

JOHN MURRAY

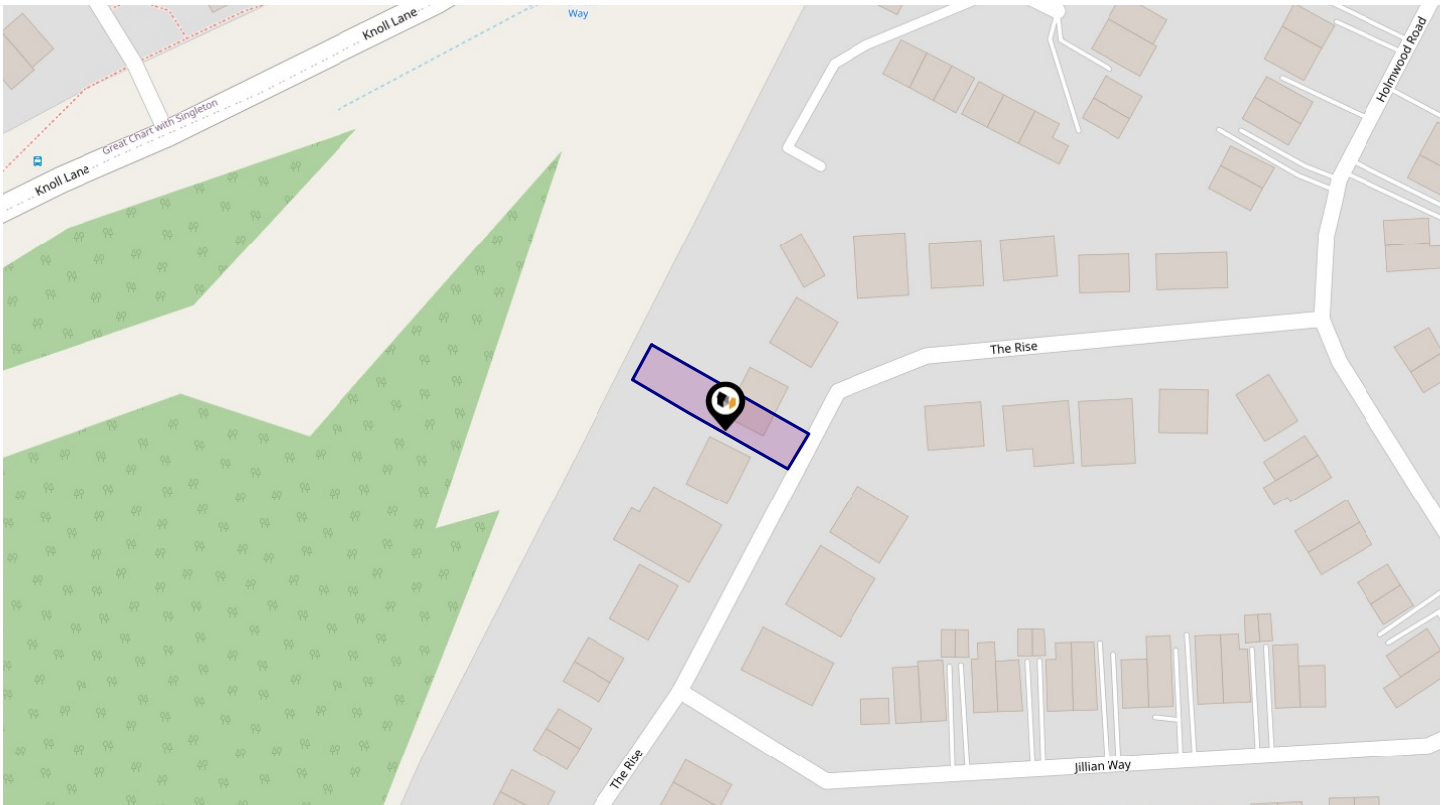
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Potential Buyer(s),

