

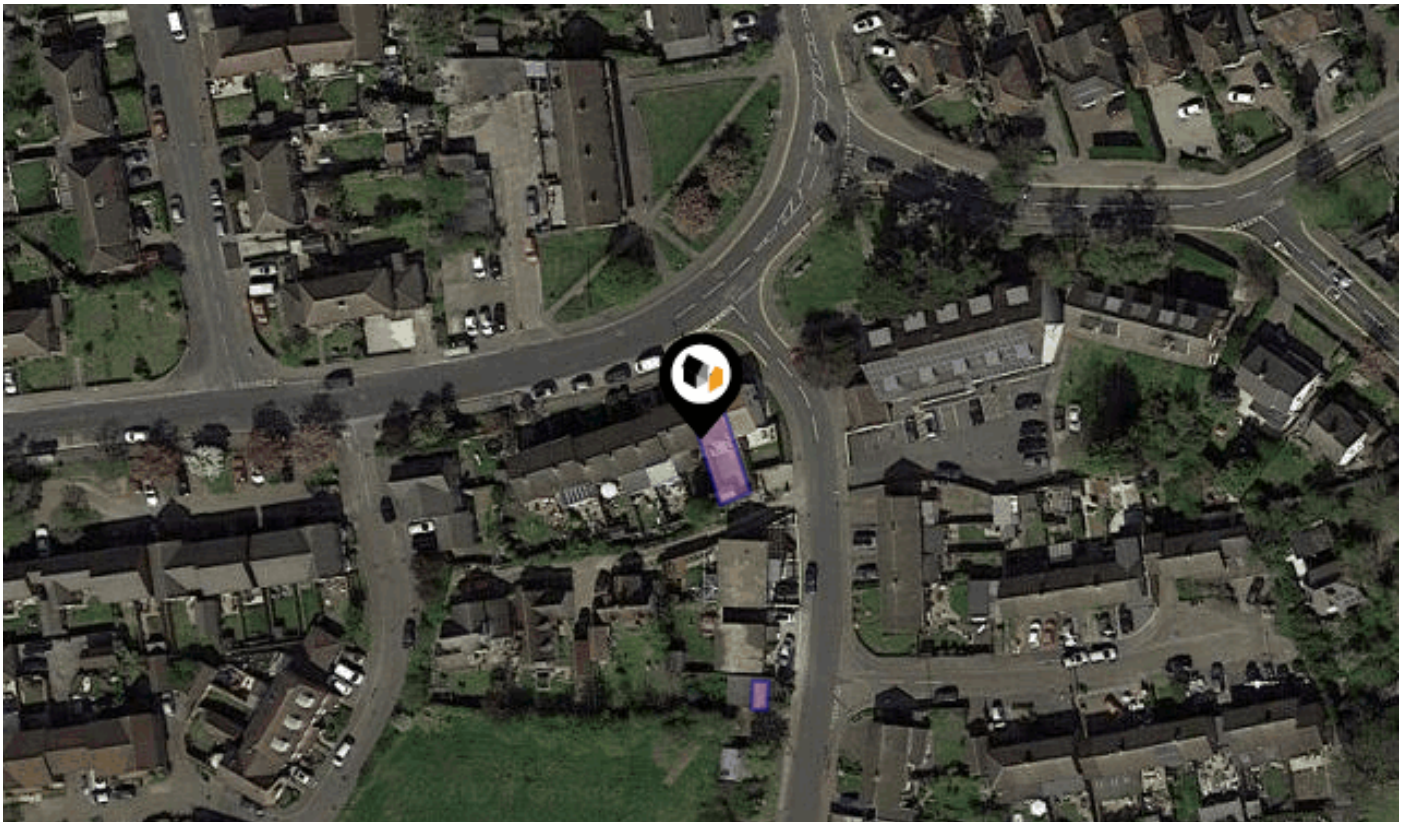


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th January 2024



ELIZABETH ROAD, BISHOP'S STORTFORD, CM23

iad UK

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<https://www.iadgroup.com/en/>



Property

Type:	Terraced	Last Sold £/ft²:	£304
Bedrooms:	3	Tenure:	Freehold
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,793		
Title Number:	HD535242		
UPRN:	100080721585		

