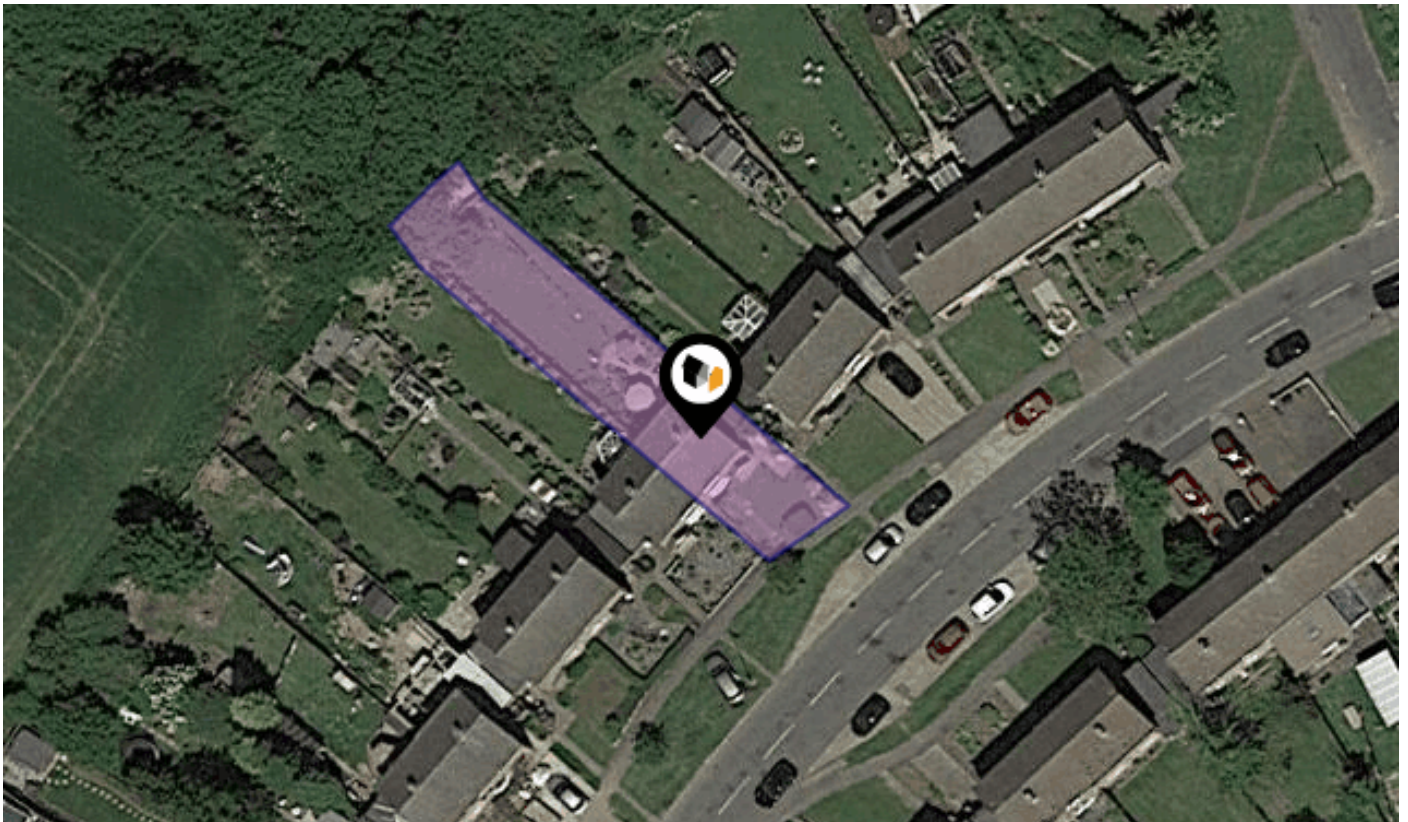




MIR: Material Info

The Material Information Affecting this Property

Tuesday 22nd October 2024



BURFORD WAY, HITCHIN, SG5

Country Properties

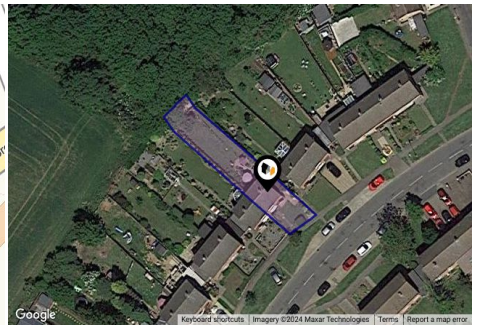
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,979
Title Number:	HD201397

