

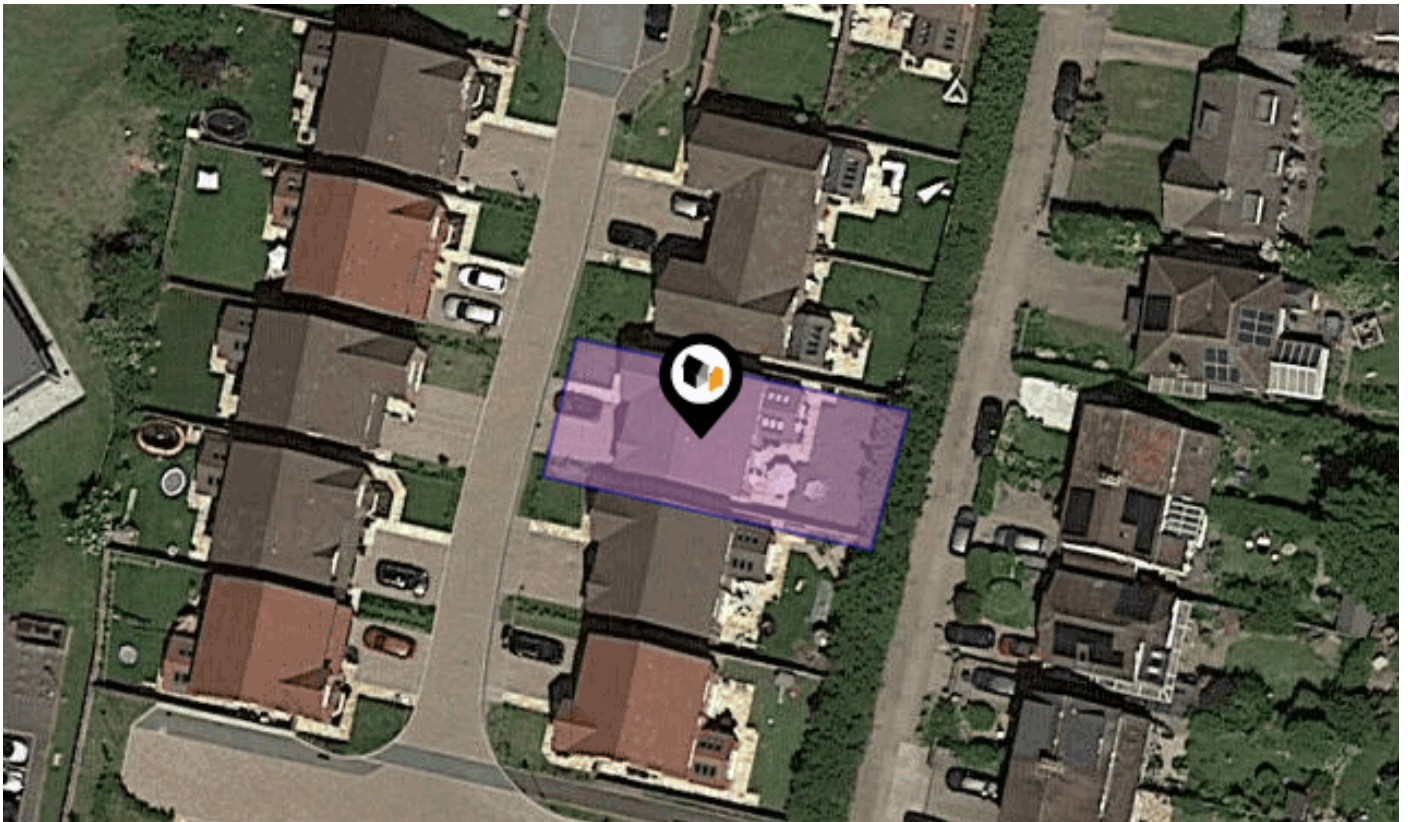


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd December 2024



BOWLERS END, HITCHIN, SG5

Country Properties

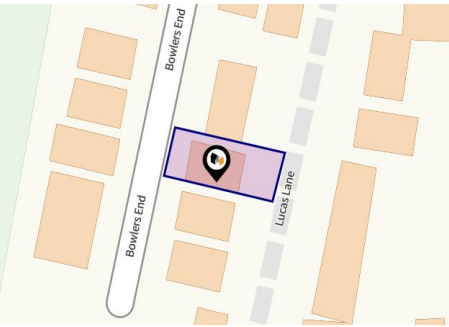
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,797 ft ² / 167 m ²		
Plot Area:	0.08 acres		
Year Built :	2019		
Council Tax :	Band F		
Annual Estimate:	£3,215		
Title Number:	HD588108		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	12	40	1000
● Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **Land Outside Of 17 Bowlers End Lucas Lane Hitchin Hertfordshire SG5 2EA**

