

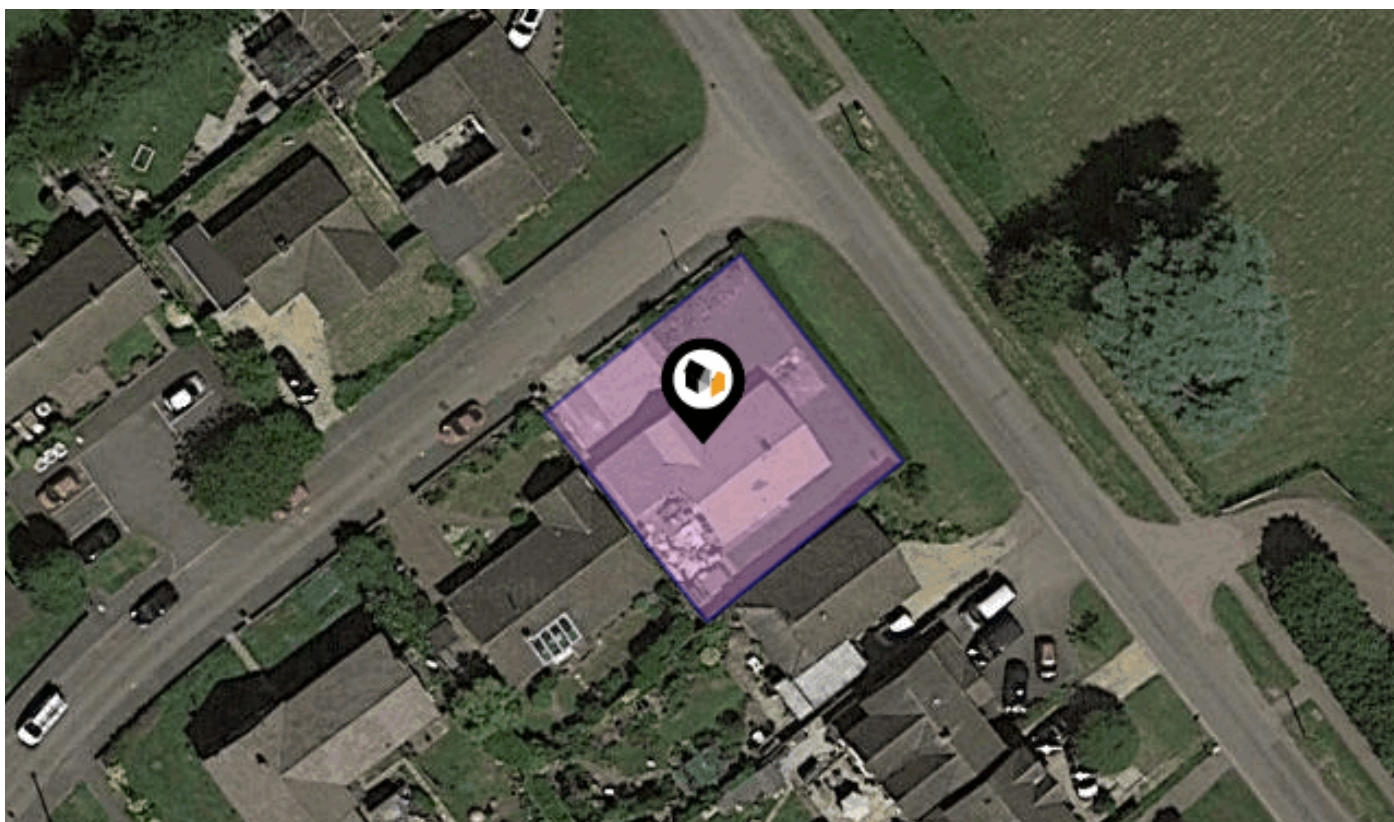


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## MIR: Material Info

The Material Information Affecting this Property

**Monday 24<sup>th</sup> February 2025**



**GOSLING AVENUE, OFFLEY, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

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www.country-properties.co.uk








## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,721		
Title Number:	HD325984		

## Local Area

Local Authority:	North hertfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	18 mb/s	80 mb/s	- mb/s
• Surface Water	Low			

Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



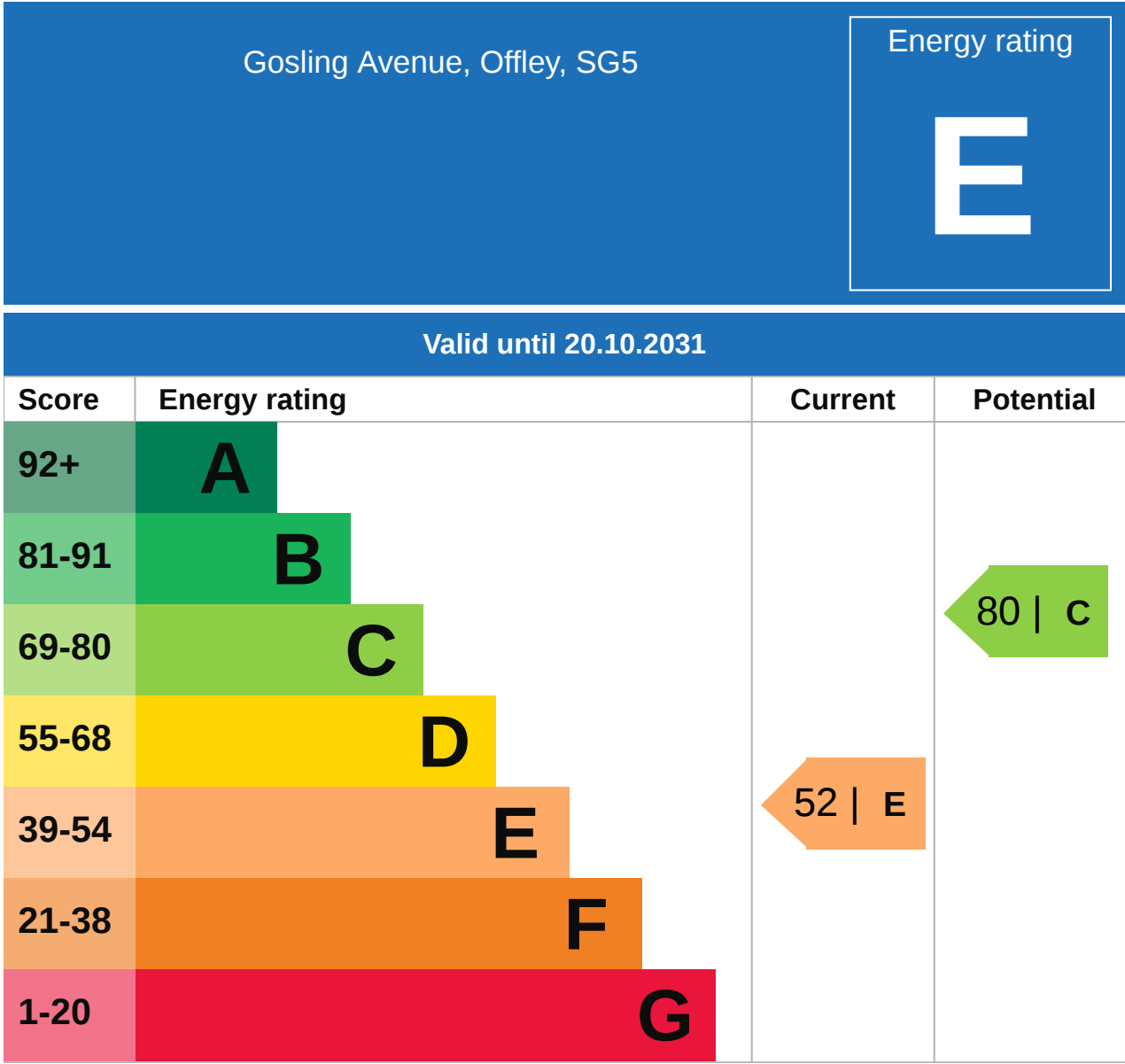
Planning records for: *Gosling Avenue, Offley, Hitchin, SG5*