KEY FACTS FOR BUYERS

28, The Rise, Ashford, TN23 5DR

January 2022



A guide to this property and the local area

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28th January 2022

INTRODUCTION

Potential Buyer(s)

This report is aimed at giving 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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PROPERTY OVERVIEW

28, THE RISE, ASHFORD, TN23 5DR










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

| | |
|-----------------------------|--|
| Semi-Detached | |
| Floor Area: | 839.59 ft ² 78.00 m ² |
| Plot Size: | 0.06 acres |
| Council Tax Band: | C |
| Annual Cost: | £1,680.20 (min) |
| Land Registry Title Number: | K255940 |
| Tenure: | Freehold |
| Last Sold On: | 1 August 2014 |
| Last Sold Price: | £152,000 |
| £/sqft: | £180.95 |

AREA KEY FACTS

| | |
|--|---|
| Local Authority: | ASHFORD |
| Flood Risk: | Very Low |
| Conservation Area: | No |
| Predicted Broadband Speeds | |
| Basic: | 11 Mbps |
| Superfast: | 73 Mbps |
| Ultrafast: | 1000 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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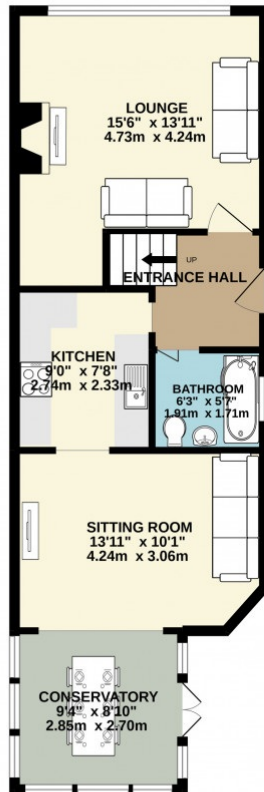
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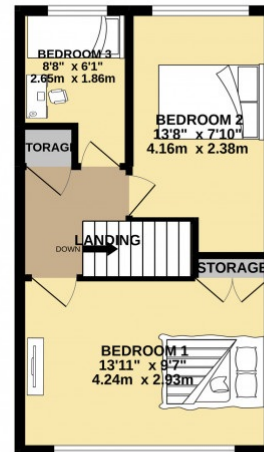
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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

| | | |
|---------------------------------|--|---------------------------|
| 28, The Rise, ASHFORD, TN23 5DR | | Energy rating D |
| Valid until 13.09.2025 | Certificate number 8875-6121-4800-8908-6906 | |

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

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SOLD ON YOUR STREET SINCE 1995

| 34, The Rise, The Rise - Semi-Detached House | |
|--|----------|
| Dates Sold | Price |
| 30/06/2021 | £281,000 |
| 29/10/2018 | £240,000 |
| 19/03/2010 | £155,000 |
| 21/10/2002 | £88,000 |
| 25, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 05/02/2019 | £237,500 |
| 18/02/2005 | £116,000 |
| 15, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 10/05/2018 | £225,000 |
| 29/08/2012 | £146,000 |
| 5, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 09/05/2018 | £225,000 |
| 28, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 01/08/2014 | £152,000 |
| 28/08/2009 | £145,000 |
| 18/01/2002 | £96,000 |
| 3, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 10/01/2014 | £155,000 |
| 31/10/2008 | £124,500 |
| 03/04/2001 | £74,995 |
| 26, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 12/08/2013 | £141,000 |
| 04/10/1999 | £64,000 |

| 2, The Rise, The Rise - Semi-Detached House | |
|--|----------|
| Dates Sold | Price |
| 29/02/2012 | £167,500 |
| 16, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 21/10/2011 | £126,000 |
| 20, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 17/12/2010 | £145,000 |
| 07/02/2003 | £124,995 |
| 11, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 11/09/2009 | £145,000 |
| 01/12/2000 | £74,995 |
| 22, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 22/11/2007 | £170,000 |
| 20/06/1997 | £54,000 |
| 40, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 25/04/2007 | £162,000 |
| 06/10/2003 | £123,000 |
| 24, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 03/10/2005 | £130,000 |
| 18/06/1999 | £50,995 |
| 4, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 13/05/2005 | £119,000 |
| 28/03/2003 | £102,950 |