Local Area

Local Authority:	East Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

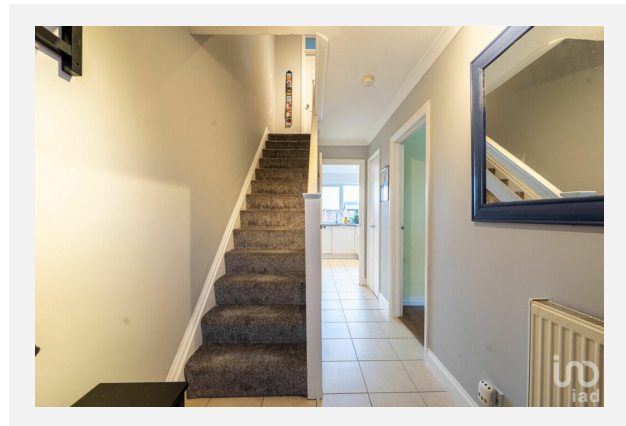
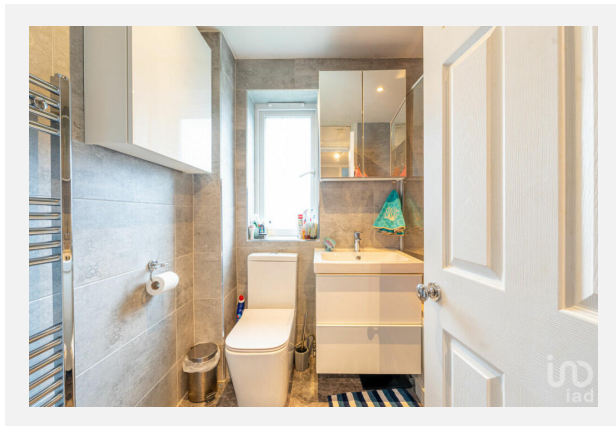
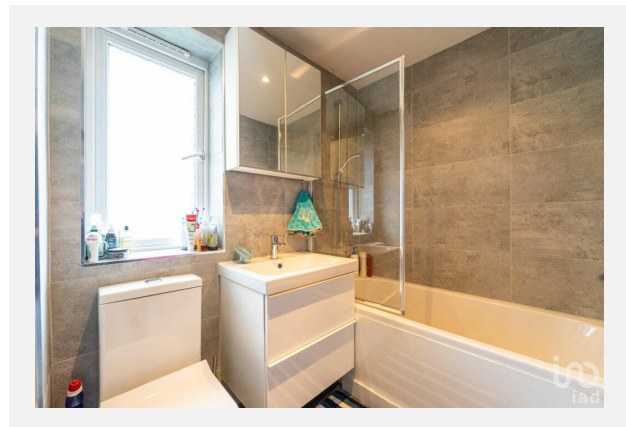
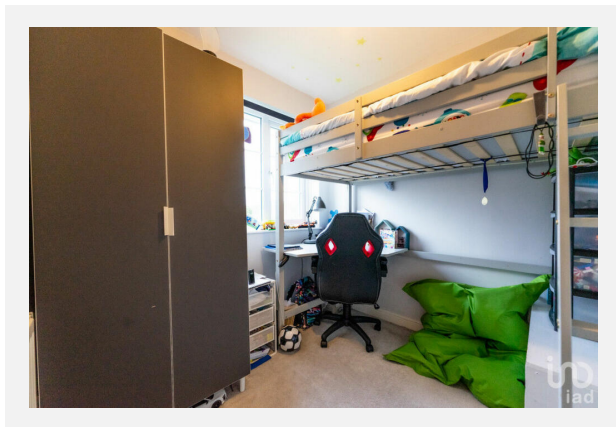
This Address