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)

7 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Burford Way, Hitchin, SG5*

Reference - 87/01898/1	
Decision:	Decided
Date:	17th December 1987
Description:	Erection of single storey side extension

Planning records for: *73 Burford Way Hitchin SG5 2XP*

Reference - 86/01832/1	
Decision:	Decided
Date:	07th November 1986
Description:	Erection of detached garage.

Planning records for: *83 Burford Way Hitchin SG5 2XP*

Reference - 91/00141/1	
Decision:	Decided
Date:	04th February 1991
Description:	Single storey rear extension

Planning records for: *87 Burford Way Hitchin SG5 2XP*

Reference - 91/00784/1	
Decision:	Decided
Date:	26th July 1991
Description:	Single storey rear extensions

Planning records for: *89 Burford Way Hitchin SG5 2XP*

Reference - 91/00547/1	
Decision:	Decided
Date:	01st May 1991
Description:	Single storey rear extension

Planning records for: *110 Burford Way Hitchin SG5 2XP*

Reference - 87/00961/1	
Decision:	Decided
Date:	16th June 1987
Description:	Erection of front entrance porch

Planning records for: *118 Burford Way Hitchin SG5 2XP*

Reference - 87/00665/1	
Decision:	Decided
Date:	29th April 1987
Description:	Erection of single storey rear extension

Planning records for: *122 Burford Way Hitchin SG5 2XP*

Reference - 10/02771/1HH	
Decision:	Decided
Date:	09th December 2010
Description:	Rear conservatory

