

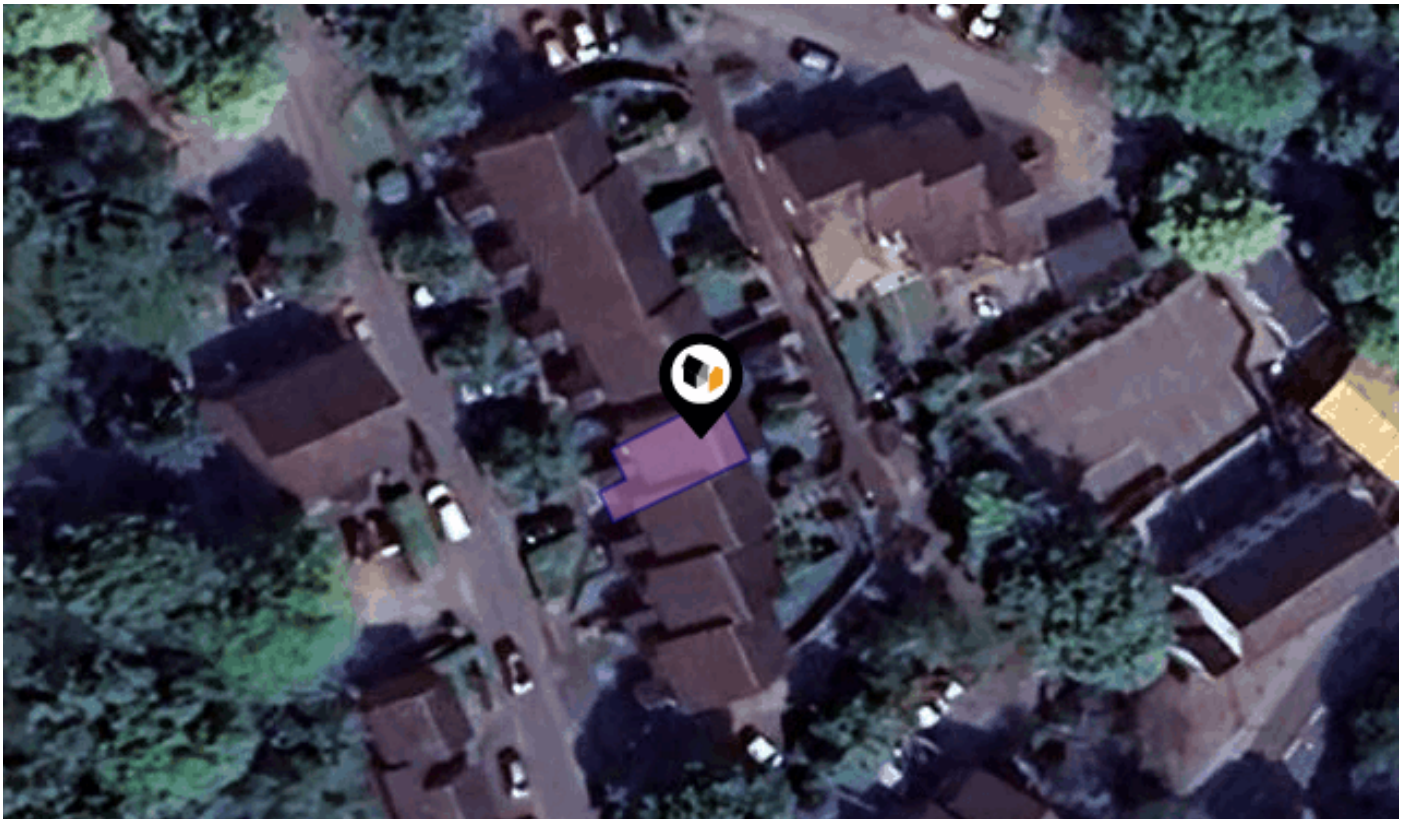


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MIR: Material Info

The Material Information Affecting this Property

Friday 07th February 2025



MILLSTREAM CLOSE, HITCHIN, SG4

Price Estimate : £233,000

Country Properties

6 Brand Street Hitchin SG5 1HX

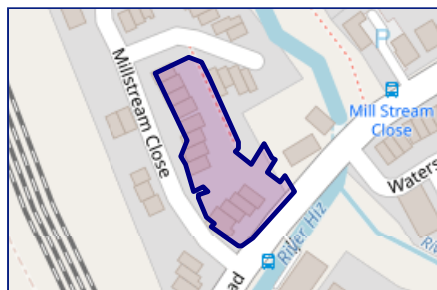
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