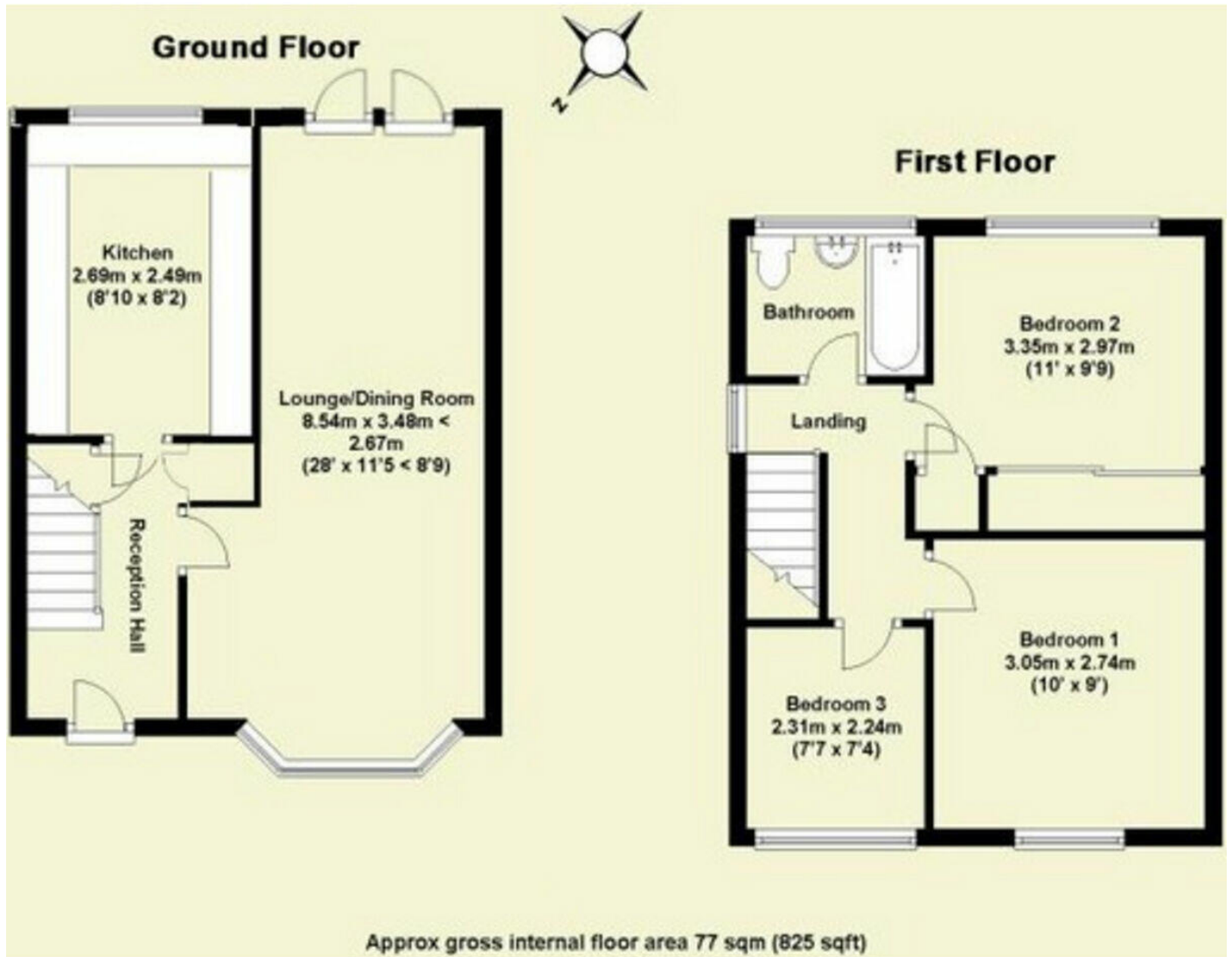
Planning records for: *50, Elizabeth Road, Bishop's Stortford, CM23 3RN*

Reference - 3/16/1175/FUL	
Decision:	Decided
Date:	19th May 2016
Description:	Construction of 2 bedroom house.





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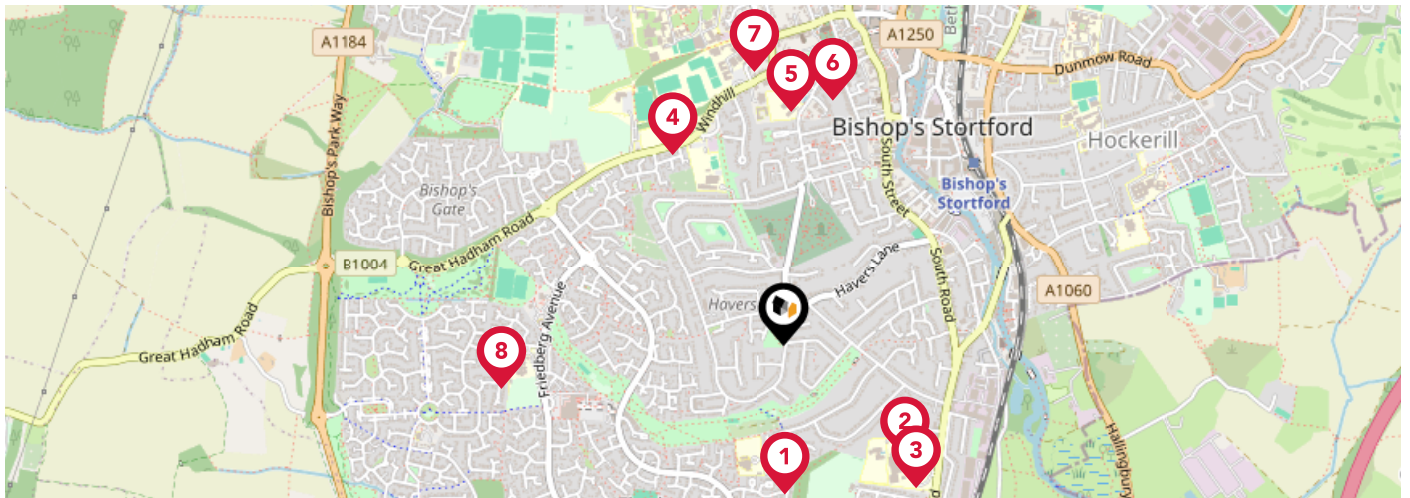
Energy rating
C

