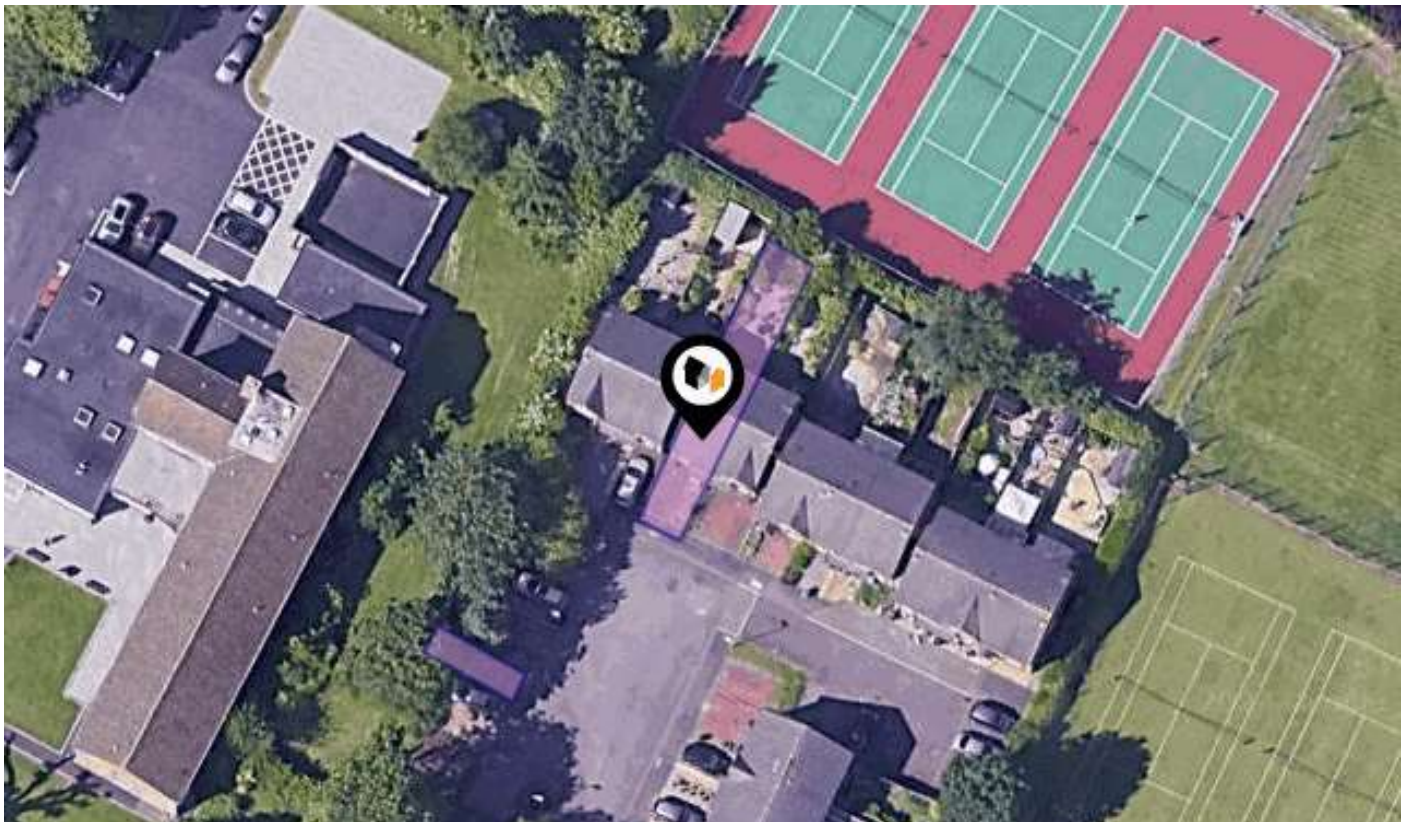




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 04<sup>th</sup> April 2024



**15, MICHAELMAS COURT, GLOUCESTER, GL1 3HX**

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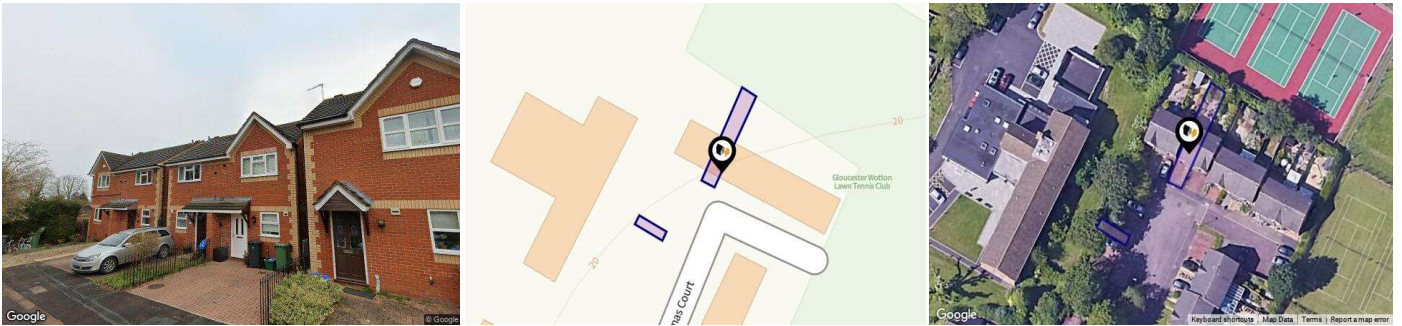
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	14/01/2016
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£154,000
<b>Floor Area:</b>	581 ft <sup>2</sup> / 54 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£264
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band B		
<b>Title Number:</b>	GR155794		