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SOLD ON YOUR STREET SINCE 1995

| 12, The Rise, The Rise - Semi-Detached House | |
|--|----------|
| Dates Sold | Price |
| 10/12/2004 | £138,500 |
| 10/10/2000 | £74,000 |
| 31/07/1998 | £56,500 |
| 30, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 09/06/2004 | £139,995 |
| 06/08/1999 | £50,000 |
| 24/10/1997 | £47,000 |
| 8, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 05/12/2003 | £108,000 |
| 30/04/2002 | £90,750 |
| 13, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 14/05/2003 | £126,000 |
| 1, The Rise, The Rise - Semi-Detached House | |
| Dates Sold | Price |
| 07/12/2001 | £92,500 |

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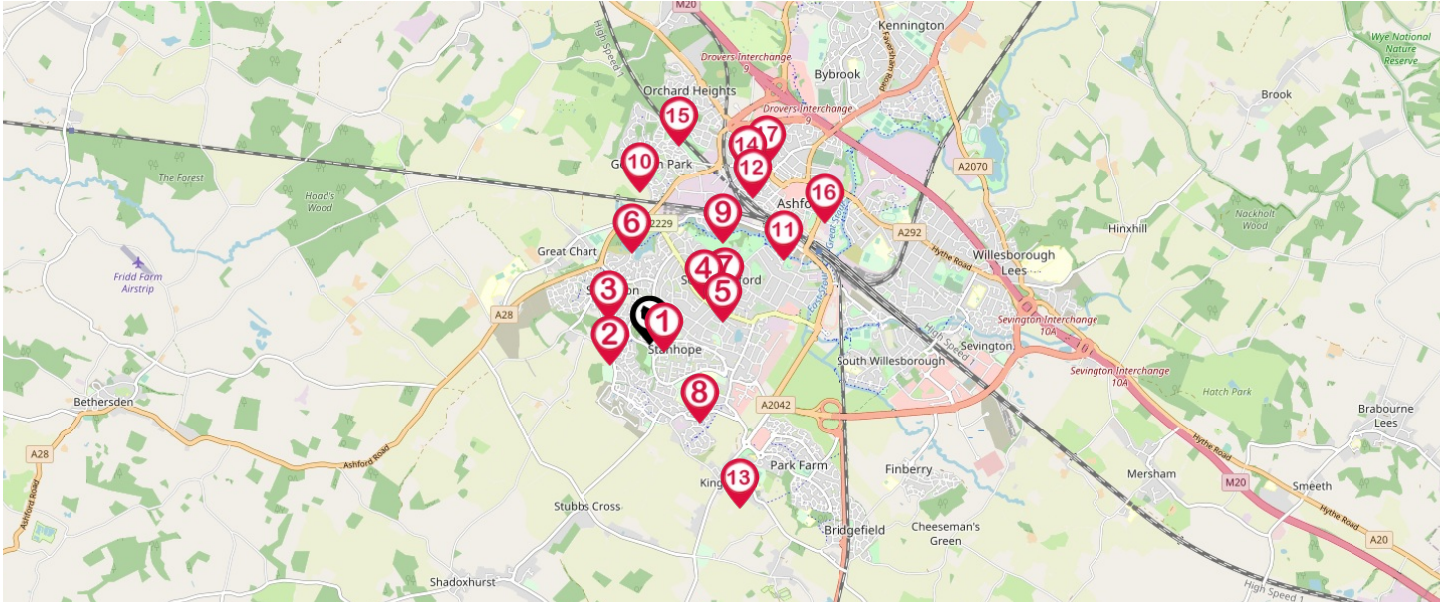
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