Valid until 21.12.2033

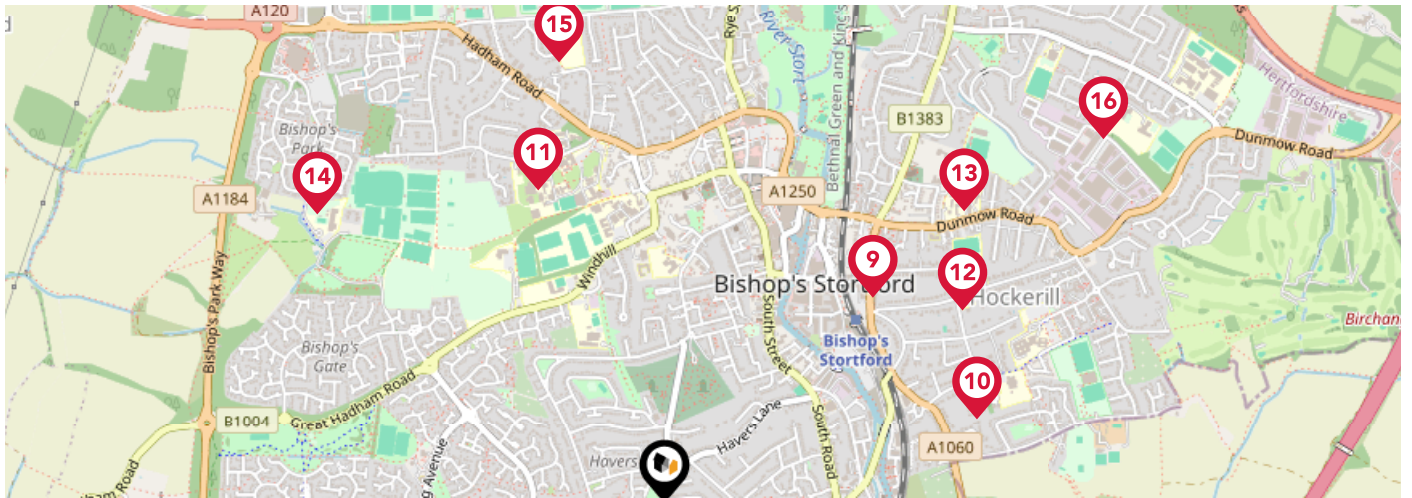
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> 90 B </div>
69-80	C	<div style="background-color: #90d040; color: white; padding: 5px; display: inline-block;"> 78 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	74 m ²