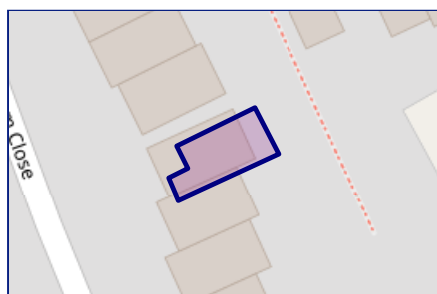


Freehold Title Plan



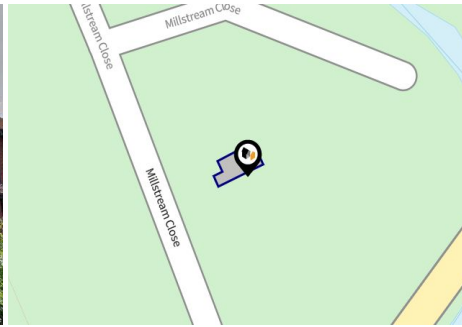
HD445885

Leasehold Title Plan



HD583549

Start Date: 17/04/2019
End Date: 18/04/2144
Lease Term: 125 years from 18 April 2019
Term Remaining: 119 years



Property

Type:	Flat / Maisonette	Price Estimate:	£233,000
Bedrooms:	2	Rental Estimate:	£1,100
Floor Area:	570 ft ² / 53 m ²	Yield:	5.67 %
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	1991-1995	Start Date:	17/04/2019
Council Tax :	Band B	End Date:	18/04/2144
Annual Estimate:	£1,731	Lease Term:	125 years from 18 April 2019
Title Number:	HD583549	Term Remaining:	119 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **79 Millstream Close Hitchin Hertfordshire SG4 0DB**

Reference - 18/00722/FPH	
Decision:	Decided
Date:	12th March 2018
Description:	First floor rear extension.

Reference - 12/01589/1HH	
Decision:	Decided
Date:	09th July 2012
Description:	Single storey rear extension

Planning records for: **81 Millstream Close Hitchin Herts SG4 0DB**

Reference - 96/00526/1HH	
Decision:	Decided
Date:	01st May 1996
Description:	Two storey side and single storey rear extensions incorporating garage

Planning records for: **83 Millstream Close Hitchin Hertfordshire SG4 0DB**

Reference - 17/04240/FPH	
Decision:	Decided
Date:	04th December 2017
Description:	Single storey front extension, single storey rear extension.

Planning records for: *83 Millstream Close Hitchin Hertfordshire SG4 0DB*

Reference - 22/01888/FPH	
Decision:	Decided
Date:	27th July 2022
Description:	First floor front and rear extensions over existing extensions.

Reference - 23/00578/FPH	
Decision:	Decided
Date:	25th April 2023
Description:	First floor front extension (as a variation of planning permission 22/01888/FPH granted 05.10.2022)

SG4

Energy rating

C

Valid until 25.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Lease: 119 year and 10 months remaining
Ground rent: £250 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes - British Gas