Reference - 02/00950/1HH	
Decision:	Decided
Date:	17th June 2002
Description:	Erection of 1.8m boundary fence

Reference - 87/00691/1	
Decision:	Decided
Date:	01st May 1987
Description:	Single storey side extension

Planning records for: *Plot 1 Kings Walden Road Offley SG5 3EP*

Reference - 80/00253/1	
Decision:	Decided
Date:	11th February 1980
Description:	Erection of detached house with integral garage as variation to previously approved house (materials).



## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

## Building Safety

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Not specified

## Accessibility / Adaptations

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Not specified

## Restrictive Covenants

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Not specified

## Rights of Way (Public & Private)

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Not specified

## Construction Type

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Standard Brick

## Property Lease Information

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FREEHOLD

## Listed Building Information

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Not listed

## Stamp Duty

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Not specified

## Other

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Not specified

## Other

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Not specified



## Electricity Supply

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YES - EDF

## Gas Supply

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NONE TO THE PROPERTY  
OIL TANK TO REAR GARDEN

## Central Heating

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YES

## Water Supply

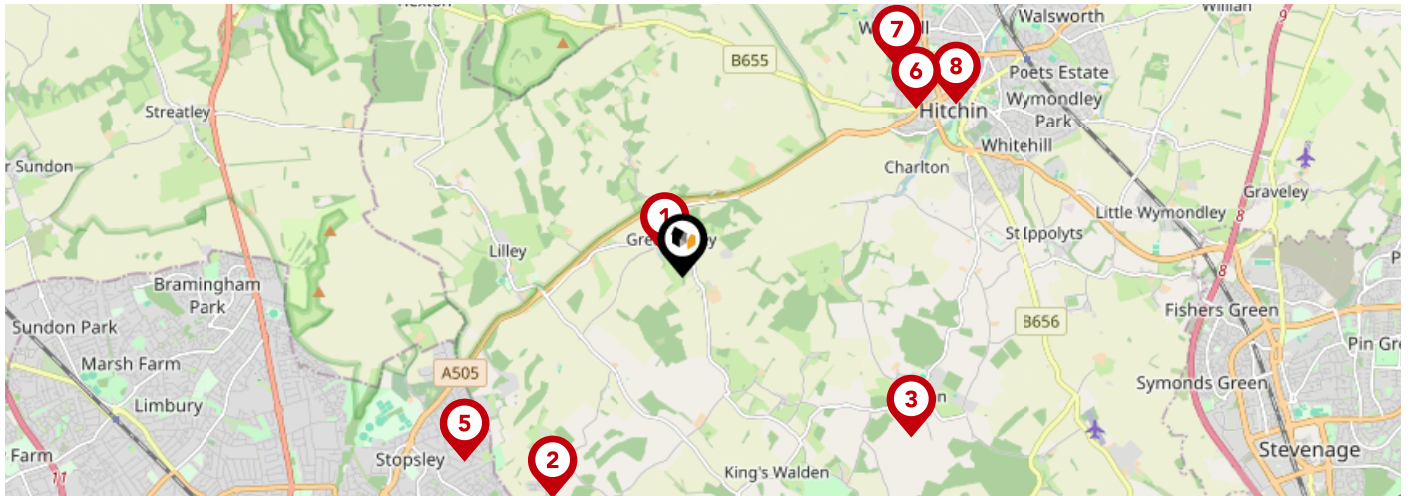
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YES - AFFINITY WATER