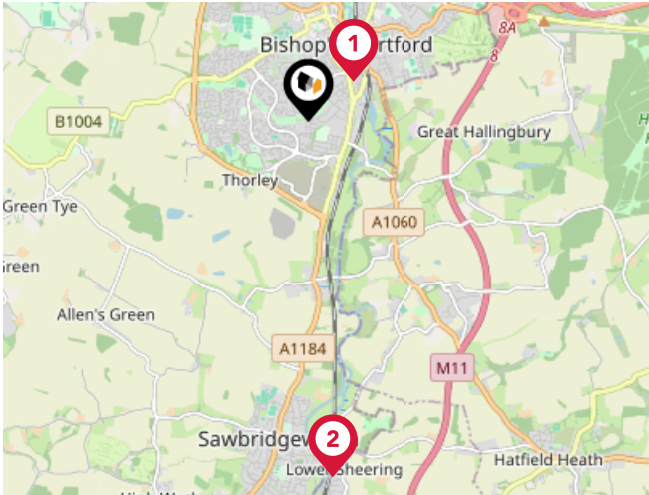
		Nursery	Primary	Secondary	College	Private
1	Richard Whittington Primary School Ofsted Rating: Good Pupils: 305 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thorley Hill Primary School Ofsted Rating: Good Pupils: 232 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1193 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Fields Primary School Ofsted Rating: Good Pupils: 434 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	White Trees Independent School Ofsted Rating: Requires improvement Pupils: 16 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorn Grove Primary School Ofsted Rating: Good Pupils: 213 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1174 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1267 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hockerill Anglo-European College Ofsted Rating: Outstanding Pupils: 843 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillmead Primary School Ofsted Rating: Good Pupils: 296 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northgate Primary School Ofsted Rating: Outstanding Pupils: 464 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerville Primary School Ofsted Rating: Good Pupils: 461 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

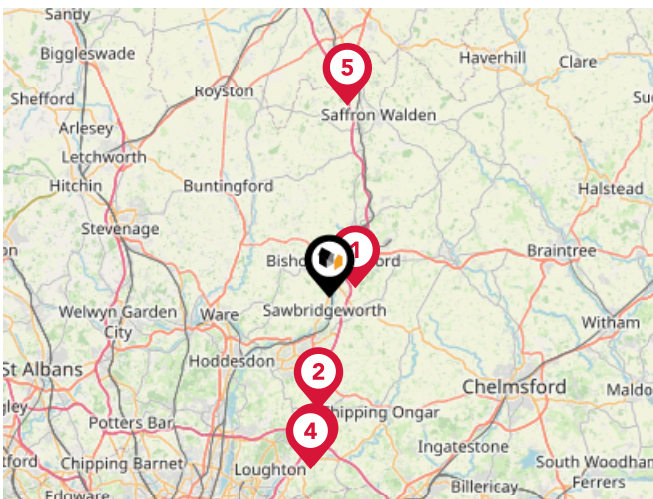
Area

Transport (National)



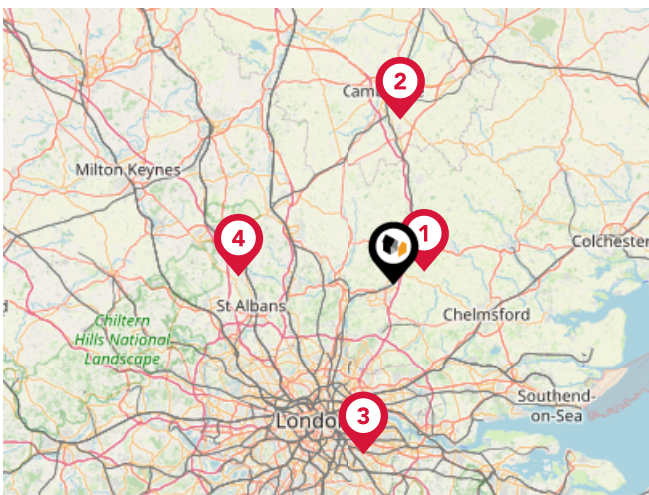
National Rail Stations

Pin	Name	Distance
	Bishops Stortford Rail Station	0.55 miles
	Sawbridgeworth Rail Station	3.26 miles
	Stansted Mountfitchet Rail Station	3.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J8	2.08 miles
	M11 J7	8.25 miles
	M11 J6	12.39 miles
	M25 J27	12.65 miles
	M11 J9	14.1 miles

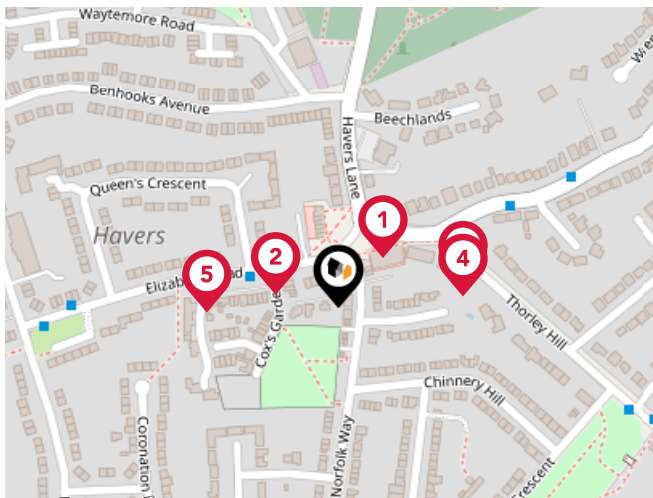


Airports/Helipads

Pin	Name	Distance
	London Stansted Airport	4.93 miles
	Cambridge Airport	24.1 miles
	London City Airport	25.17 miles
	London Luton Airport	22.77 miles