Reference - 23/00258/EC	
Decision:	Decided
Date:	02nd February 2023
Description:	Installation of 9m pole

Planning records for: **12 Bowlers End Hitchin Hertfordshire SG5 2EA**

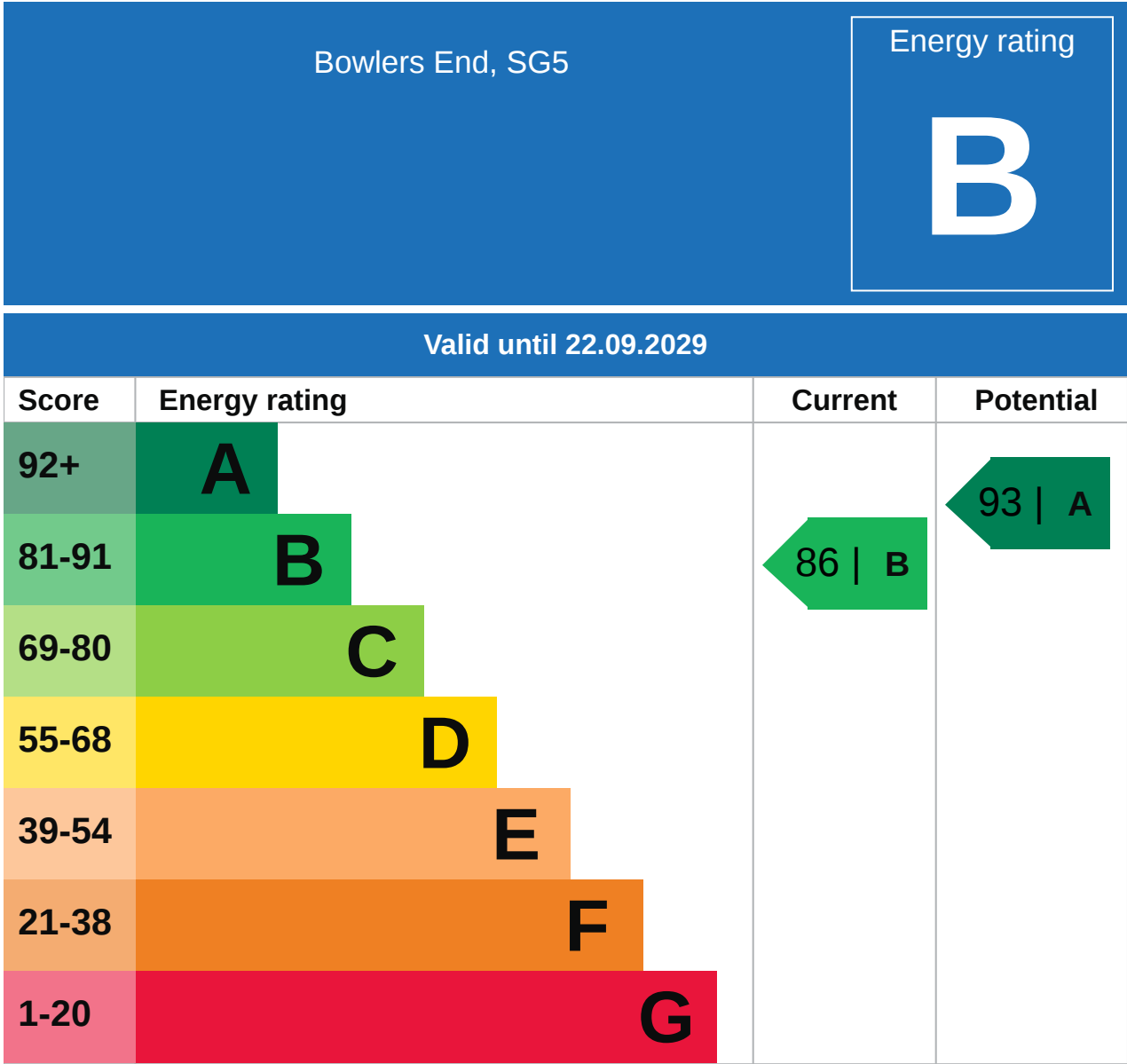
Reference - 24/01924/FPH	
Decision:	Registered
Date:	28th August 2024
Description:	Single storey rear extension. Alterations to existing detached garage fenestration including insertion of rear Juliet balcony's following removal of existing garage doors to facilitate conversion of garage to gym/study. Alterations to existing side garden to provide two parking spaces.