| Pin | School Details | Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|-----|--|----------------------|--------|------------|---------|---------|-----------|---------|---------|
| 1 | Beaver Green Primary School | Good | 445 | 0.15 Miles | ✓ | ✓ | | | |
| 2 | The John Wesley Church of England Methodist Voluntary A... | Good | 446 | 0.3 Miles | | ✓ | | | |
| 3 | Great Chart Primary School | Outstanding | 451 | 0.33 Miles | | ✓ | | | |
| 4 | Ashford Oaks Community Primary School | Good | 446 | 0.55 Miles | ✓ | ✓ | | | |
| 5 | St Simon of England Roman Catholic Primary School, Ashford | Good | 206 | 0.6 Miles | | ✓ | | | |
| 6 | The Wyvern School (Buxford) | Good | 306 | 0.69 Miles | ✓ | ✓ | ✓ | ✓ | |
| 7 | Chilmington Green Primary School | - | 72 | 0.69 Miles | | ✓ | | | |
| 8 | The John Wallis Church of England Academy | Good | 1626 | 0.72 Miles | ✓ | ✓ | ✓ | ✓ | |
| 9 | Goldwyn Sixth Form College | Requires improvement | - | - | | | | ✓ | |
| 10 | Godinton Primary School | Good | 420 | 1.13 Miles | | ✓ | | | |
| 11 | Victoria Road Primary School | Good | 206 | 1.22 Miles | | ✓ | | | |
| 12 | Ashford, St Mary's Church of England Primary School | Good | 419 | 1.35 Miles | | ✓ | | | |
| 13 | Kingsnorth Church of England Primary School | Good | 421 | 1.4 Miles | | ✓ | | | |
| 14 | Highworth Grammar School | Outstanding | 1516 | 1.48 Miles | | | ✓ | ✓ | |
| 15 | Repton Manor Primary School | Good | 480 | 1.5 Miles | | ✓ | | | |
| 16 | Ashford School | - | 1001 | 1.62 Miles | ✓ | ✓ | ✓ | ✓ | ✓ |
| 17 | St Teresa's Catholic Primary School | Good | 215 | 1.62 Miles | | ✓ | | | |

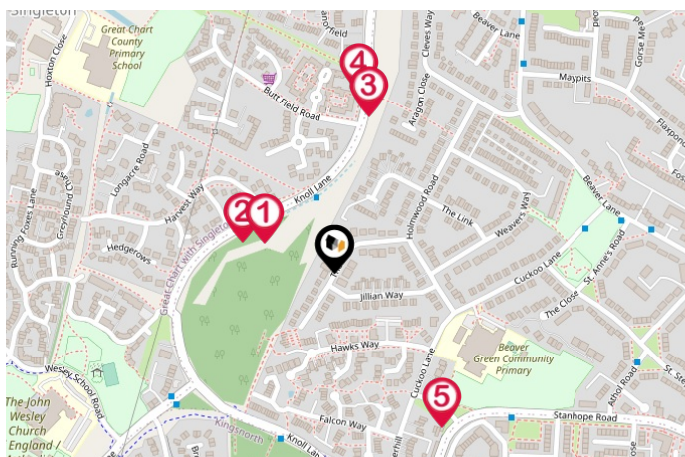
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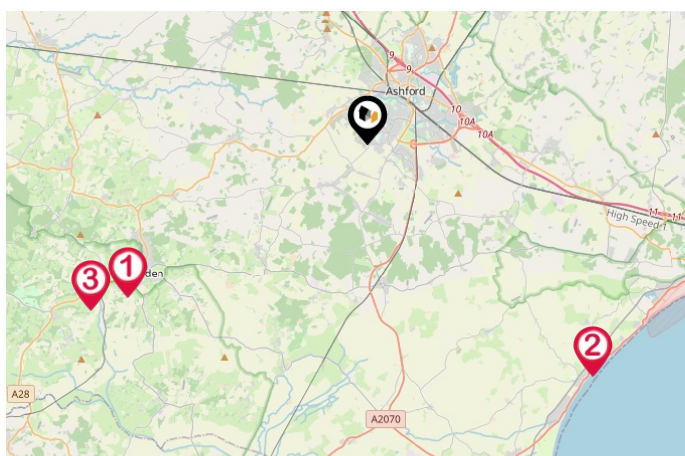
LOCAL AREA