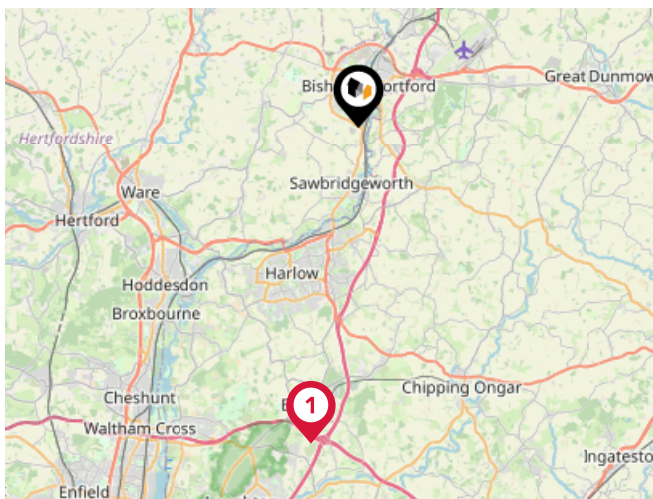
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shops	0.04 miles
2	Cox's Gardens	0.04 miles
3	Havers Lane	0.07 miles
4	Havers Lane	0.07 miles
5	Cox's Gardens	0.08 miles



Local Connections

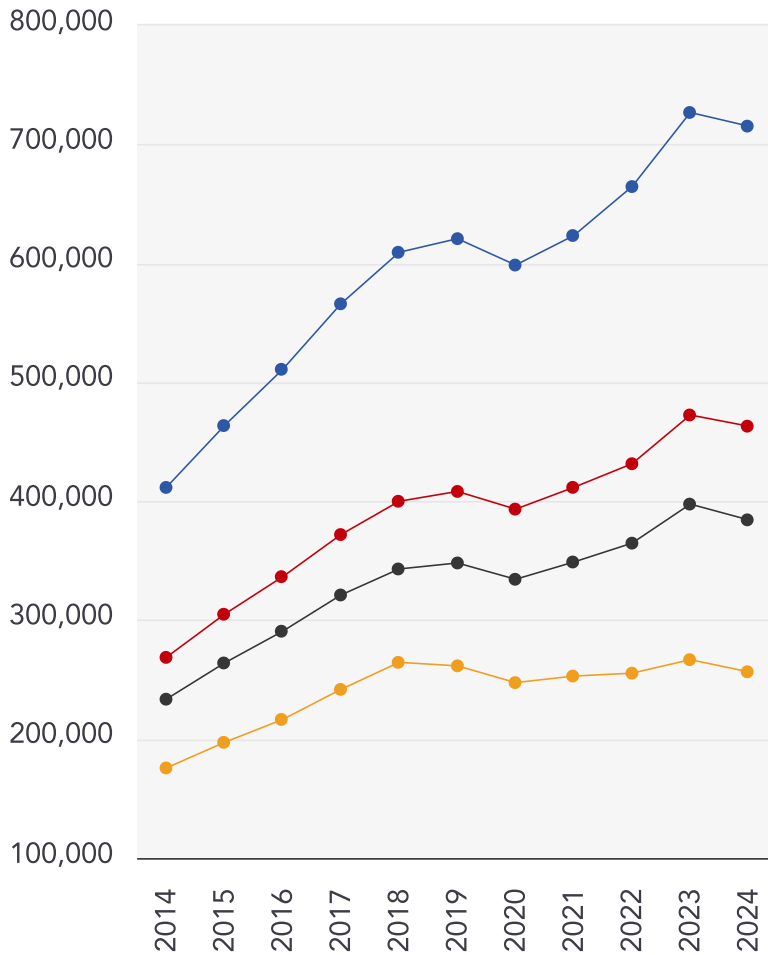
Pin	Name	Distance
1	Epping Underground Station	11.73 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM23



Detached

+73.8%

Semi-Detached

+72.33%

Terraced

+64.55%

Flat

+46%



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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

iad UK

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