

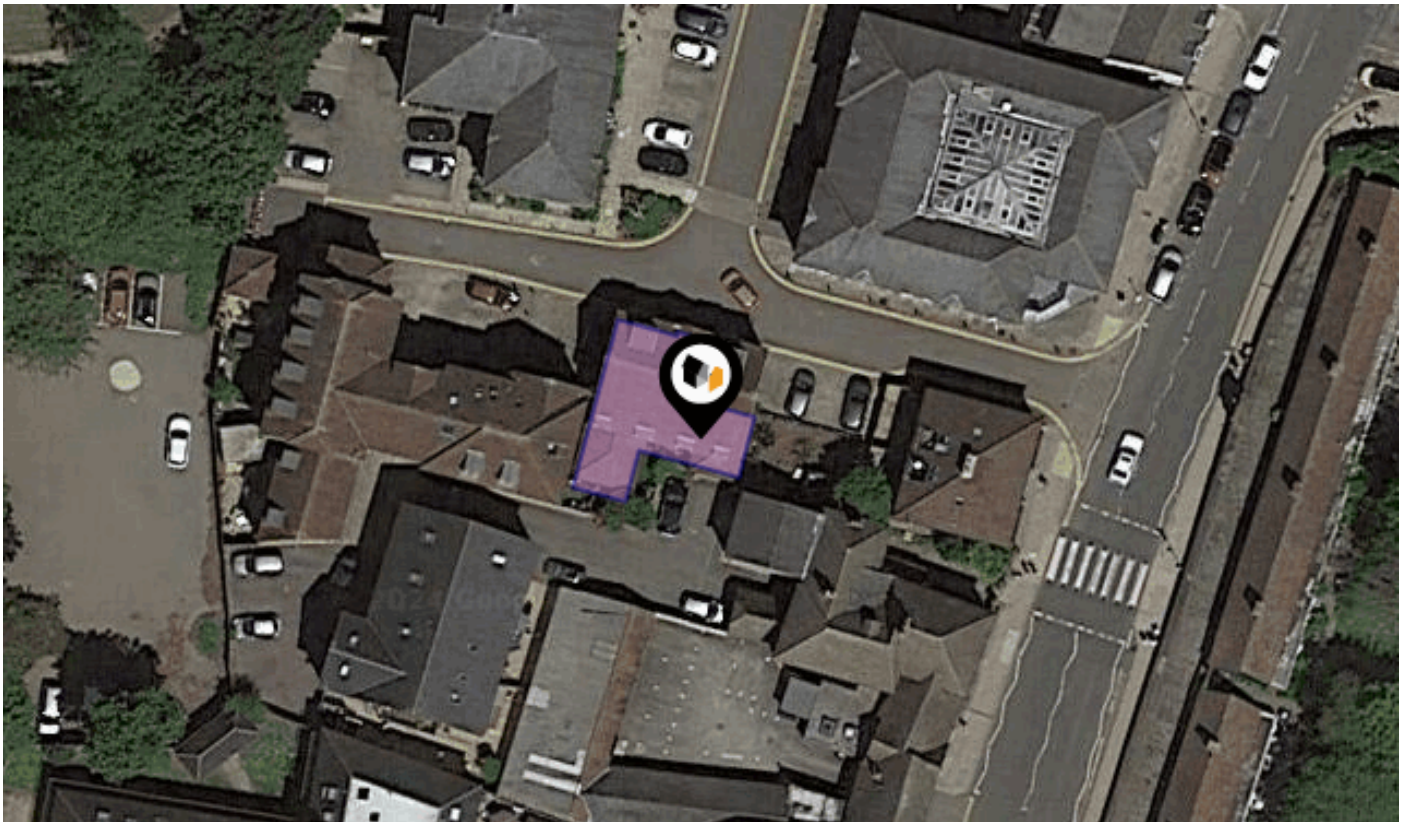


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th October 2024



WALLACE COURT, BANCROFT, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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WALLACE COURT, BANCROFT, HITCHIN, SG5

Energy rating

C

Valid until 13.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	79 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