<b>UPRN:</b>	100120481739		

## Local Area

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

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

<b>8</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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15, Michaelmas Court, GL1 3HX

Energy rating

C

Valid until 09.05.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

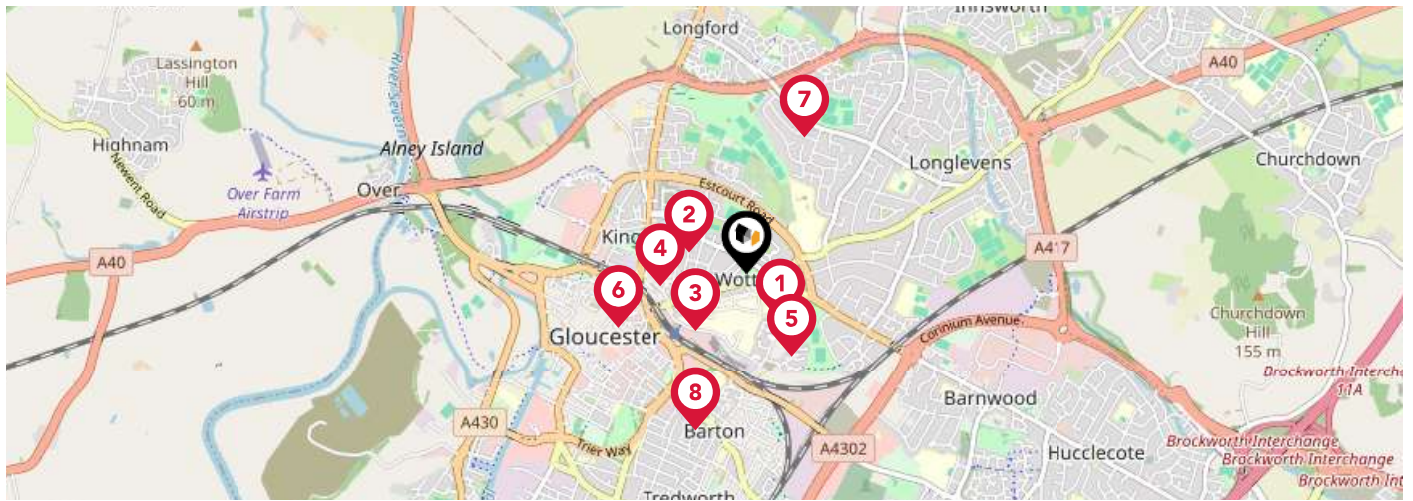
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<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 installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	54 m <sup>2</sup>

