

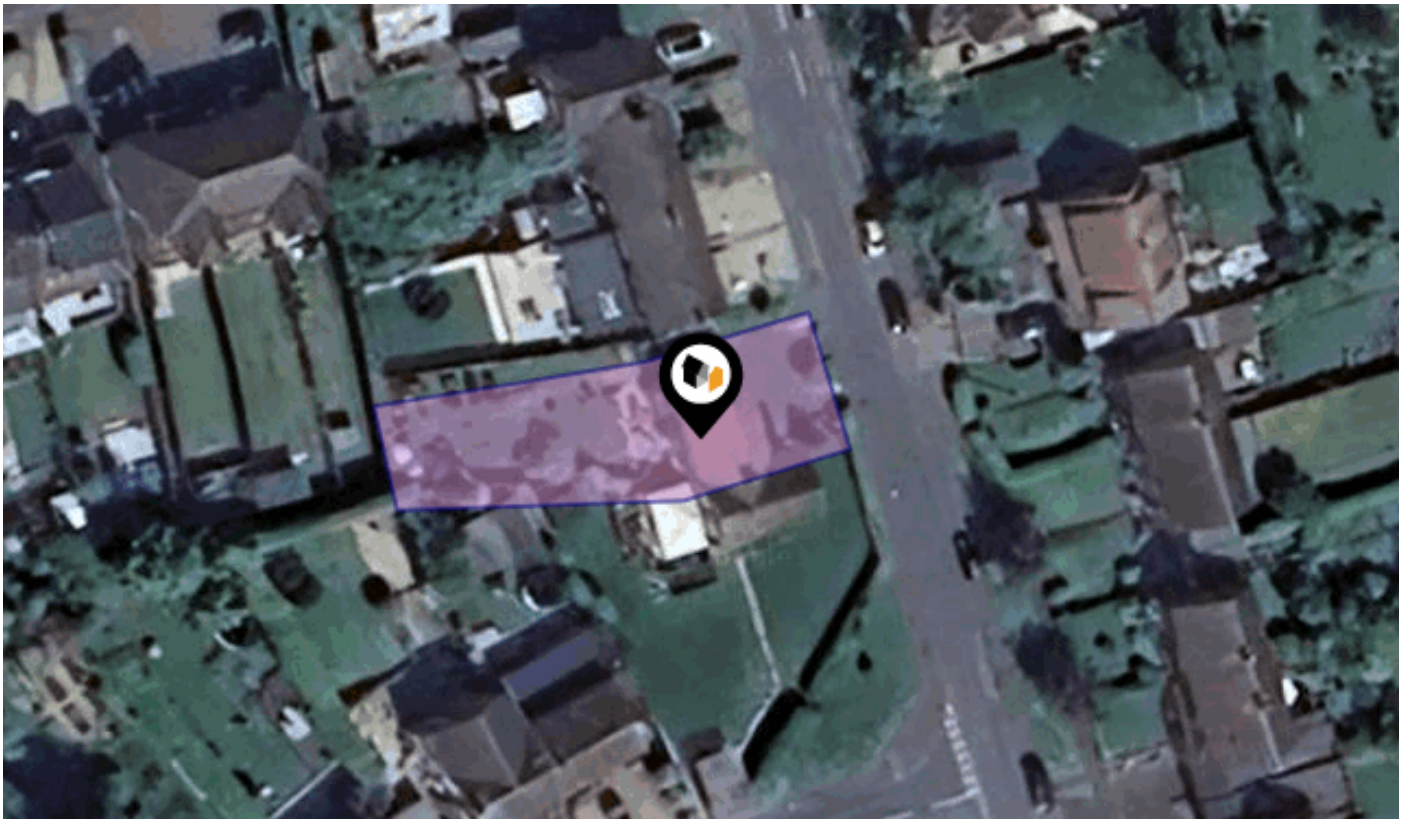


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th January 2025



MOUNTJOY, HITCHIN, SG4

Price Estimate : £486,000

Country Properties

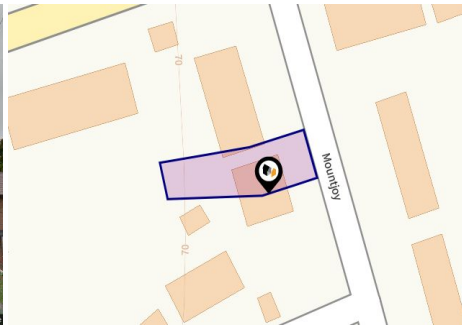
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,979
Title Number:	HD411420

Price Estimate:	£486,000
Rental Estimate:	£1,700
Yield:	4.2 %
Tenure:	Freehold

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	63 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *2 Mountjoy Hitchin SG4 OPT*

Reference - 85/01837/1	
Decision:	Decided
Date:	13th December 1985
Description:	Erection of two and single storey side extension and formation of new vehicular access.

Planning records for: *Singleton House 1A Mountjoy Hitchin SG4 OPT*

Reference - 84/00932/1	
Decision:	Decided
Date:	24th July 1988
Description:	Outline application (all matters reserved) for erection of one dwelling.