HITCHIN, SG5

Energy rating

D

Valid until 20.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	74 m ²

Building Safety

None Specified

Accessibility / Adaptations

Replacement windows and doors

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not Listed

Other

None Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - OVO

Gas Supply

YES - OVO

Central Heating

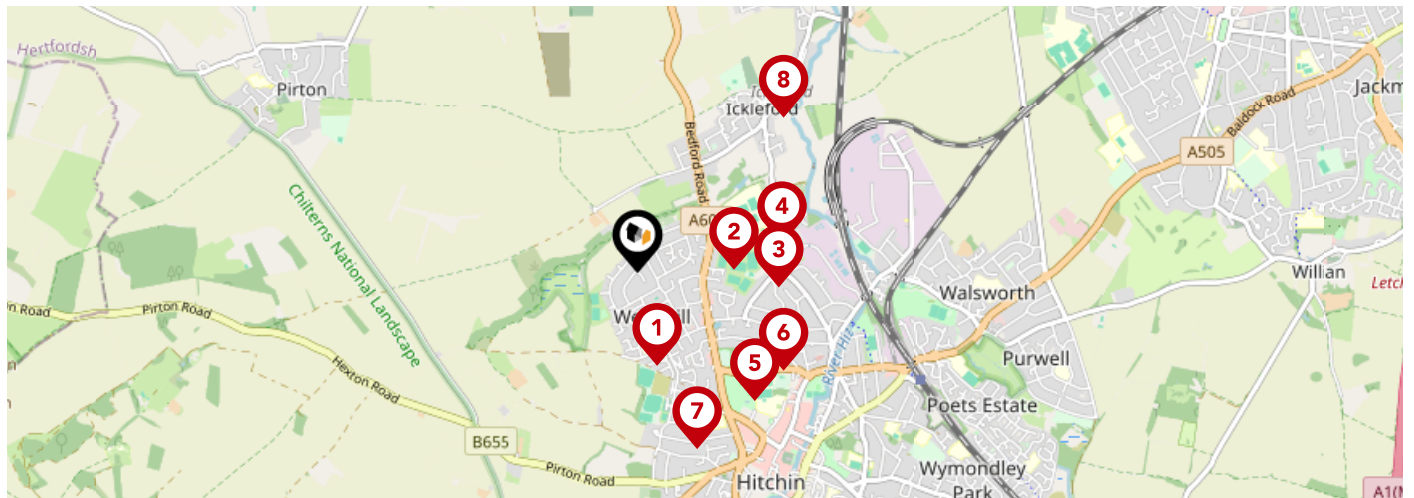
YES - GCH

Water Supply

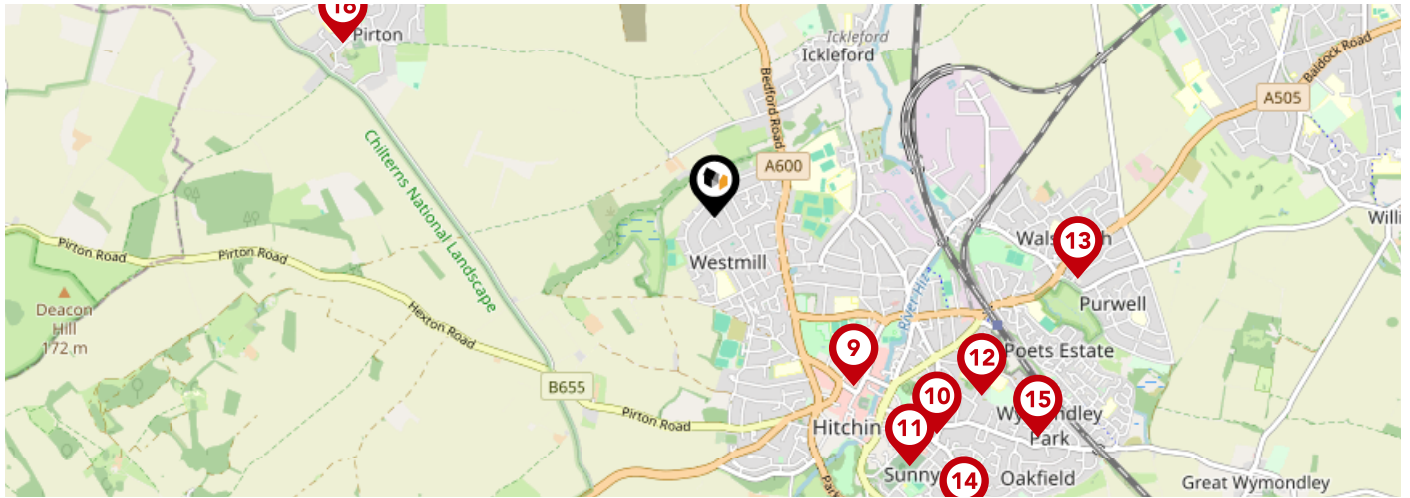
YES - AFFINITY WATER

Drainage

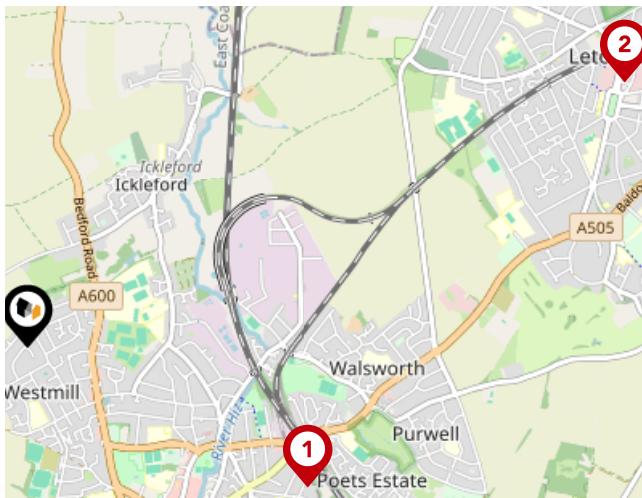
MAINS



		Nursery	Primary	Secondary	College	Private
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.44	<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:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.79	<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:0.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