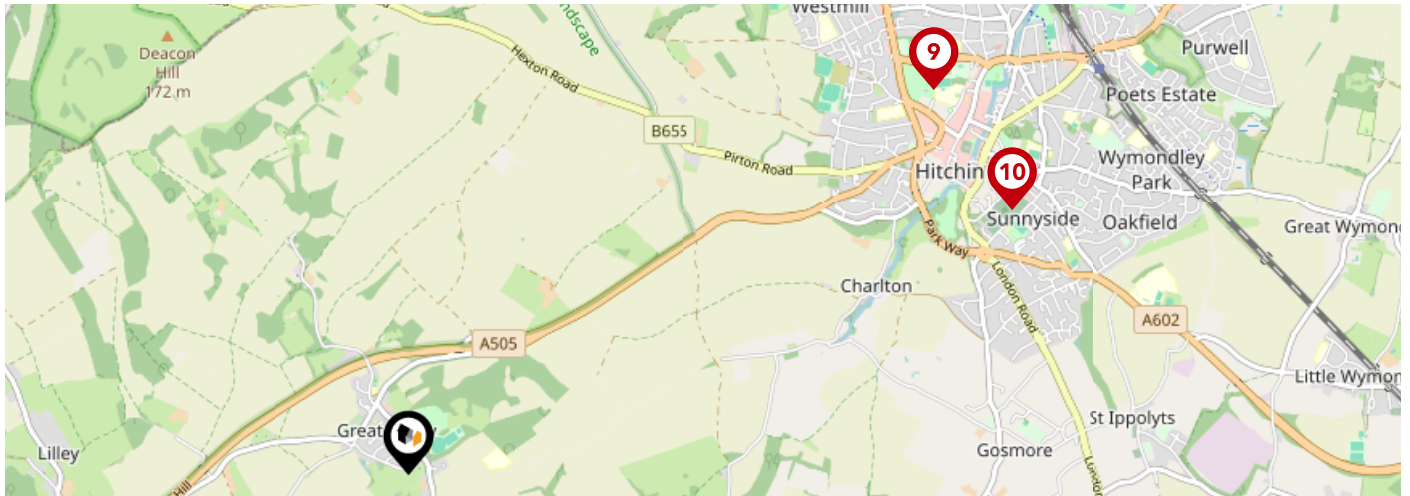
## Drainage

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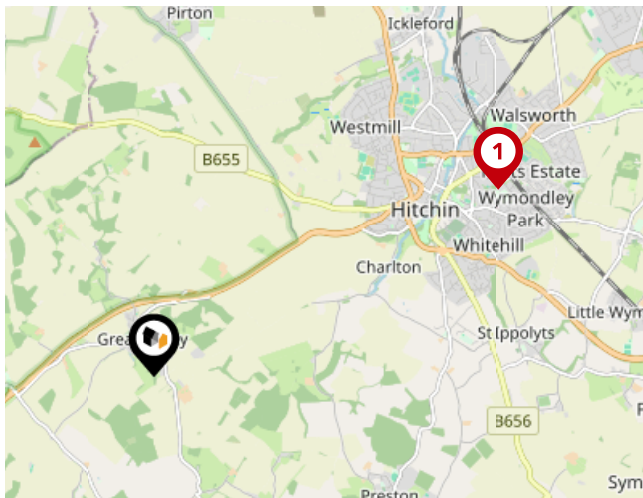
MAINS



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Offley Endowed Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 165   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cockernhoe Endowed CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 78   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Preston Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Putteridge Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Putteridge High School</b> Ofsted Rating: Good   Pupils: 1197   Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

