE 1995

5, Downsberry Road, Downsberry Road - Terraced House	
Dates Sold	Price
20/01/2021	£335,000
30/09/2009	£168,000
21, Downsberry Road, Downsberry Road - Terraced House	
Dates Sold	Price
23/03/2020	£66,000
08/01/2010	£49,500
1, Downsberry Road, Downsberry Road - Detached House	
Dates Sold	Price
27/11/2018	£307,500
20/09/2009	£192,000
8, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
12/10/2018	£310,000
17/12/2009	£189,950
4, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
30/05/2018	£277,000
27/11/2009	£185,000
25, Downsberry Road, Downsberry Road - Detached House	
Dates Sold	Price
23/05/2017	£320,000
24/11/2009	£188,000
29, Downsberry Road, Downsberry Road - Terraced House	
Dates Sold	Price
09/09/2016	£155,000
27/11/2009	£98,500
7, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
29/04/2016	£248,000
25/09/2009	£172,500

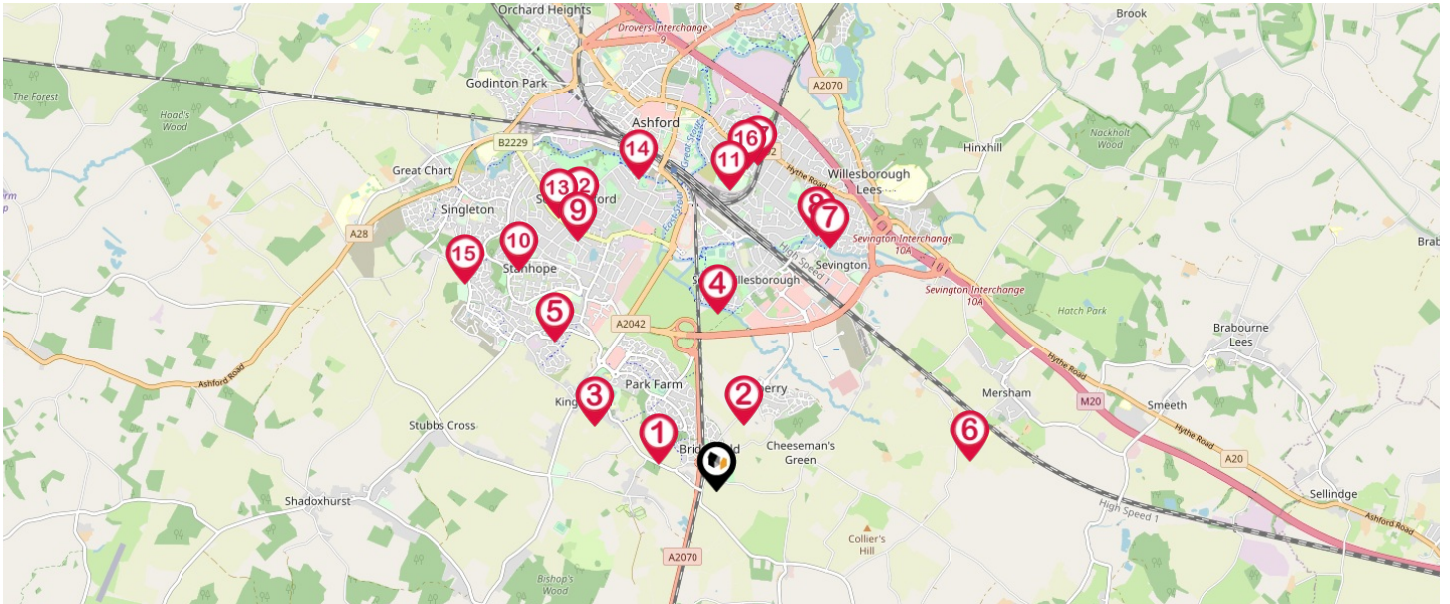
27, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
01/03/2013	£183,500
27/11/2009	£175,000
15, Downsberry Road, Downsberry Road - Detached House	
Dates Sold	Price
25/05/2012	£115,000
18/09/2009	£93,500
3, Downsberry Road, Downsberry Road - Detached House	
Dates Sold	Price
24/06/2011	£200,000
30/09/2009	£194,995
17, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
23/12/2009	£133,000
6, Downsberry Road, Downsberry Road - Flat-Maisonette House	
Dates Sold	Price
27/11/2009	£117,000
10, Downsberry Road, Downsberry Road - Detached House	
Dates Sold	Price
27/11/2009	£250,000
2, Downsberry Road, Downsberry Road - Detached House	
Dates Sold	Price
30/10/2009	£240,000
9, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
30/09/2009	£171,000
11, Downsberry Road, Downsberry Road - Semi-Detached House	
Dates Sold	Price
30/09/2009	£173,500