NEAREST TRANSPORT LINKS



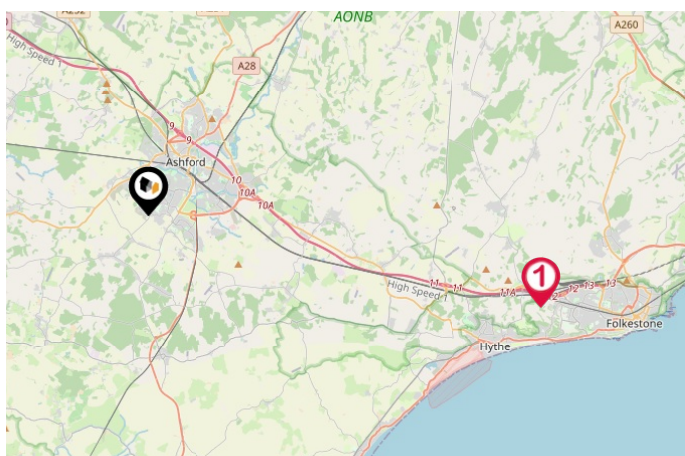
BUS STOPS/STATIONS

- 1 - Harvest Way | 0.07 miles
- 2 - Harvest Way | 0.09 miles
- 3 - Butt Field Road | 0.15 miles
- 4 - Butt Field Road | 0.17 miles
- 5 - Cuckoo Lane | 0.18 miles



LOCAL CONNECTIONS

- 1 - Tenterden Town Rail Station (KESR) | 8.35 miles
- 2 - Burmarsh Road Station (RHDR) | 9.74 miles
- 3 - Rolvenden Rail Station (KESR) | 9.49 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 12.12 miles

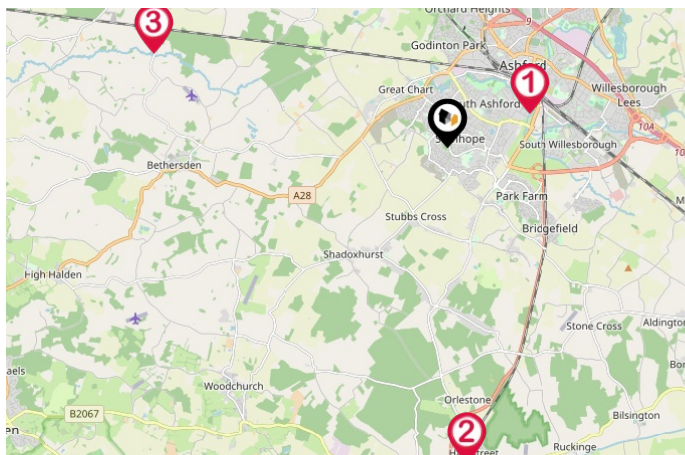
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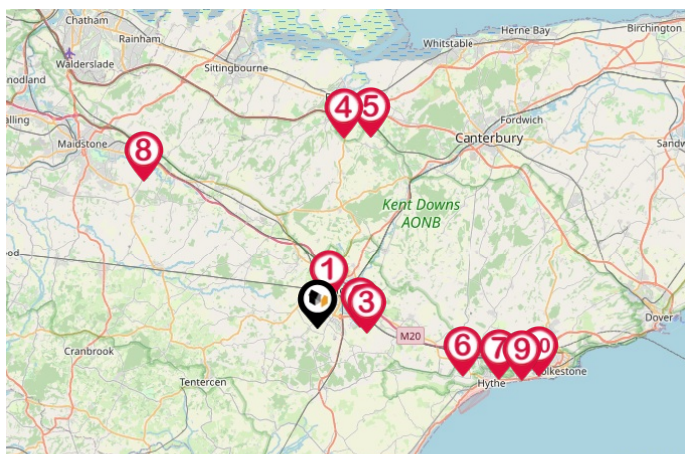
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 1.4 miles
- 2 - Ham Street Rail Station | 4.69 miles
- 3 - Pluckley Rail Station | 4.52 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 1.96 miles
- 2 - M20 J10 | 2.77 miles
- 3 - M20 J10A | 3.22 miles
- 4 - M2 J6 | 11.53 miles
- 5 - M2 J7 | 11.93 miles
- 6 - M20 J11 | 9.29 miles
- 7 - M20 J11A | 11.4 miles
- 8 - M20 J8 | 13.39 miles
- 9 - M20 J12 | 12.75 miles
- 10 - M20 J13 | 13.71 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 13.12 miles
- 2 - London Southend Airport | 30.58 miles
- 3 - Kent International Airport | 26.51 miles
- 4 - Biggin Hill Airport | 37.75 miles