Gas Supply

Yes - British Gas

Central Heating

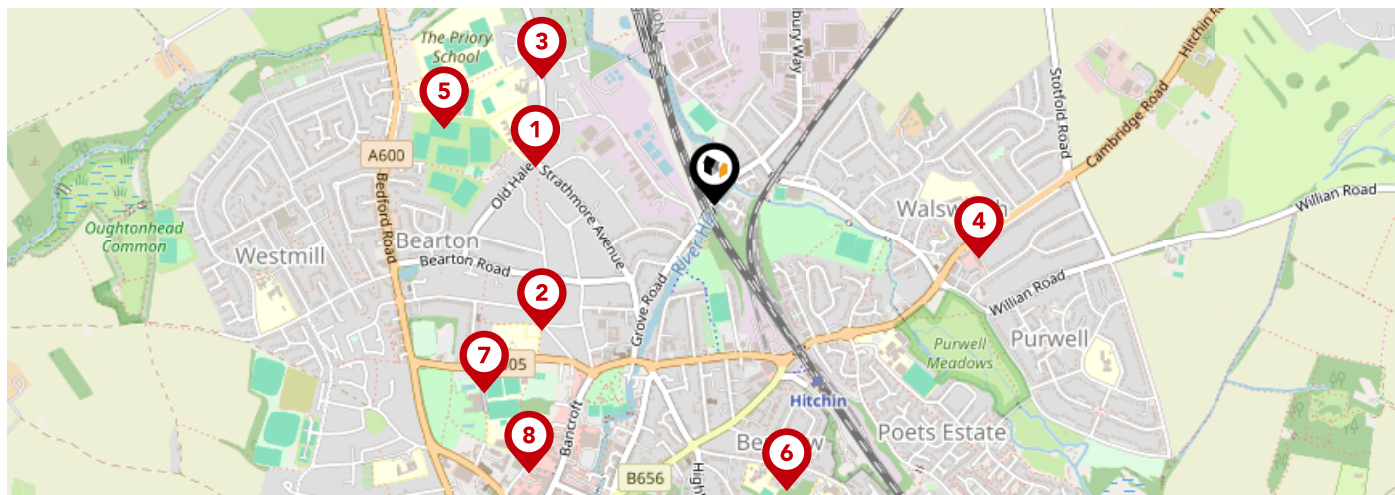
Yes

Water Supply

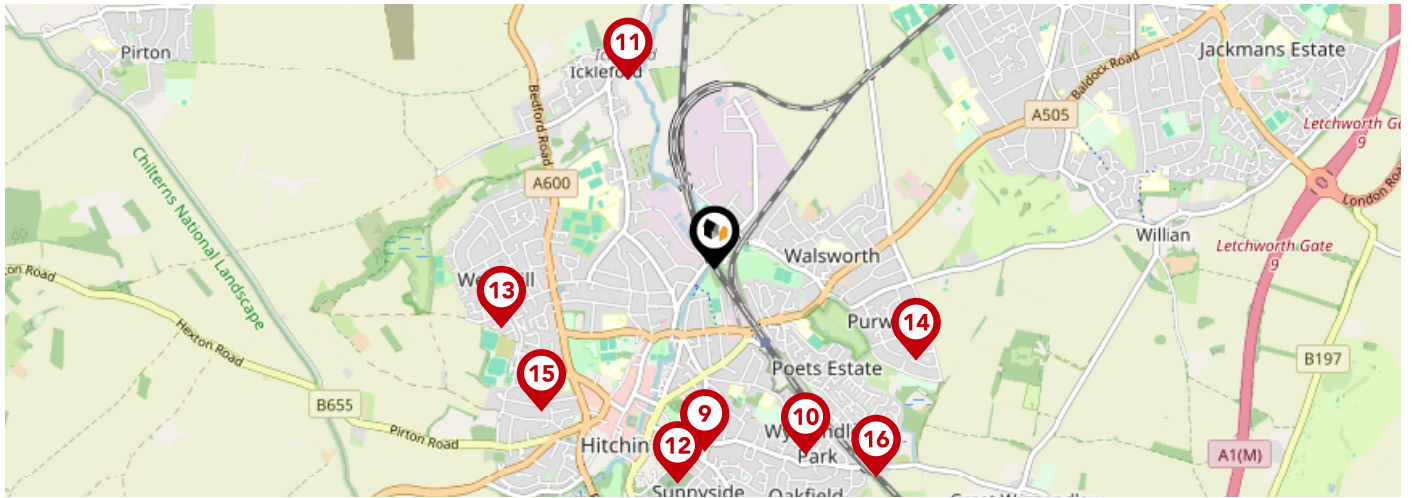
Yes - Anglian

Drainage

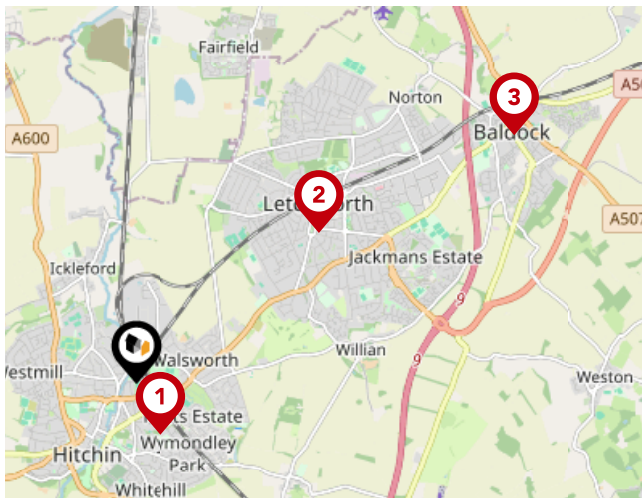
Yes - Anglian



		Nursery	Primary	Secondary	College	Private
1	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

