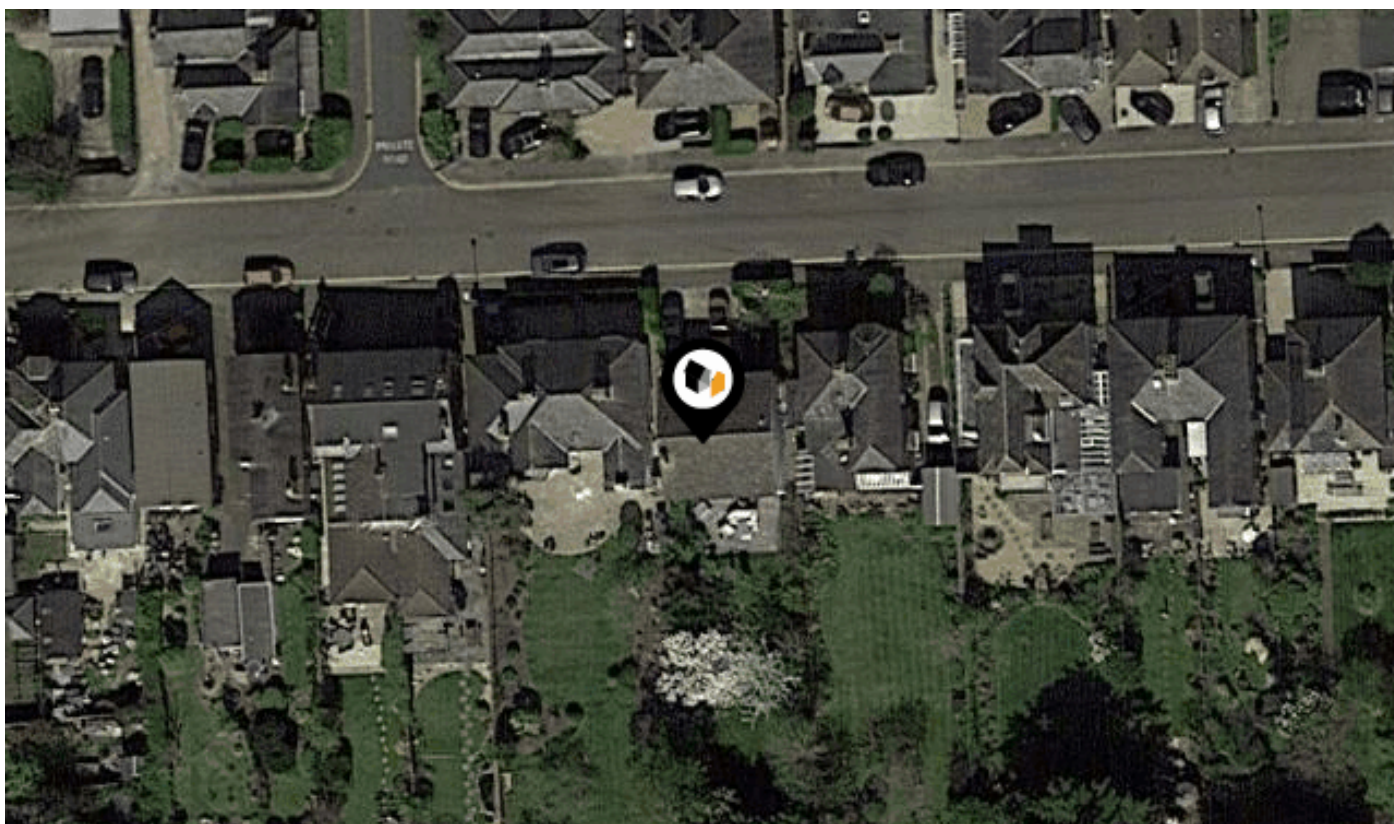




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 25th July 2024



GRANGE ROAD, BISHOP'S STORTFORD, CM23

iad UK

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07855 462239

david.kirby@iad.uk.com

iadgroup.com



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,754 ft ² / 163 m ²
Council Tax :	Band G
Annual Estimate:	£3,709