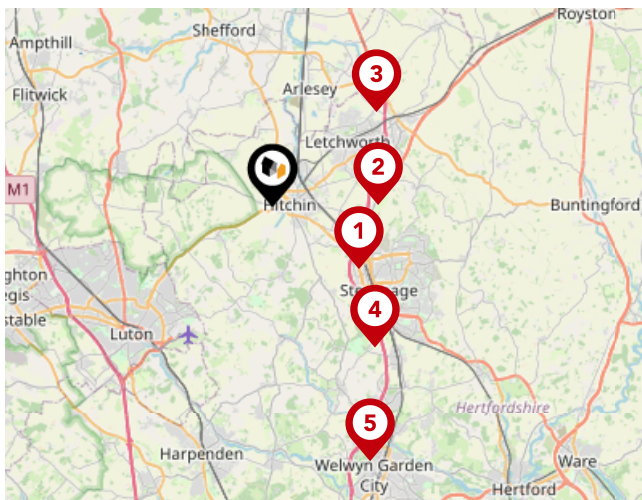


		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.44	<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:1.47	<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:1.68	<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:1.78	<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:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



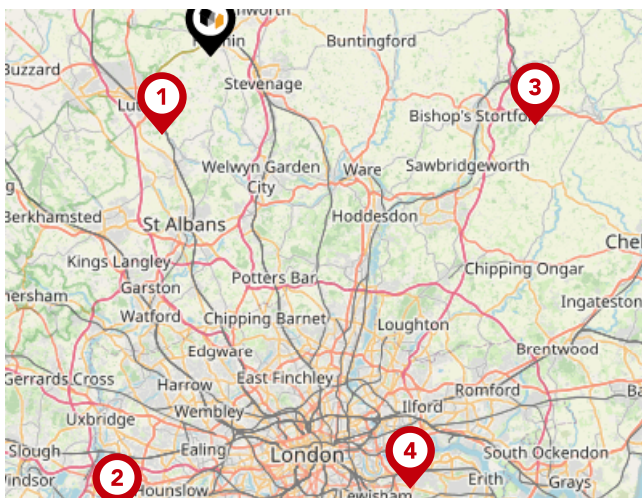
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.43 miles
2	Letchworth Rail Station	2.99 miles
3	Arlesey Rail Station	4.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.9 miles
2	A1(M) J9	3.82 miles
3	A1(M) J10	5.13 miles
4	A1(M) J7	6.35 miles
5	A1(M) J6	9.97 miles

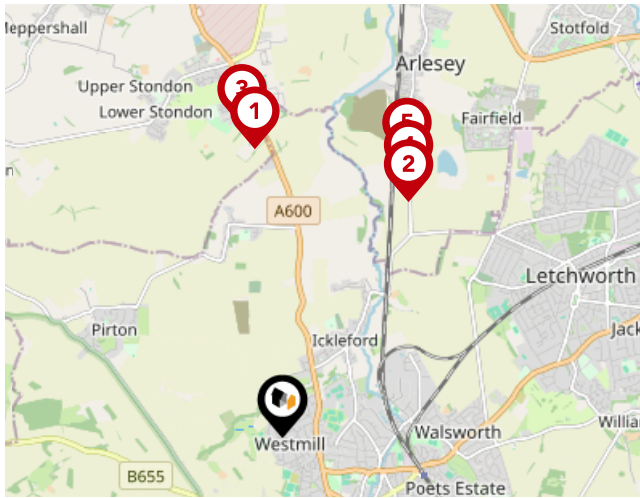


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.7 miles
2	Heathrow Airport	34.43 miles
3	Stansted Airport	24.24 miles
4	Silvertown	34.98 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Loganberry Way	2.64 miles
2	Fountain Cottage	2.44 miles
3	Three Star Park	2.87 miles
4	The Cemetery	2.59 miles
5	Jubilee Crescent	2.77 miles

Important - Please read

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Country Properties

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country properties

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