# Area Schools

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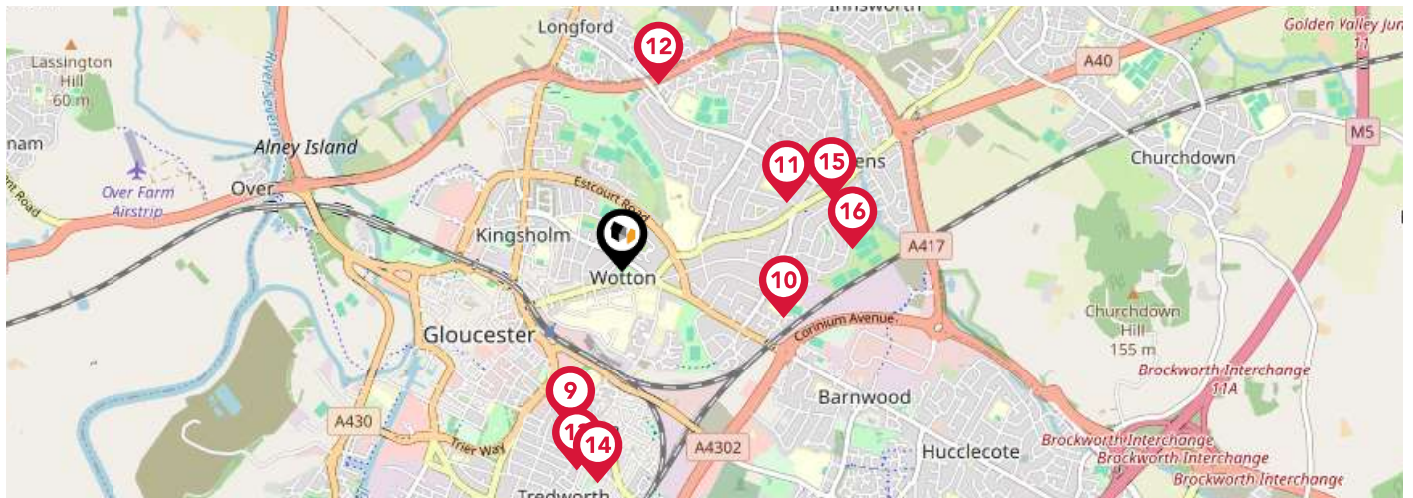


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Wotton House International School Gloucestershire</b> Ofsted Rating: Not Rated   Pupils: 36   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Denmark Road High School</b> Ofsted Rating: Good   Pupils: 916   Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Edward Jenner School</b> Ofsted Rating: Not Rated   Pupils: 36   Distance:0.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Kingsholm Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 602   Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Peter's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>The King's School, Gloucester</b> Ofsted Rating: Not Rated   Pupils: 625   Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>The Milestone School</b> Ofsted Rating: Outstanding   Pupils: 320   Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Widden Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 408   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