Planning records for: **8 Bowlers End Hitchin Hertfordshire SG5 2EA**

Reference - 23/01617/FPH	
Decision:	Decided
Date:	13th July 2023
Description:	Single storey side extension and insertion of front ground floor window following removal of existing garage door to facilitate garage conversion. Insertion of two rear dormer windows and two front rooflights to facilitate loft conversion and installation of additional hardstanding in front garden (as amended by plans received on 11/08/23).

Planning records for: **2 Bowlers End Hitchin Hertfordshire SG5 2EA**

Reference - 23/01007/FPH	
Decision:	Registered
Date:	11th August 2023
Description:	Single storey side extension, insertion of ground floor front window following removal of existing garage door to facilitate conversion of garage into habitable accommodation and reposition front door



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	167 m ²

Building Safety

Not specified

Accessibility / Adaptations

Boarded out the loft

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Right of way through bowlers end - however the pedestrian access has been sealed off

Construction Type

Standrad Brick

Property Lease Information

Estate management fee - Approx £300 per annum
(private road, lighting and ground maintenance)

Listed Building Information

Not listed

Stamp Duty

Not applicable

Other

None specified

Other

None specified

Electricity Supply

YES - British Gas

Gas Supply

YES - British Gas

Central Heating

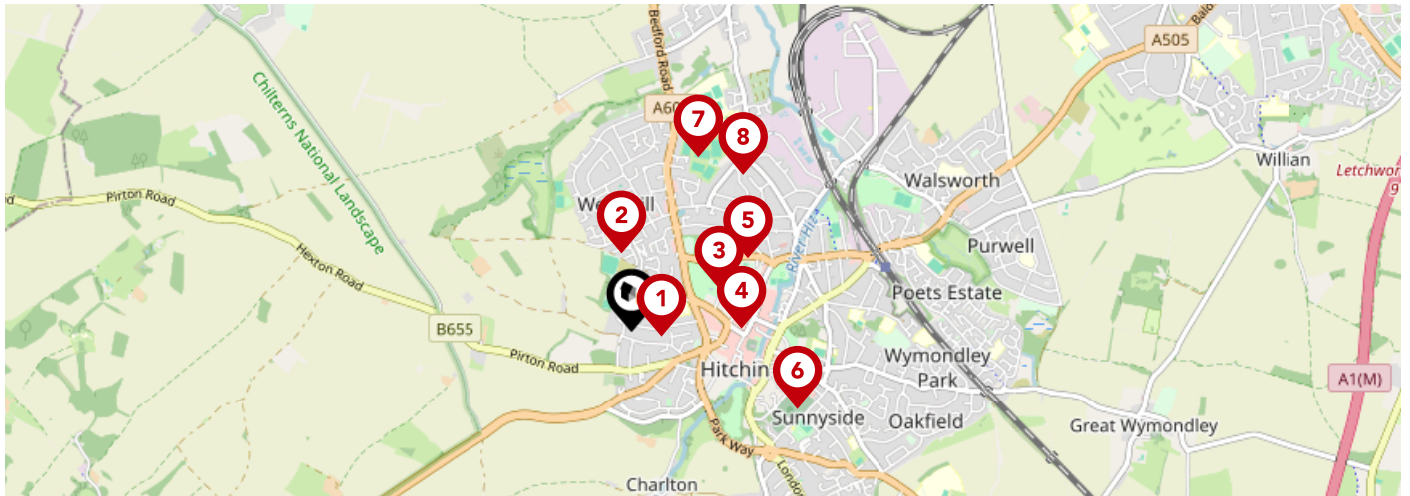
YES - Gas CH

Water Supply

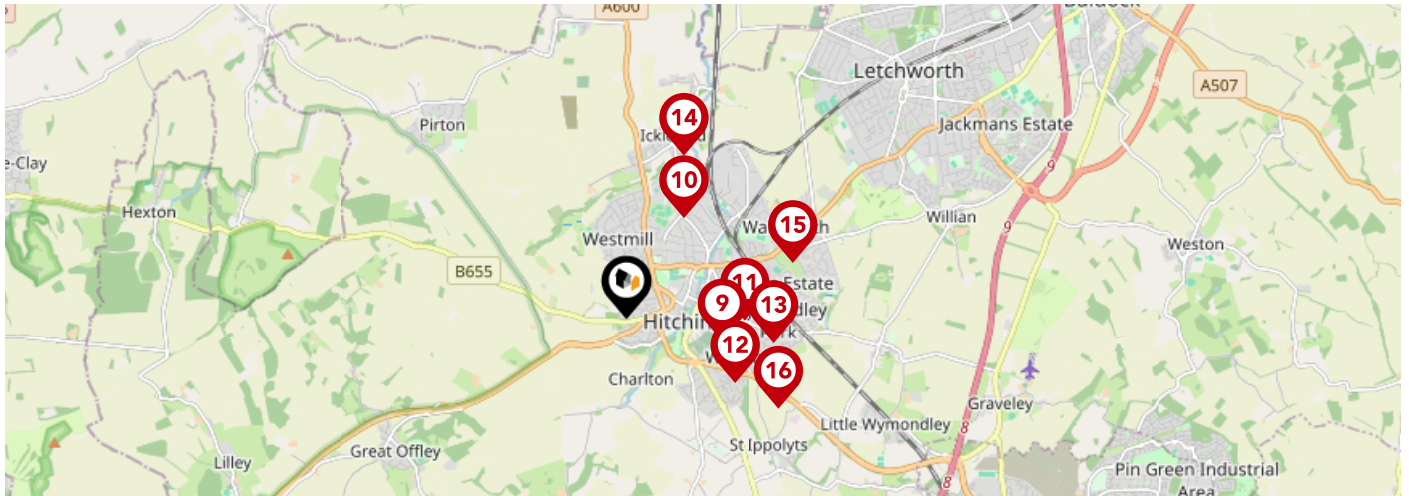
YES - Affinity Water

Drainage

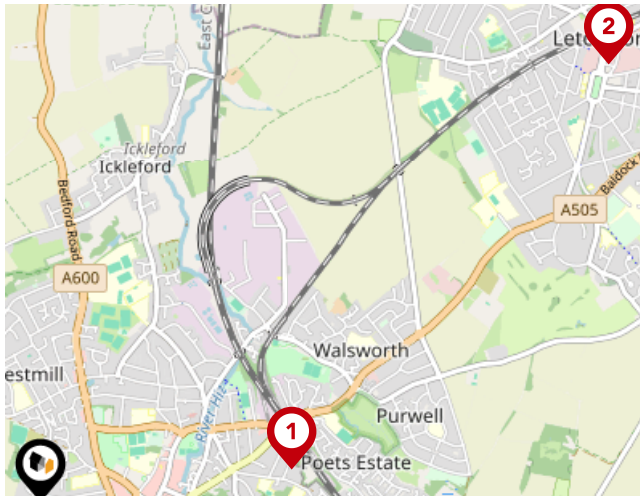
Mains



		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

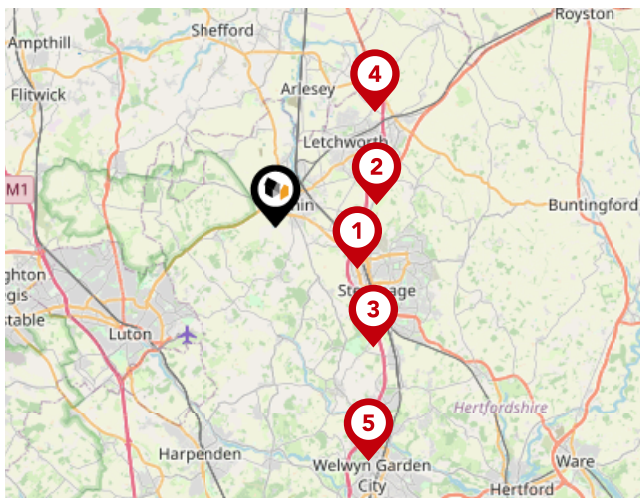


		Nursery	Primary	Secondary	College	Private
<div>9</div> Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.91		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>10</div> Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.06		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>11</div> St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.09		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>12</div> Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.17		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>13</div> William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.36		