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Furley Park Primary Academy	Good	605	0.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finberry Primary School	Good	231	0.54 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingsnorth Church of England Primary School	Good	421	1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Stour Primary School	Good	421	1.32 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The John Wallis Church of England Academy	Good	1626	1.61 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Mersham Primary School	Good	194	1.92 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Willesborough Junior School	Good	508	2.01 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Willesborough Infant School	Good	350	2.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	St Simon of England Roman Catholic Primary School, Ashford	Good	206	2.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Beaver Green Primary School	Good	445	2.19 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The North School	Good	1067	2.25 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Chilmington Green Primary School	-	72	2.28 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ashford Oaks Community Primary School	Good	446	2.33 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Victoria Road Primary School	Good	206	2.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The John Wesley Church of England Methodist Voluntary A...	Good	446	2.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cornfields School	Good	23	2.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	The Norton Knatchbull School	Good	1184	2.45 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

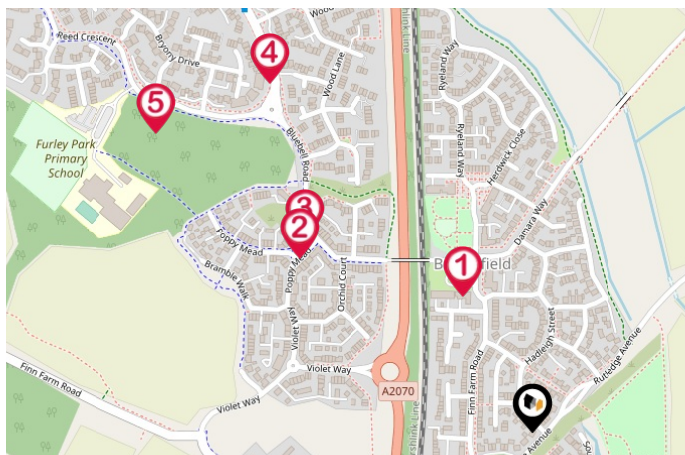
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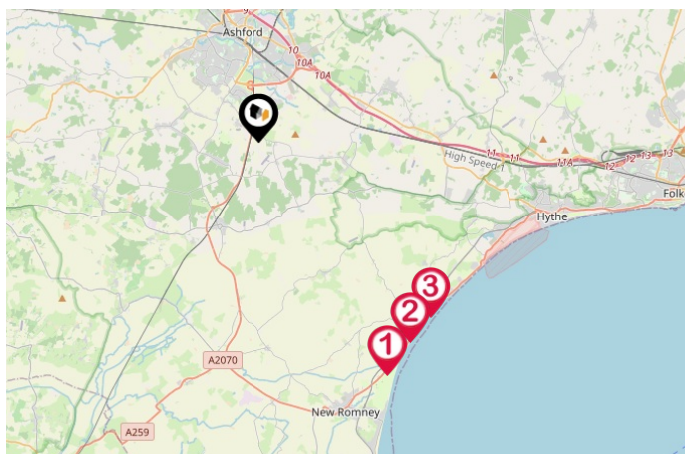
LOCAL AREA

