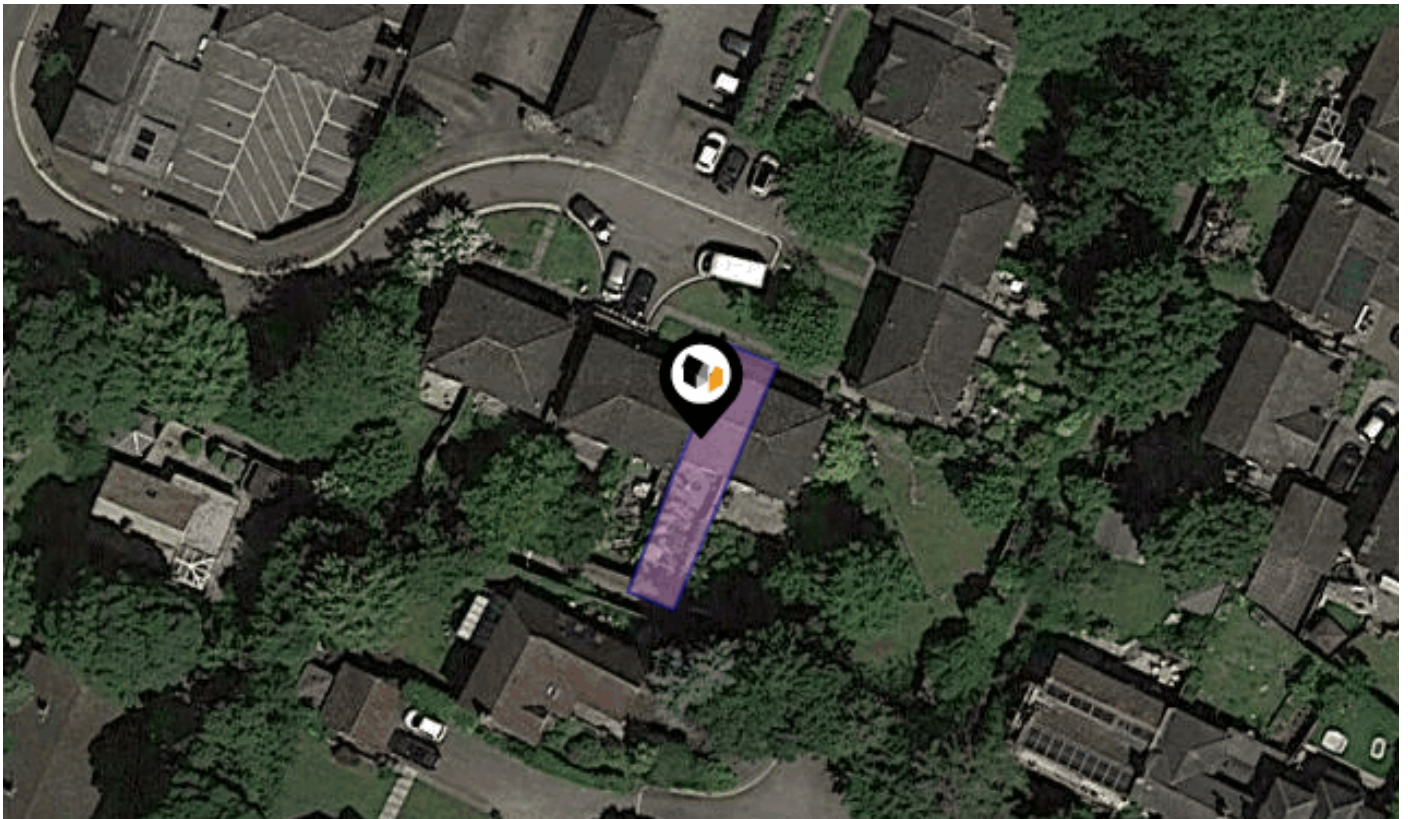




# MIR: Material Info

The Material Information Affecting this Property

Friday 18<sup>th</sup> October 2024



**PARK GATE, HITCHIN, SG4**

## Country Properties

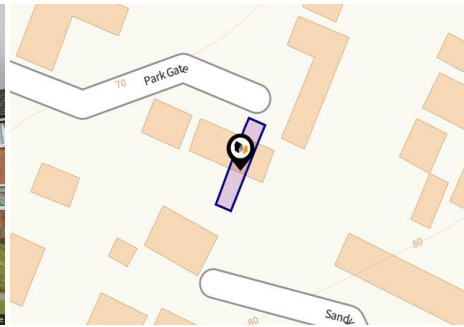
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,731		
<b>Title Number:</b>	HD219722		

## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>20</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Park Gate, SG4

Energy rating

**C**

Valid until 03.05.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	71   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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Removal of non load bearing wall in kitchen

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

---

Standard brick

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## Property Lease Information

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Leasehold garage - £70 per annum

