

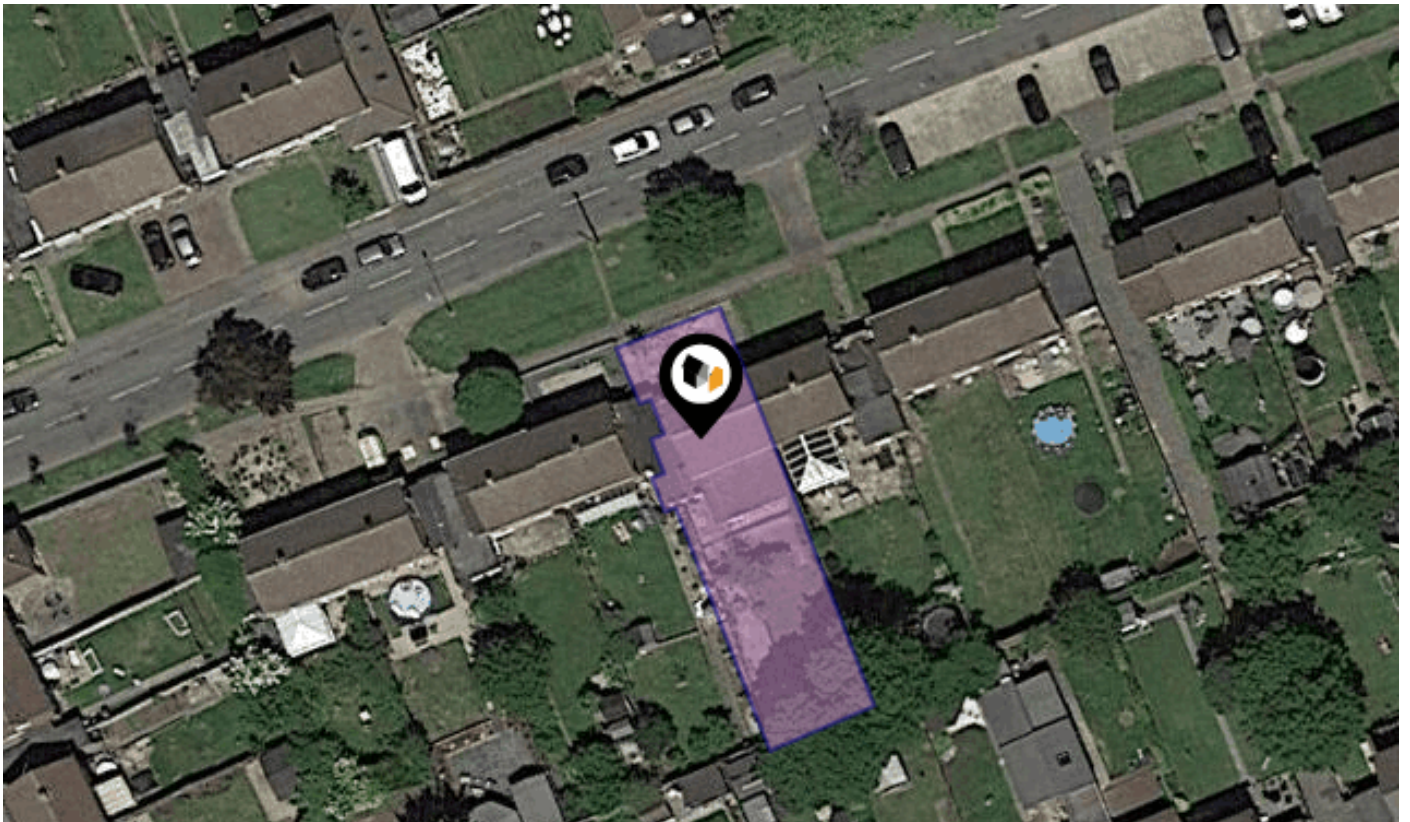


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 05th November 2024



BURFORD WAY, HITCHIN, SG5

Country Properties

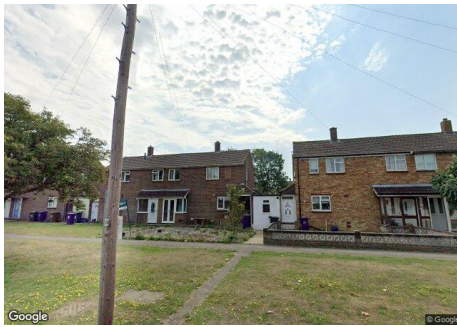
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD217232		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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