HITCHIN, SG4

Energy rating

D

Valid until 26.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	75 m ²

Building Safety

Not Specified

Accessibility / Adaptations

Updated/Replacement Windows 2014 / Roof 2018 / boiler / 2010 / replaced kitchen 2015

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

FREEHOLD

Listed Building Information

Not Listed

Stamp Duty

None Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - OCTOPUS

Central Heating

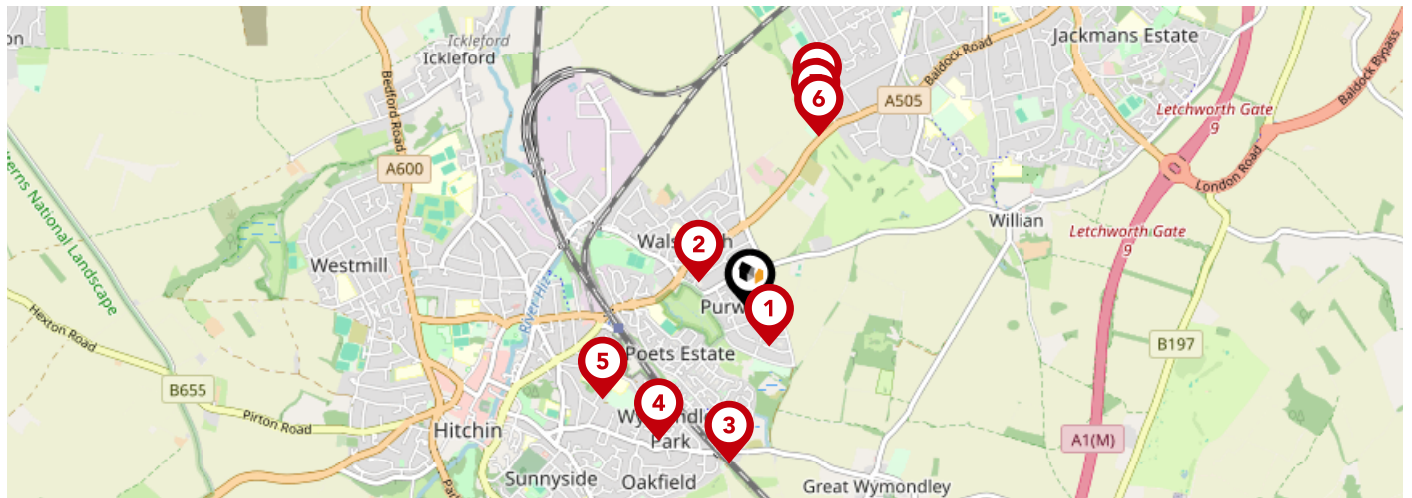
YES - GCH

Water Supply

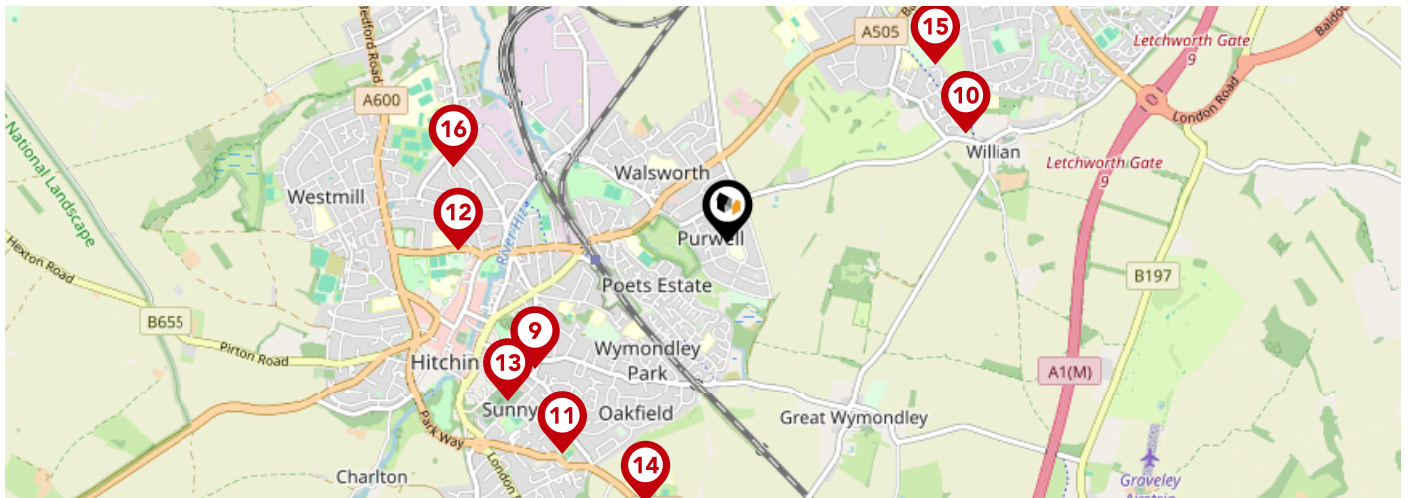
YES - AFFINITY WATER

Drainage

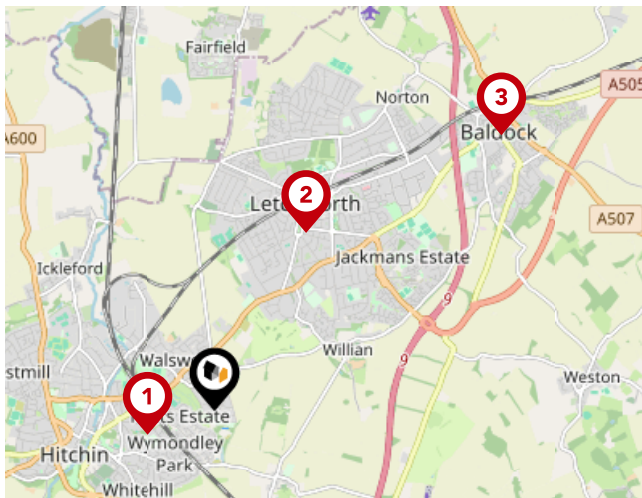
YES - MAINS



		Nursery	Primary	Secondary	College	Private
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

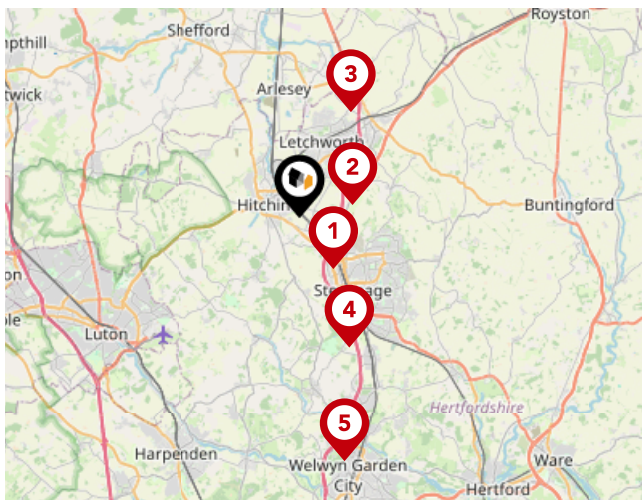