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>14</div> Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.59		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>15</div> Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.61		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>16</div> Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.61		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



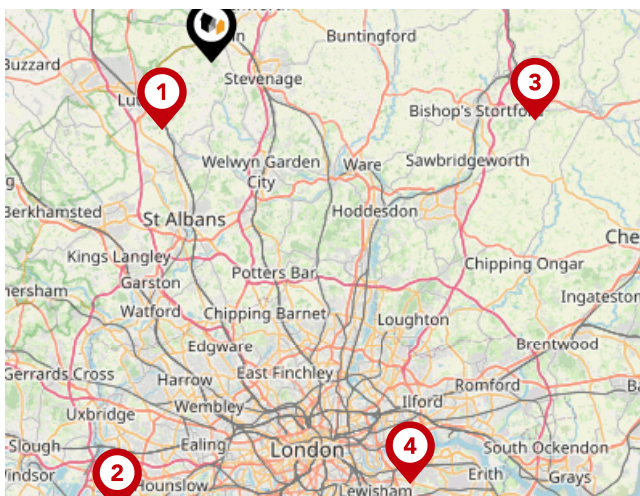
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.16 miles
2	Letchworth Rail Station	3.28 miles
3	Stevenage Rail Station	4.92 miles



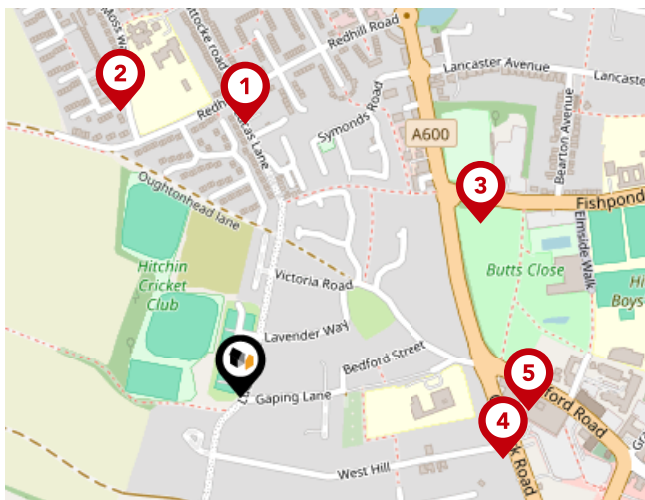
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.38 miles
2	A1(M) J9	3.78 miles
3	A1(M) J7	5.65 miles
4	A1(M) J10	5.59 miles
5	A1(M) J6	9.19 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.13 miles
2	Heathrow Airport	33.69 miles
3	Stansted Airport	23.96 miles
4	Silvertown	34.22 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mattocke Road	0.31 miles
2	Kings Hedges	0.35 miles
3	Football Club	0.34 miles
4	West Hill	0.31 miles
5	Waitrose	0.33 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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