## Listed Building Information

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Not applicable

## Electricity Supply

---

Vendor not specified

## Gas Supply

---

Vendor not dpecified

## Central Heating

---

Yes

## Water Supply

---

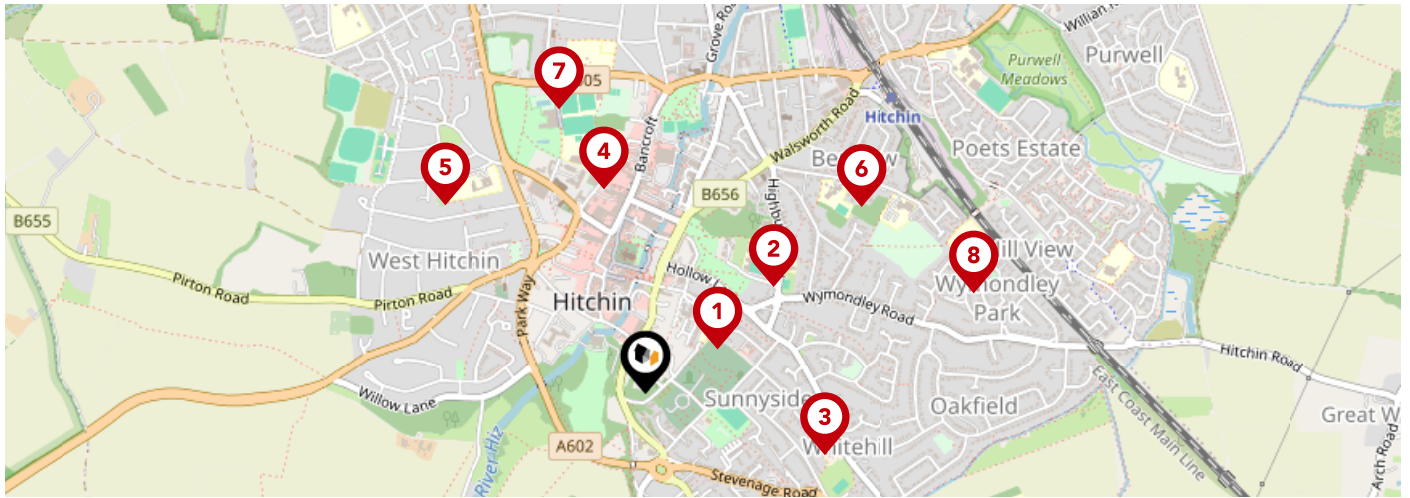
Vendor not specified

## Drainage

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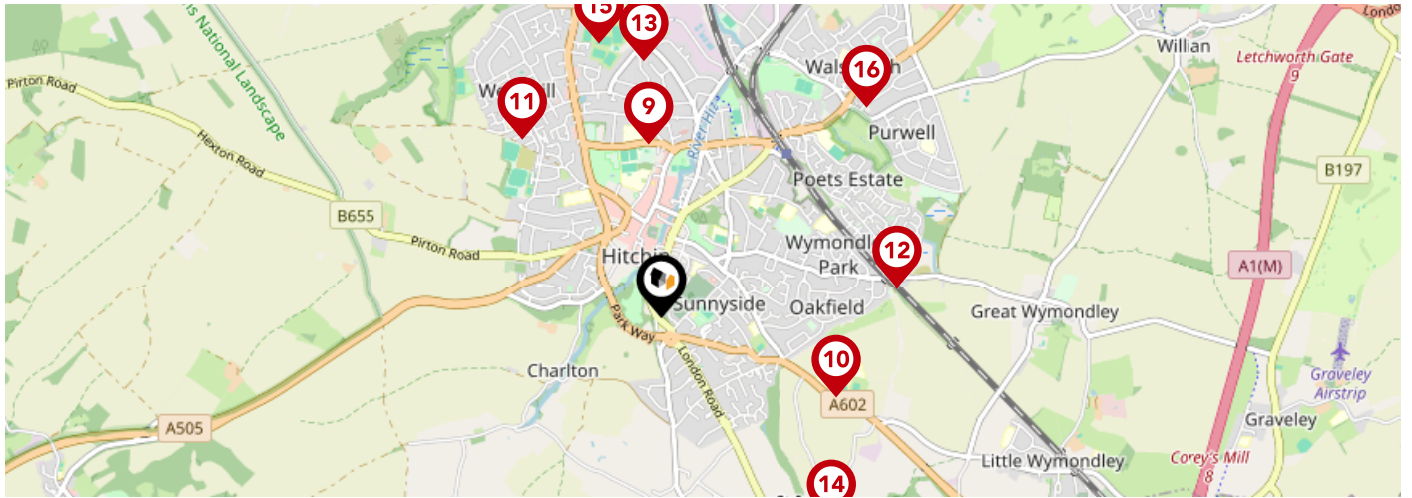
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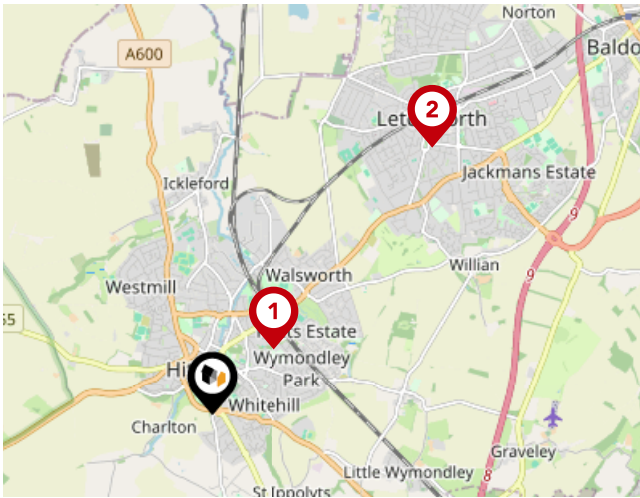