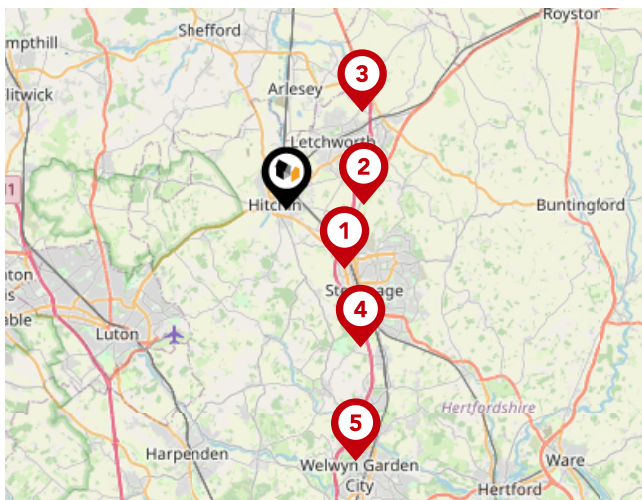


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.95	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.02	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



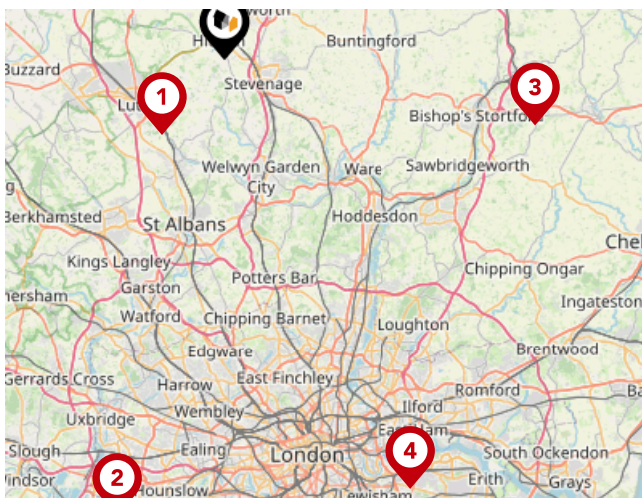
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.53 miles
2	Letchworth Rail Station	2.16 miles
3	Baldock Rail Station	4.13 miles



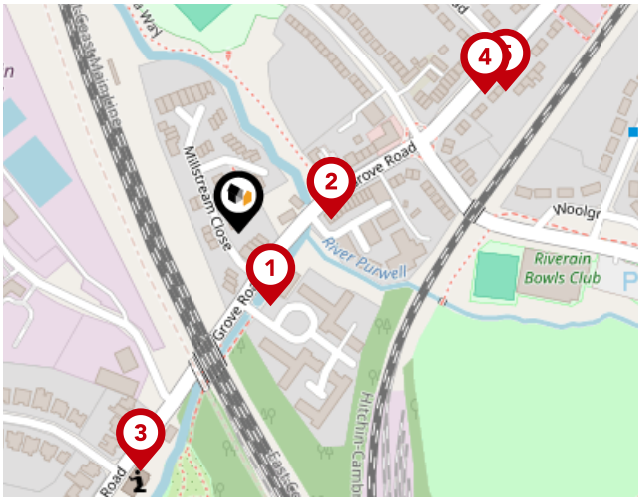
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3 miles
2	A1(M) J9	2.77 miles
3	A1(M) J10	4.52 miles
4	A1(M) J7	5.66 miles
5	A1(M) J6	9.49 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.19 miles
2	Heathrow Airport	34.5 miles
3	Stansted Airport	23.17 miles
4	Silvertown	34.41 miles



Bus Stops/Stations

Pin	Name	Distance
1	Millstream Close	0.05 miles
2	Millstream Close	0.05 miles
3	Stormont Road	0.15 miles
4	Girdle Road	0.16 miles
5	Girdle Road	0.17 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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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency



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