Reference - 88/01729/1	
Decision:	Decided
Date:	05th October 1988
Description:	Single storey rear extension

Reference - 88/01491/1	
Decision:	Decided
Date:	22nd August 1988
Description:	Single storey rear extension

Planning records for: *61 Burford Way Hitchin SG5 2XH*

Reference - 06/02180/1HH	
Decision:	Decided
Date:	18th October 2006
Description:	Single storey rear extension

Planning records for: *69 Burford Way Hitchin Hertfordshire SG5 2XH*

Reference - 18/01172/FPH	
Decision:	Decided
Date:	30th April 2018
Description:	Part two storey and part single storey rear extension.

Planning records for: *78 Burford Way Hitchin Hertfordshire SG5 2XH*

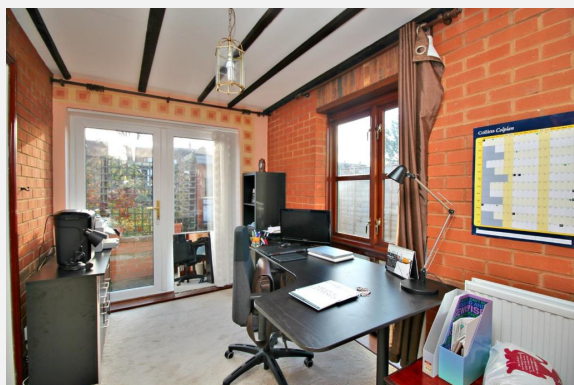
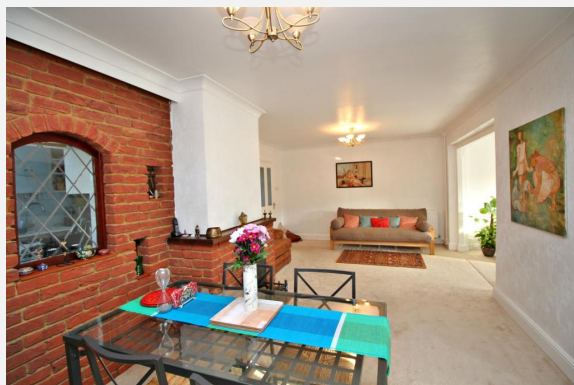
Reference - 01/00499/1HH	
Decision:	Decided
Date:	29th March 2001
Description:	Retention of single storey rear extension, new pitch roof to existing side extension. Front entrance canopy, new vehicular crossover

Reference - 17/02643/1HH	
Decision:	Decided
Date:	20th October 2017
Description:	Single storey front and side extension following demolition of existing side extension.