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <a href="#">Highbury Infant School and Nursery</a> Ofsted Rating: Good   Pupils: 204   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <a href="#">Hitchin Girls' School</a> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <a href="#">Whitehill Junior School</a> Ofsted Rating: Good   Pupils: 240   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <a href="#">Hitchin Boys' School</a> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <a href="#">Samuel Lucas Junior Mixed and Infant School</a> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <a href="#">St Andrew's Church of England Voluntary Aided Primary School, Hitchin</a> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <a href="#">Wilshire-Dacre Junior Academy</a> Ofsted Rating: Good   Pupils: 267   Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <a href="#">William Ransom Primary School</a> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



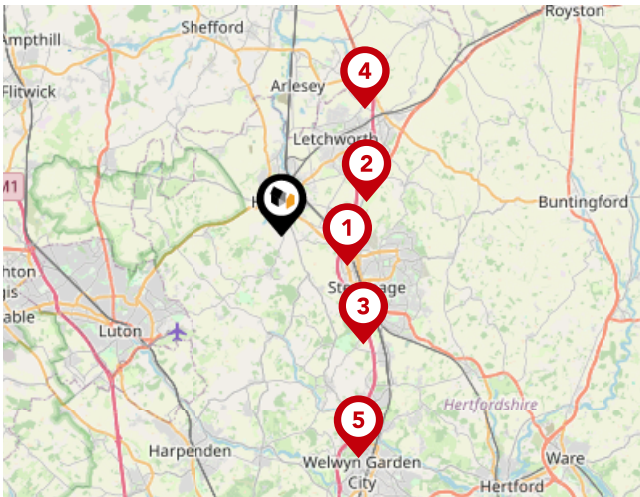


		Nursery	Primary	Secondary	College	Private
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



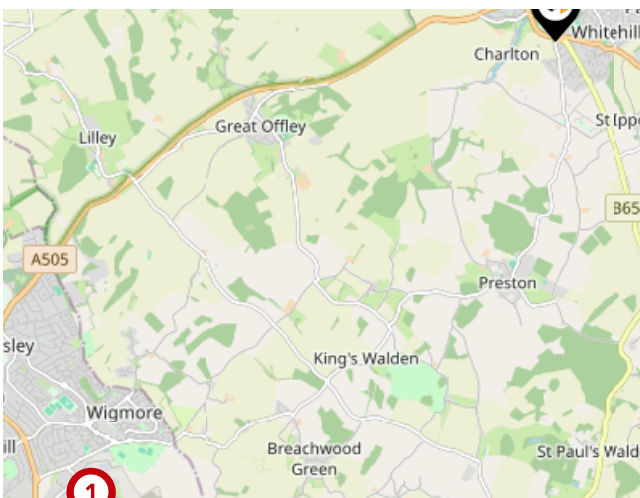
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.82 miles
2	Letchworth Rail Station	3.17 miles
3	Stevenage Rail Station	4.18 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.65 miles
2	A1(M) J9	3.35 miles
3	A1(M) J7	4.93 miles
4	A1(M) J10	5.59 miles
5	A1(M) J6	8.56 miles

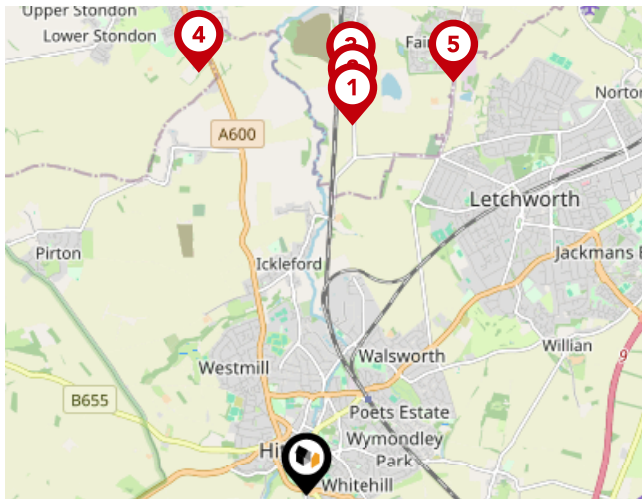


### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.16 miles
2	Heathrow Airport	33.38 miles
3	Stansted Airport	23.3 miles
4	Silvertown	33.56 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.41 miles
2	The Cemetery	3.58 miles
3	Jubilee Crescent	3.79 miles
4	Loganberry Way	3.98 miles
5	Dickens Boulevard	4.01 miles

## **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

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Valuation Office  
Agency

