MASONS

MATERIAL INFORMATION PACK

Benslow Lane

Hitchin, Hertfordshire, SG4 9RE

Introduction

At M A S O N S, we believe you should have the full picture before you decide to view or buy a property. 'Material information' is the information the average buyer needs in order to make an informed decision, and we are required to provide it with every listing.

We have put this pack together ourselves, working directly with the sellers. They have reviewed and confirmed the information within it as accurate, so you can approach your purchase with confidence.

If you have any questions about the information in this pack, please get in touch with us directly and we will be happy to help.

At a glance

PROPERTY TYPE	TENURE	BEDROOMS
Terraced House	Freehold	3

BATHROOMS	COUNCIL TAX BAND	RECEPTIONS
2	C	2

Contents

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Part A

Ownership

Council Tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.

Ownership - Unknown

Tenure of the property	**Freehold**
Title number	**Unknown**
Is the whole freehold being sold	**Yes**

Council Tax

Council Tax band	**C**
Annual Council Tax	**Not provided**
Alterations affecting the Council Tax band	**No**

Energy Performance Certificate

Certificate date	**2018-05-14**
Certificate number	**9558-2021-7285-4888-6954**
Current Energy Performance rating	**D**
Current energy efficiency	**55**
Potential Energy Performance rating	**C**
Potential energy efficiency	**80**

Type of construction

Type of property	**Terraced House**
Main construction type	**Brick**
New build	**No**
Property used for non-residential purposes	**No**
Property built with standard forms of construction	**Yes**
Spray foam loft insulation	**No**

Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.

Parking

Types of parking available	**Permit**
Controlled parking in place	**Yes - Permit**
Disabled parking available	**No**
Electrical vehicle charging point at the property	**No**

Utilities

Electricity

Electricity supply	**Mains**
Property connected to mains electricity	**Yes**
Other sources of electricity connected to the property	**No**
Solar or photovoltaic panels installed at the property	**No**

Heating

Type of heating system	**Gas Central Heating**
Is the heating system in good working order	**Yes**
Other heating features at the property	**Double glazed and insulated**

Water

Water supply	**Mains**
Mains water connected to the property	**Yes**
Is the mains water supply metered	**No**

Drainage

Sewerage	**Mains Sewerage**
Mains foul drainage connected to the property	**Yes**

Surface water drainage connected to the property	**Yes**

Broadband

Broadband connection at the property	**Fibre (FTTP / FTTC)**

Mobile coverage

Mobile signal issues at the property	**No**

Part C

Building safety

Listing status

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Rights and informal arrangements

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Accessibility adaptations

Additional information

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.

Building safety

Building safety issues at the property	**No**

Listing status

Listed building in England or Wales	**No**

Conservation

Located in a designated conservation area	**No**

Tree Preservation Orders

Tree preservation order in place	**No**

Environmental issues

Flooding

Property flooded before	**No**
Property at risk of flooding	**No**
Flood defences in place	**No**

Coastal erosion

Coastal erosion risk	**No**

Coal mining

Coal mining risk	**No**

Other mining

Other mining risk	**No**

Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?	**No**
Property is affected by a right of way	**No**

Notices

Infrastructure project notice(s)	**No**
Neighbour development notice(s)	**No**
Listed building application notice(s)	**No**
Party wall act notice(s)	**No**
Planning application notice(s)	**No**
Required maintenance notice(s)	**No**
Other notices	**No**

Accessibility adaptations

Accessibility adaptations at the property	**No accessibility adaptations**

Additional information

Other features declared	**None declared**
Other material information	**None declared**