Planning records for: *92 Burford Way Hitchin SG5 2XH*

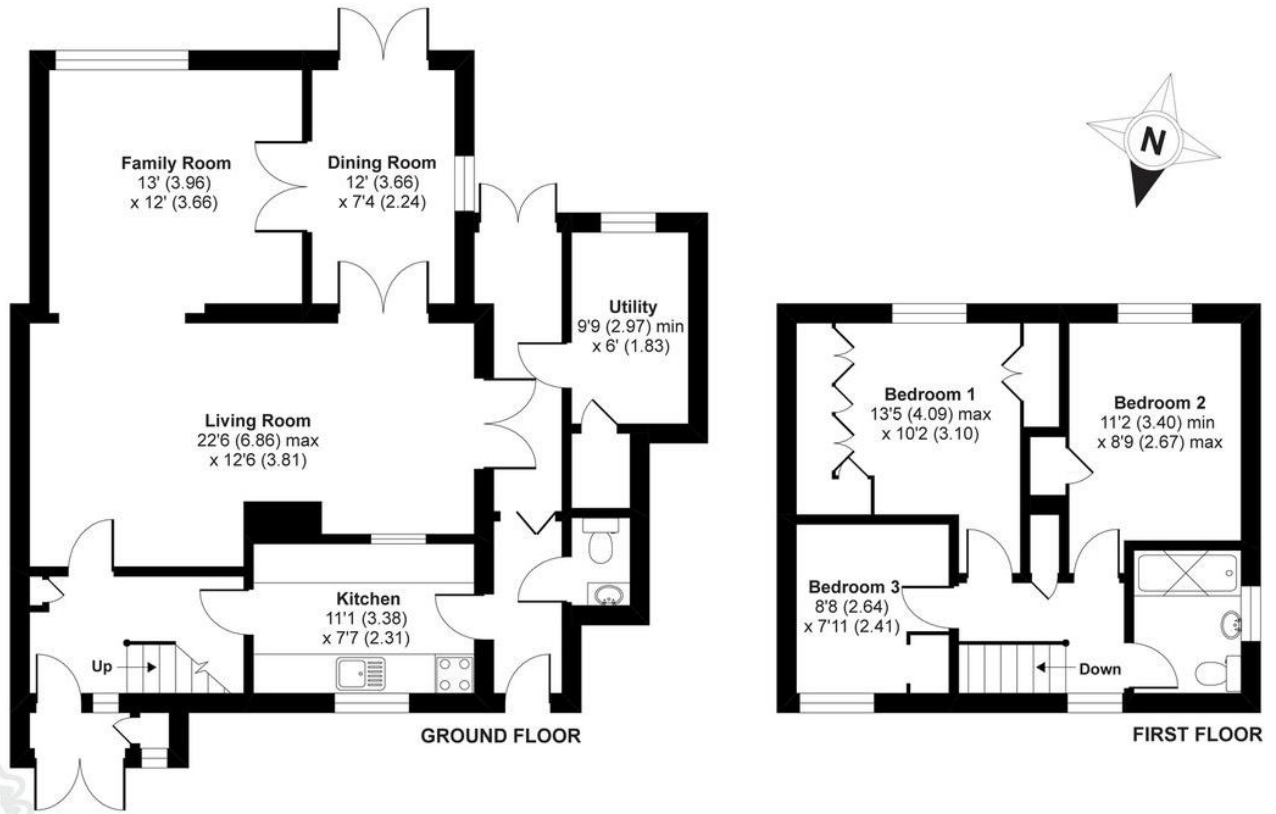
Reference - 90/00995/1DC	
Decision:	Decided
Date:	09th July 1990
Description:	Single storey rear glazed conservatory/greenhouse





BURFORD WAY, HITCHIN, SG5

APPROX. GROSS INTERNAL FLOOR AREA 1365 SQ FT 126.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Burford Way, SG5

Energy rating

C

Valid until 17.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	111 m ²

Building Safety

None Specified

Accessibility / Adaptations

Previous owners carried out an extension to the living room in the 1980s

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 - Supplier not specified by vendor