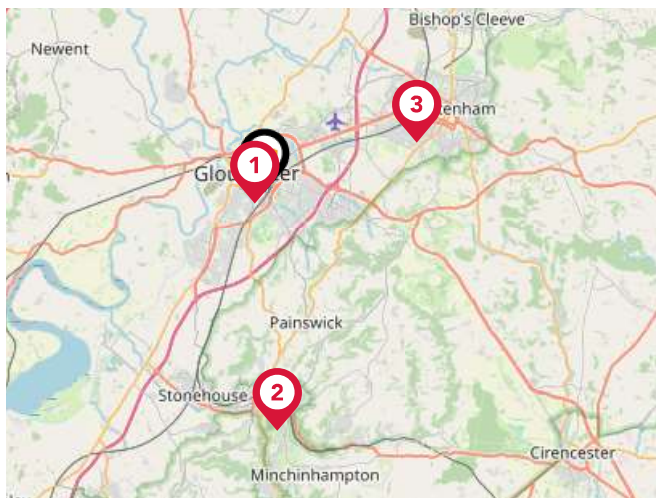
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	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Al-Ashraf Secondary School for Girls</b> Ofsted Rating: Good   Pupils: 73   Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Elmbridge Primary School</b> Ofsted Rating: Good   Pupils: 624   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Longlevens Junior School</b> Ofsted Rating: Good   Pupils: 482   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Longford Park Primary Academy</b> Ofsted Rating: Good   Pupils: 165   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Al Ashraf Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St James Church of England Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 148   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Longlevens Infant School</b> Ofsted Rating: Good   Pupils: 356   Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Sir Thomas Rich's School</b> Ofsted Rating: Good   Pupils: 1067   Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

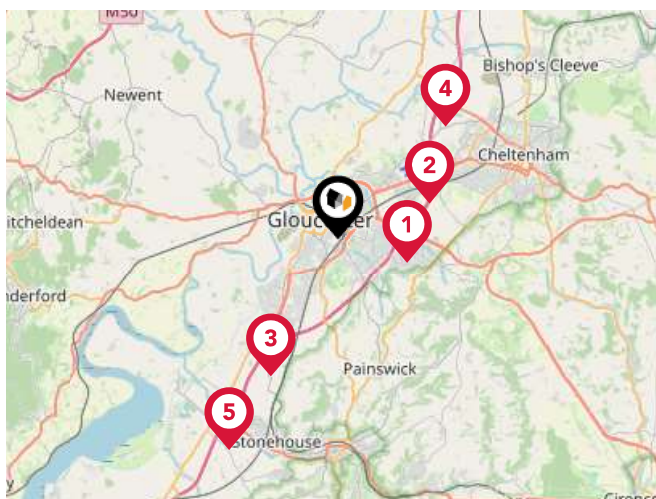
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Gloucester Rail Station	0.53 miles
2	Stroud (Glos) Rail Station	8.79 miles
3	Cheltenham Spa Rail Station	5.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J11A	2.67 miles
2	M5 J11	3.61 miles
3	M5 J12	5.61 miles
4	M5 J10	5.67 miles
5	M5 J13	8.73 miles

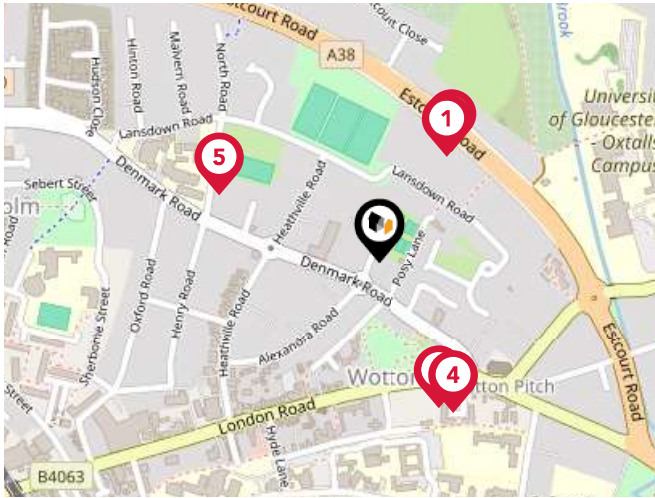


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	3.44 miles
2	Bristol International Airport	39.37 miles
3	Birmingham International Airport	45.47 miles
4	London Oxford Airport	39.32 miles