NEAREST TRANSPORT LINKS



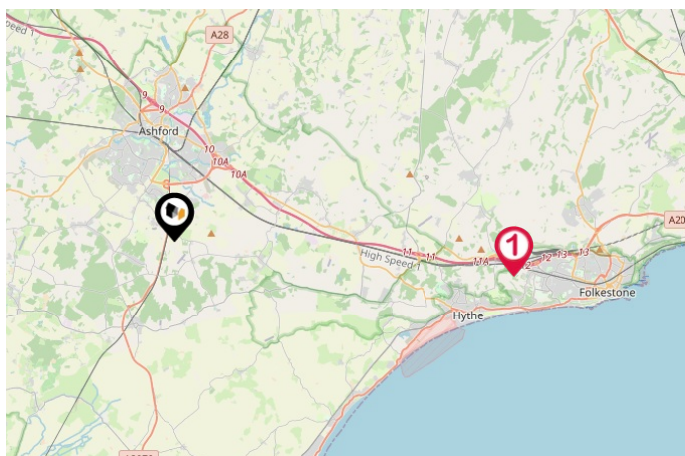
BUS STOPS/STATIONS

- 1 - Finn Farm Road | 0.14 miles
- 2 - Poppy Mead | 0.27 miles
- 3 - Poppy Mead | 0.27 miles
- 4 - Wood Lane | 0.41 miles
- 5 - Bryony Drive | 0.44 miles



LOCAL CONNECTIONS

- 1 - St Mary's Bay Station (RHDR) | 7.99 miles
- 2 - Dymchurch Station (RHDR) | 7.59 miles
- 3 - Burmarsh Road Station (RHDR) | 7.42 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 10.28 miles

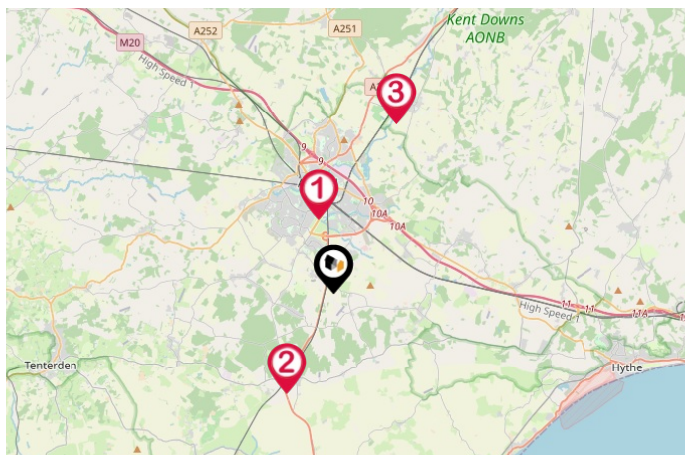
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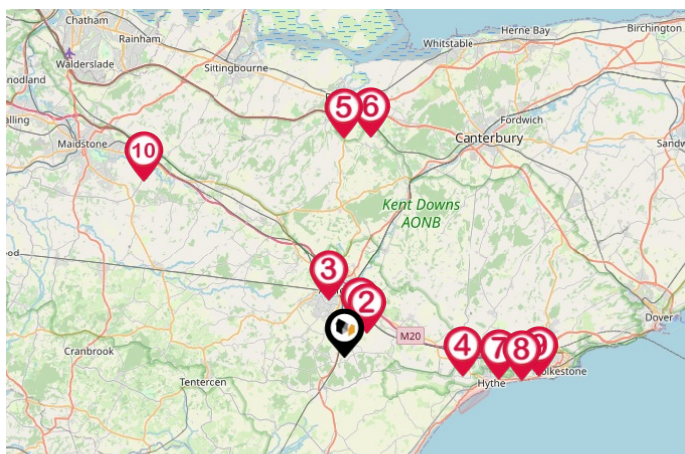
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 2.25 miles
- 2 - Ham Street Rail Station | 3.22 miles
- 3 - Wye Rail Station | 5.47 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J10 | 2.18 miles
- 2 - M20 J10A | 2.21 miles
- 3 - M20 J9 | 3.49 miles
- 4 - M20 J11 | 7.35 miles
- 5 - M2 J6 | 13.08 miles
- 6 - M2 J7 | 13.26 miles
- 7 - M20 J11A | 9.51 miles
- 8 - M20 J12 | 10.89 miles
- 9 - M20 J13 | 11.9 miles
- 10 - M20 J8 | 15.7 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 11.09 miles
- 2 - London Southend Airport | 32.58 miles
- 3 - Kent International Airport | 26.22 miles
- 4 - Biggin Hill Airport | 39.85 miles