Gas Supply

YES - Supplier not specified by vendor

Central Heating

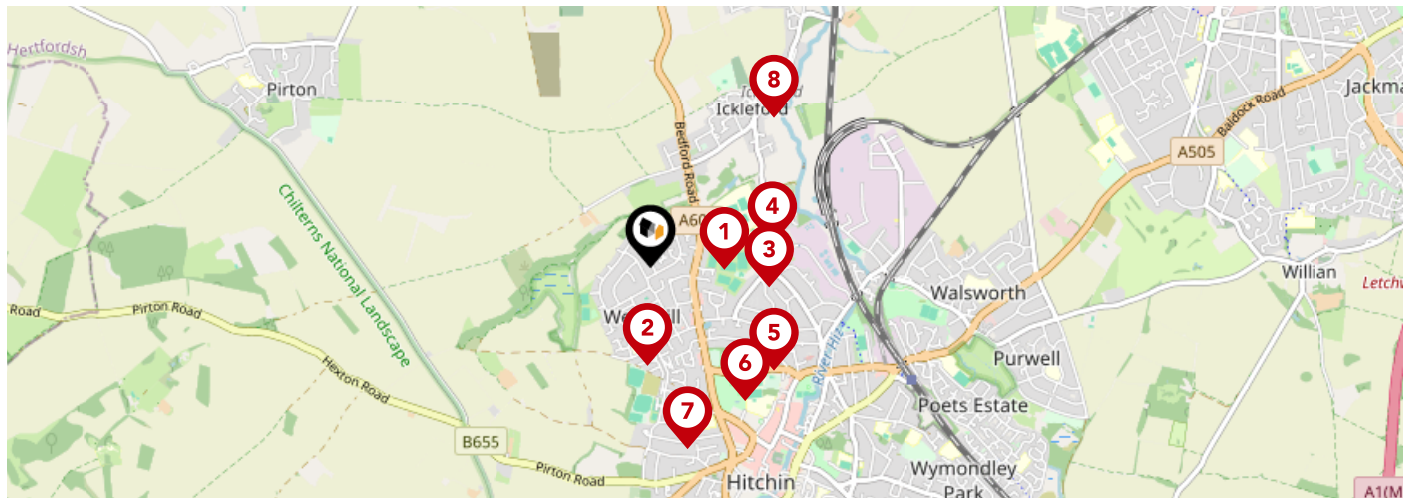
GCH

Water Supply

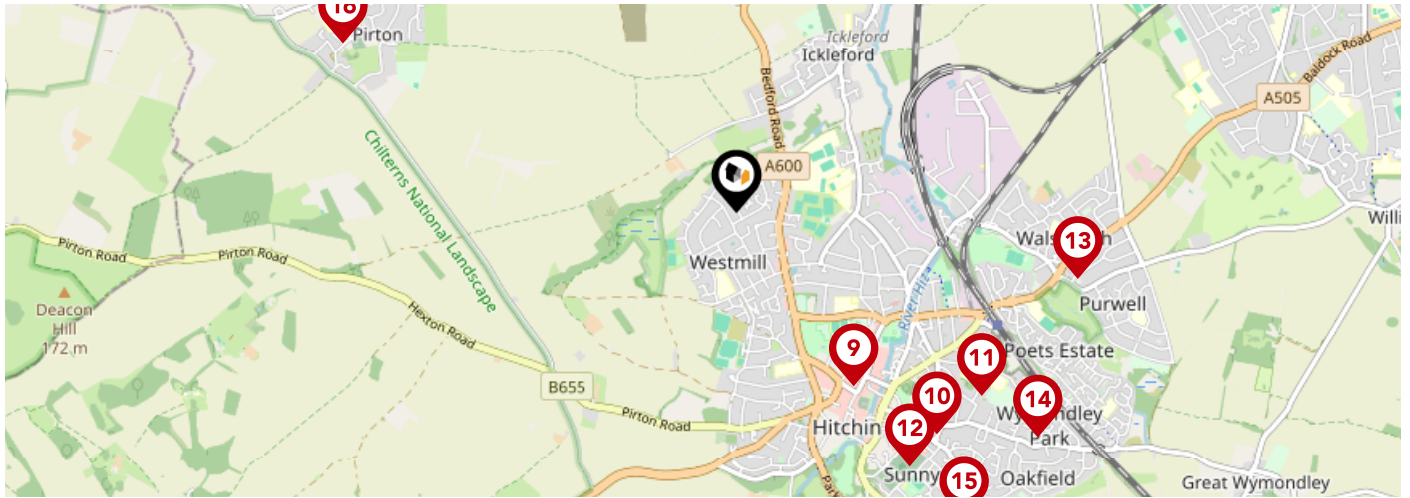
YES - Supplier not specified by vendor

Drainage

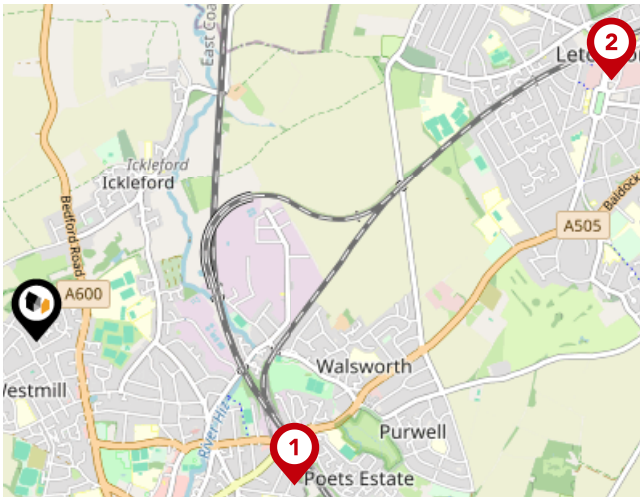
YES - Mains



		Nursery	Primary	Secondary	College	Private
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.55	<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:0.57	<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:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.74	<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:0.84	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