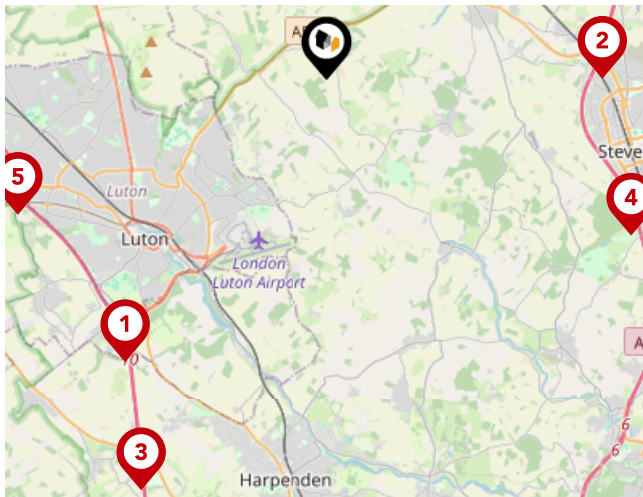


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Breachwood Green Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Somerles Infant School and Early Childhood Education Centre</b> Ofsted Rating: Outstanding   Pupils: 286   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Somerles Junior School</b> Ofsted Rating: Good   Pupils: 241   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Wigmore Primary</b> Ofsted Rating: Good   Pupils: 604   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Pirton School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Stopsley Community Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



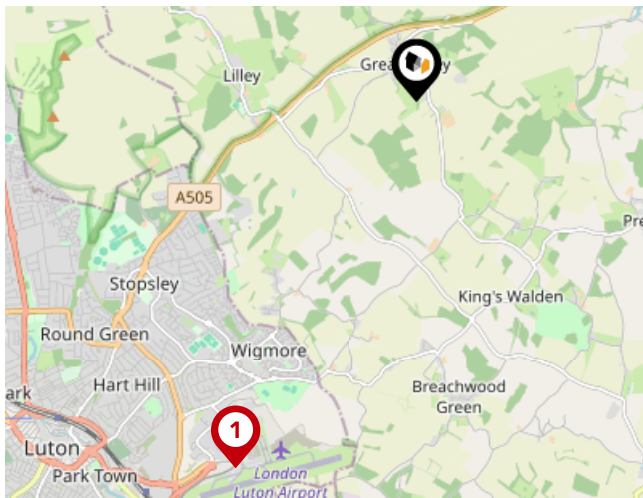
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.58 miles
2	Luton Airport Parkway Rail Station	4.62 miles
3	Luton Rail Station	4.58 miles



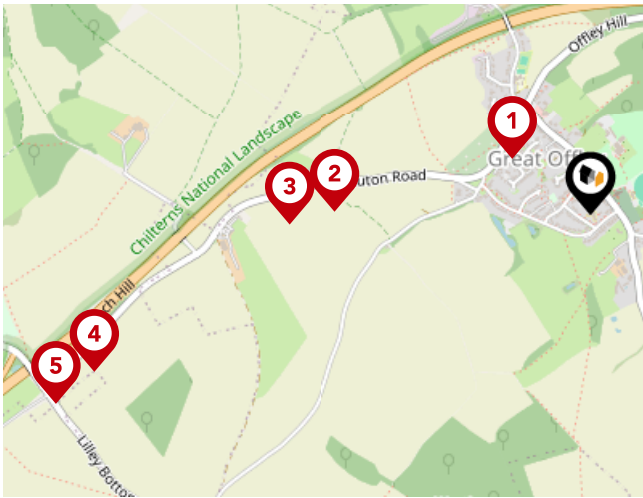
## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	6.34 miles
2	A1(M) J8	5.03 miles
3	M1 J9	8.24 miles
4	A1(M) J7	6.25 miles
5	M1 J11	6.16 miles



## Airports/Helipads

Pin	Name	Distance
1	Luton Airport	3.75 miles
2	Heathrow Airport	31.79 miles
3	Heathrow Airport Terminal 4	32.75 miles
4	Stansted Airport	25.73 miles



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.22 miles
2	Mill Farm	0.58 miles
3	Mill Farm	0.69 miles
4	Hollybush Hill	1.19 miles
5	Hollybush Hill	1.3 miles

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## **Important - Please read**

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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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