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lordship Farm Primary School Ofsted Rating: Good Pupils: 441 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Christopher School Ofsted Rating: Not Rated Pupils: 546 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



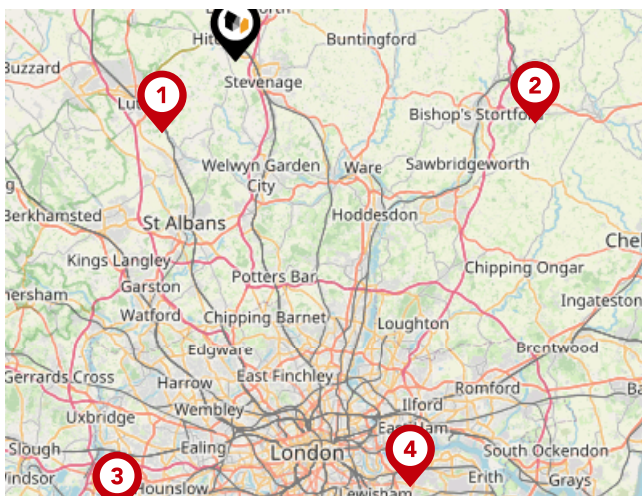
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.65 miles
2	Letchworth Rail Station	1.83 miles
3	Baldock Rail Station	3.64 miles



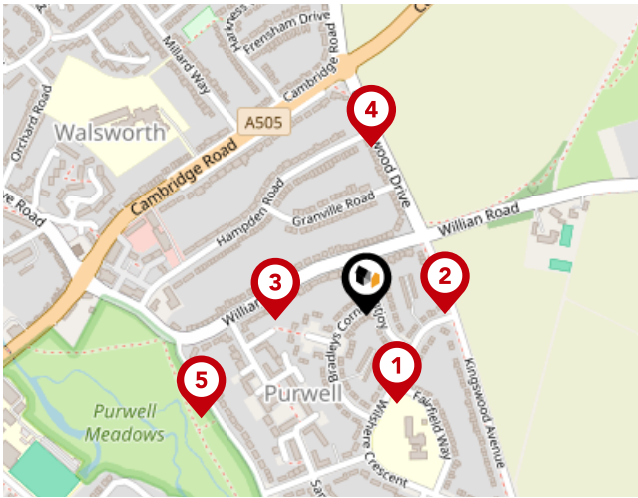
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.27 miles
2	A1(M) J9	1.98 miles
3	A1(M) J10	4.29 miles
4	A1(M) J7	5.09 miles
5	A1(M) J6	9.05 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.57 miles
2	Stansted Airport	22.31 miles
3	Heathrow Airport	34.46 miles
4	Silvertown	33.85 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mountjoy	0.11 miles
2	Willian Road	0.09 miles
3	Desborough Road	0.1 miles
4	Hampden Road	0.19 miles
5	Meadows	0.22 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

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