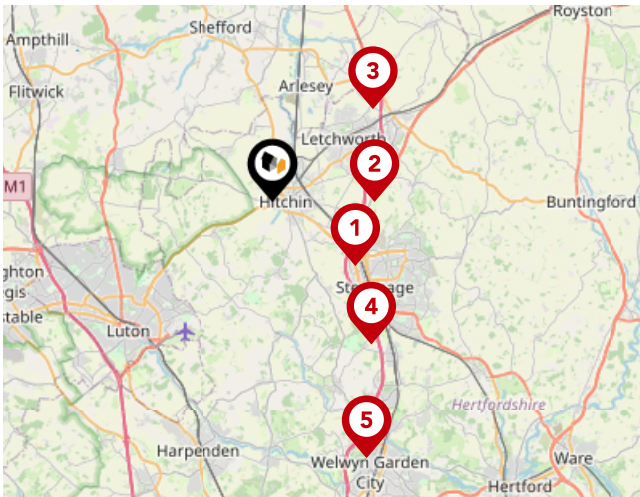


	Nursery	Primary	Secondary	College	Private
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.4	<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:1.4	<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:1.59	<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:1.72	<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:1.74	<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:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



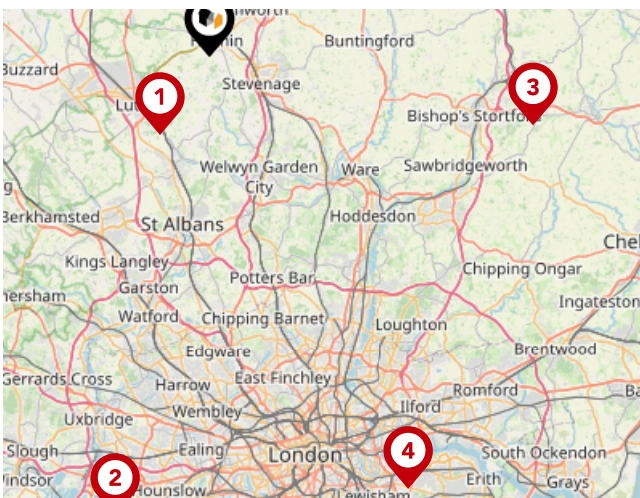
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.35 miles
2	Letchworth Rail Station	2.89 miles
3	Arlesey Rail Station	4.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.84 miles
2	A1(M) J9	3.71 miles
3	A1(M) J10	5.04 miles
4	A1(M) J7	6.31 miles
5	A1(M) J6	9.95 miles

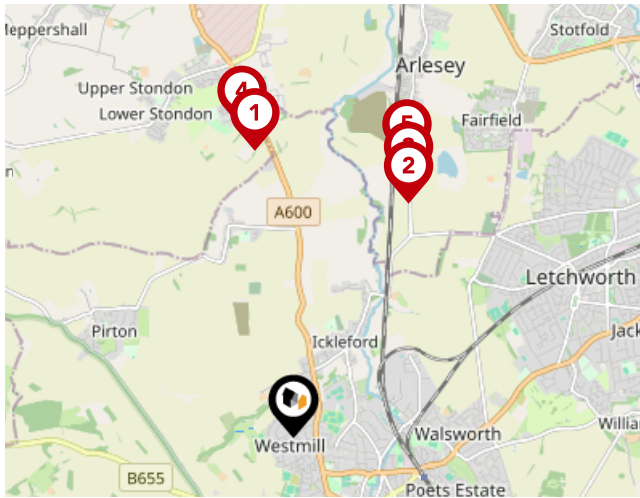


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.77 miles
2	Heathrow Airport	34.47 miles
3	Stansted Airport	24.15 miles
4	Silvertown	34.96 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Loganberry Way	2.63 miles
2	Fountain Cottage	2.37 miles
3	The Cemetery	2.53 miles
4	Three Star Park	2.86 miles
5	Jubilee Crescent	2.72 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

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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