Available upon request from Agent

Listed Building Information

Not listed

Other

None Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES

Gas Supply

YES

Central Heating

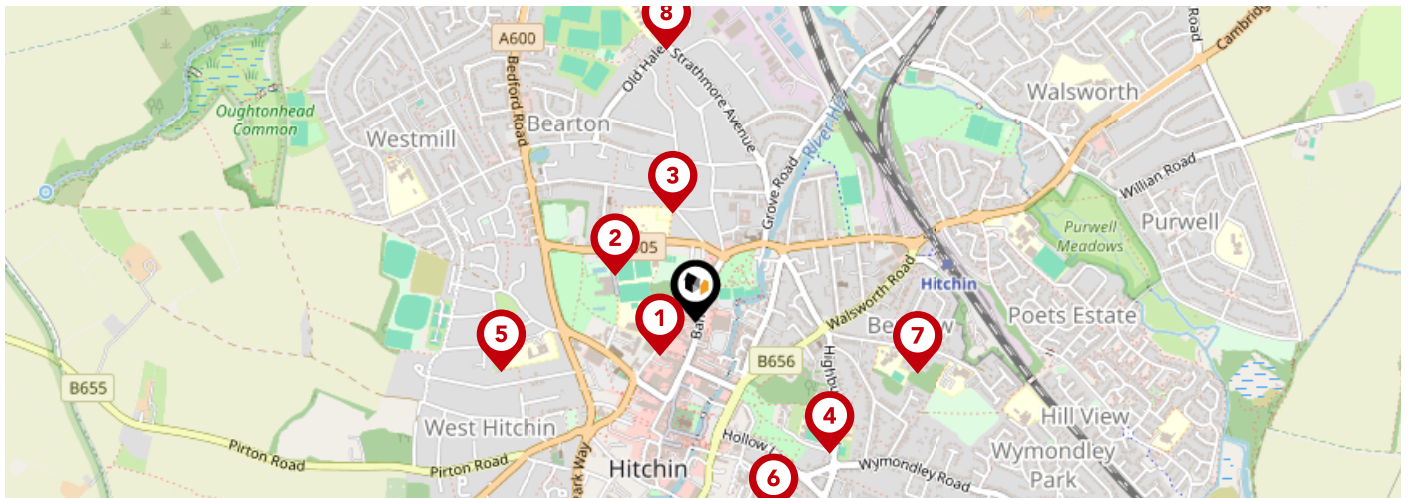
YES

Water Supply

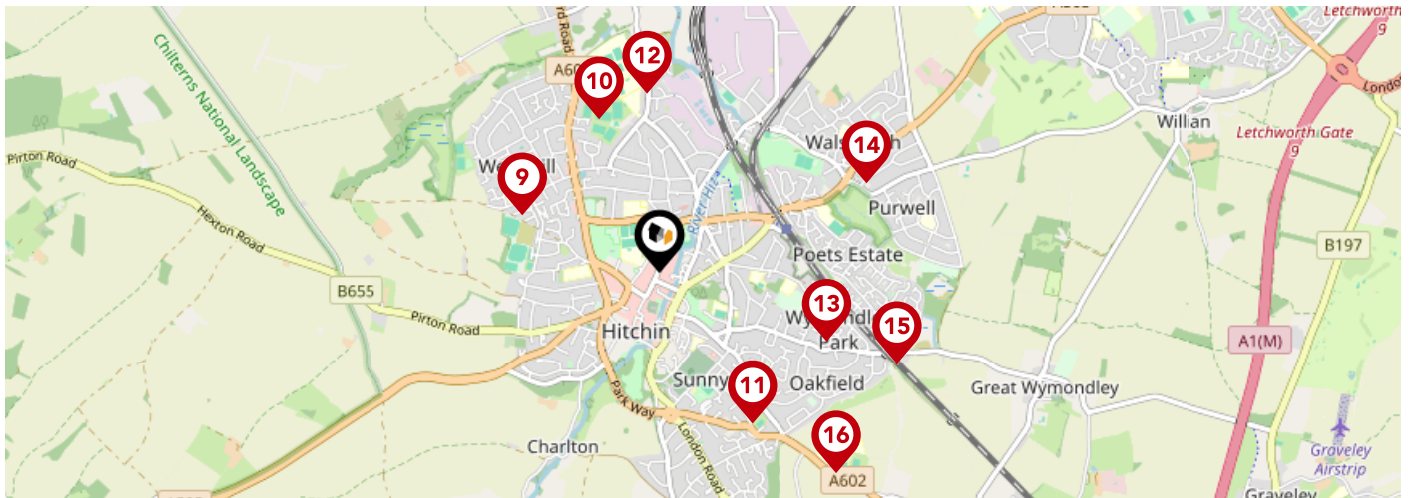
YES

Drainage

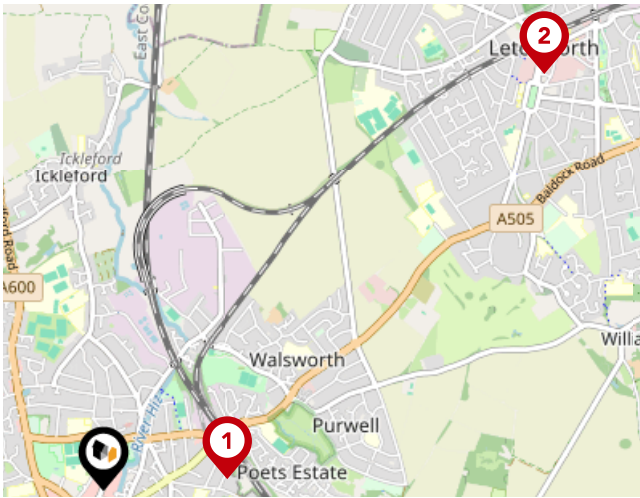
MAINS



	Nursery	Primary	Secondary	College	Private
<p>1 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.25</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

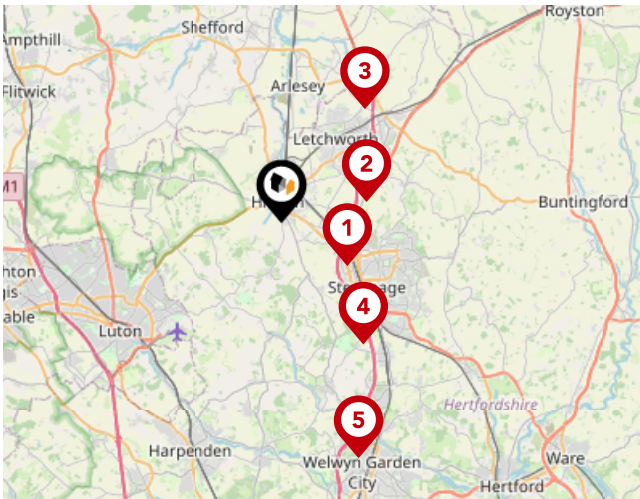


		Nursery	Primary	Secondary	College	Private
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.81	<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:0.82	<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:0.83	<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:1.03	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