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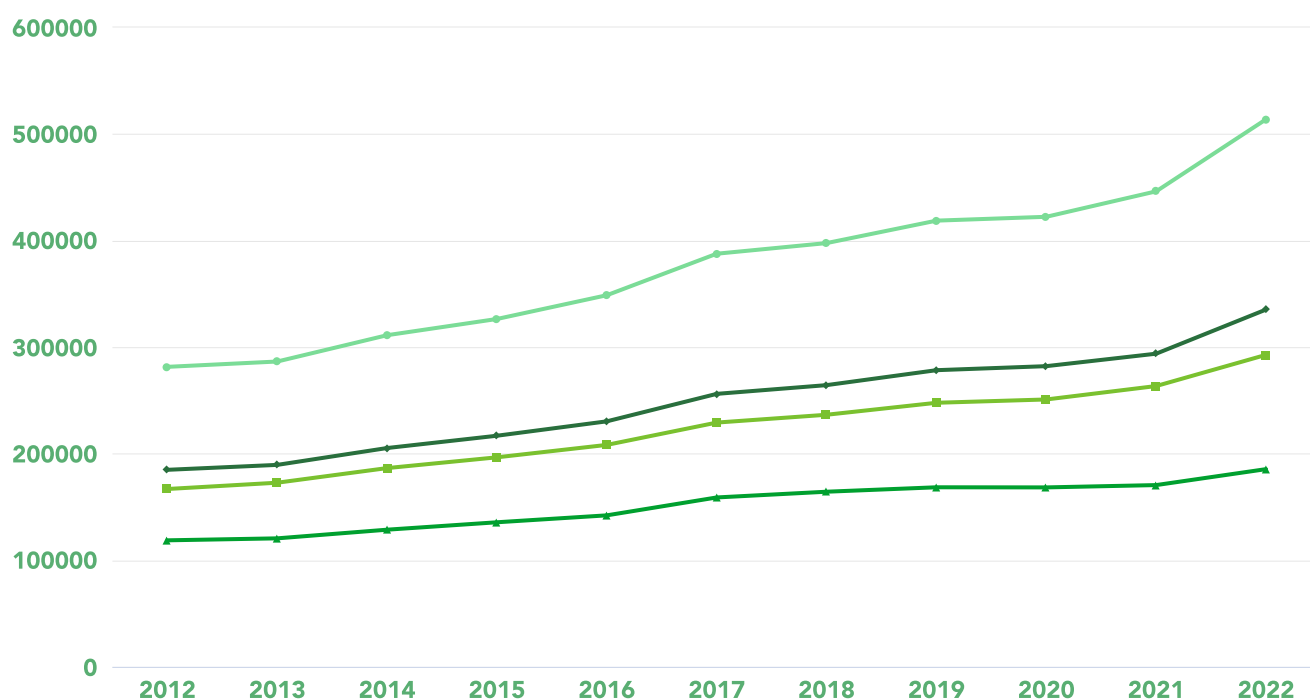
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN25

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 56.24%



TERRACED
+ 75.41%



SEMI-DETACHED
+ 81.32%



DETACHED
+ 82.5%

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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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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



We engaged the services of John Murray to sell our house. He was hardworking and professional and regularly kept us updated with what was happening. He did a very good job for us from start to finish and I would definitely recommend him. - Lorna Ansette

Testimonial 2



Selling our property with John was the best decision we made. He sincerely cares about the clients he has and goes above and beyond in all aspects. There is so much that goes on behind the scenes, however John could not of put more effort in ensuring that you are comfortable with what he is doing for you. He continued to communicate with us throughout the process and we are very grateful to him for making the process as easy as it possible. - Jack & Becky

Testimonial 3



We can't recommend John highly enough. He is all you would want from an estate agent, and is so much more than what you would get from a high street agent. A truly personal service, not only did he sell our house for us, but he also took the time to assist us with the purchase of our new home. Thank you John for you dedication, patience and enthusiasm. - Paul Gaffikin



/AshfordAgent



/in/john-murray-bsc-7a86521b3

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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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