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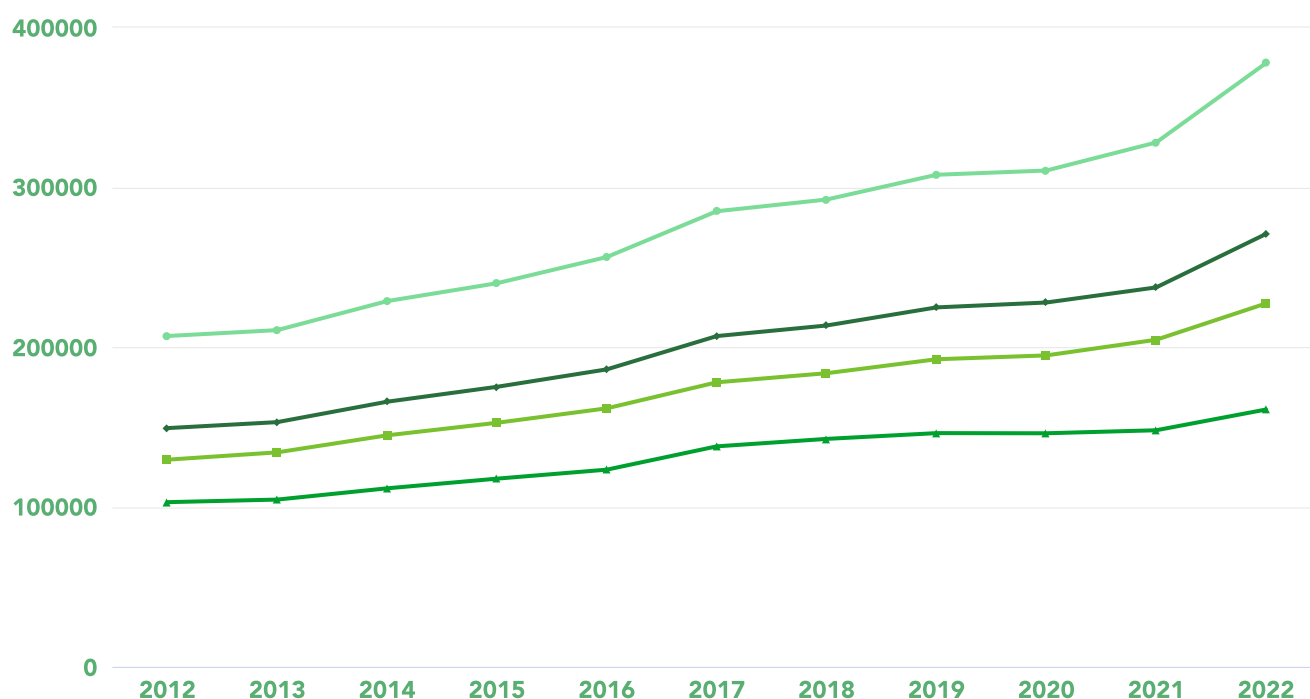
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN23

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 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



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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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