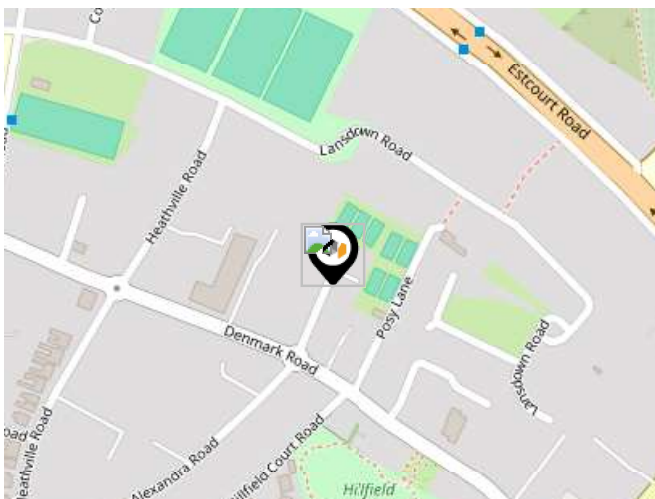
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	112 Estcourt Road	0.14 miles
2	135 Estcourt Road	0.15 miles
3	Denmark Road	0.18 miles
4	Denmark Road	0.19 miles
5	High School for Girls	0.2 miles



### Local Connections

Pin	Name	Distance
1	Cheltenham Racecourse (Gloucs Warwicks Railway)	7.78 miles

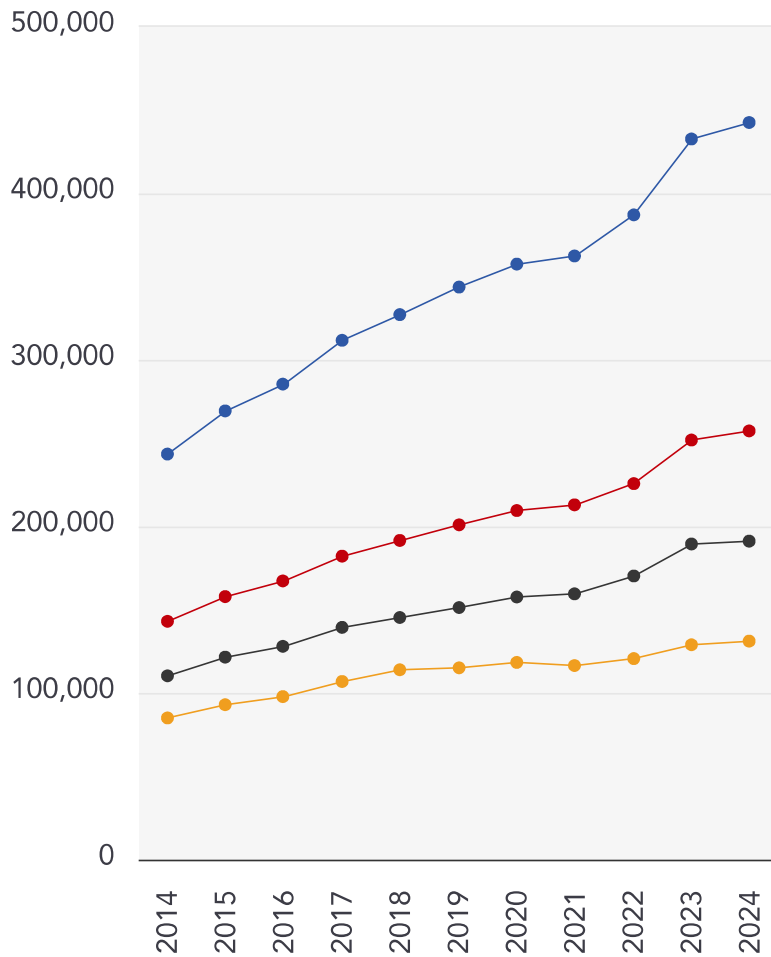


# Market

## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in GL1



Detached

**+81.76%**

Semi-Detached

**+79.85%**

Terraced

**+73.26%**

Flat

**+54.21%**

# Landwood Group

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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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#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