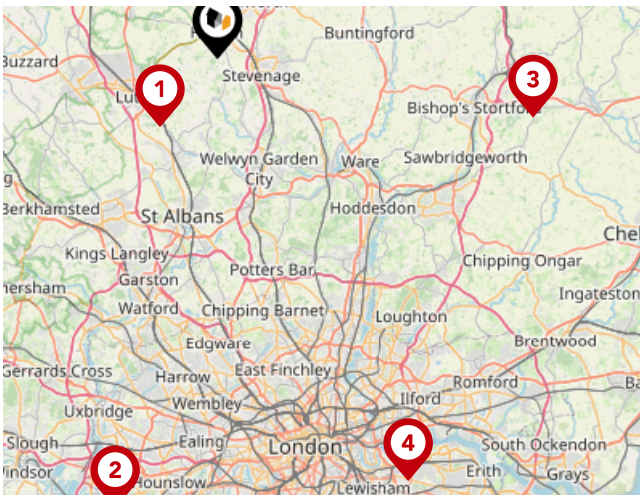
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.57 miles
2	Letchworth Rail Station	2.78 miles
3	Stevenage Rail Station	4.59 miles



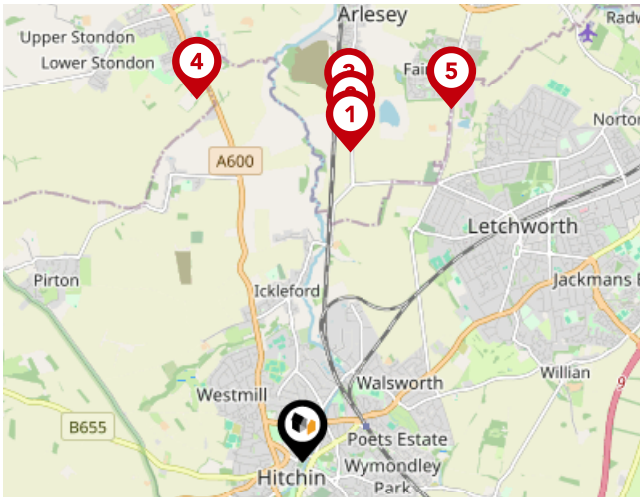
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.92 miles
2	A1(M) J9	3.19 miles
3	A1(M) J10	5.15 miles
4	A1(M) J7	5.38 miles
5	A1(M) J6	9.08 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.56 miles
2	Heathrow Airport	33.9 miles
3	Stansted Airport	23.41 miles
4	Silvertown	34.06 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.87 miles
2	The Cemetery	3.04 miles
3	Jubilee Crescent	3.25 miles
4	Loganberry Way	3.46 miles
5	Dickens Boulevard	3.51 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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Valuation Office
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Royal Mail