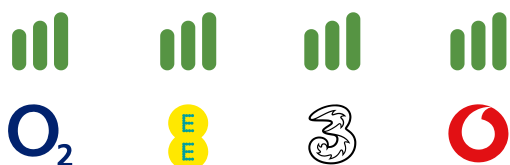
Local Area

Local Authority:	Hertfordshire
Conservation Area:	Bishop's Stortford
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

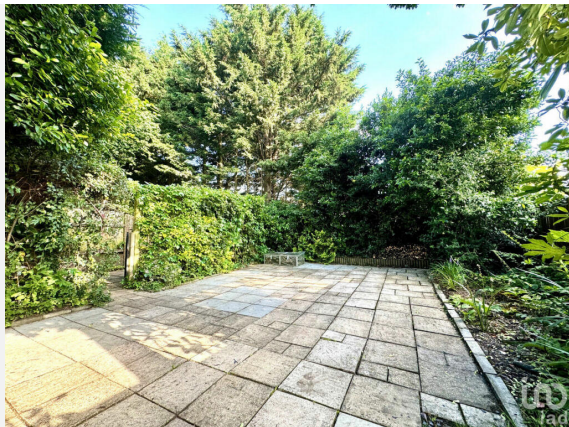
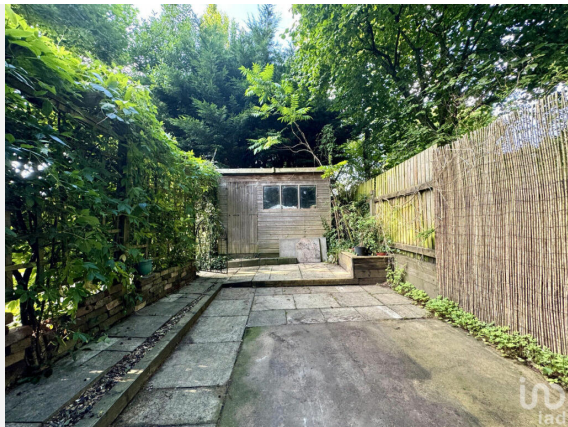
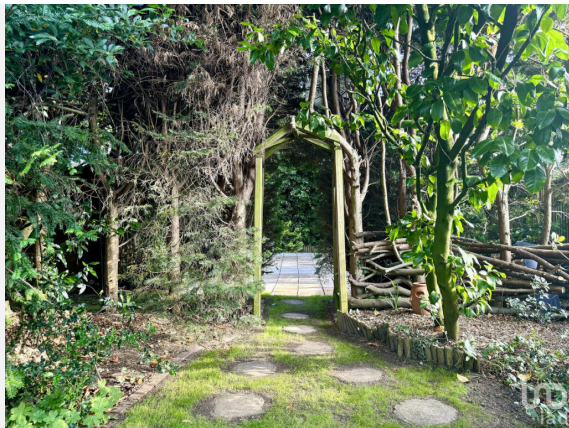
18 mb/s	100 mb/s	1000 mb/s

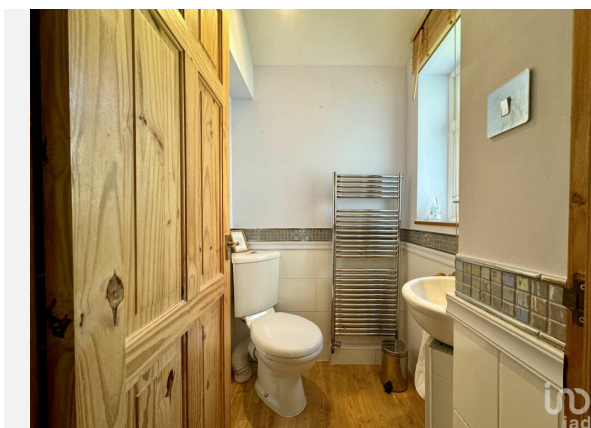
Mobile Coverage: (based on calls indoors)

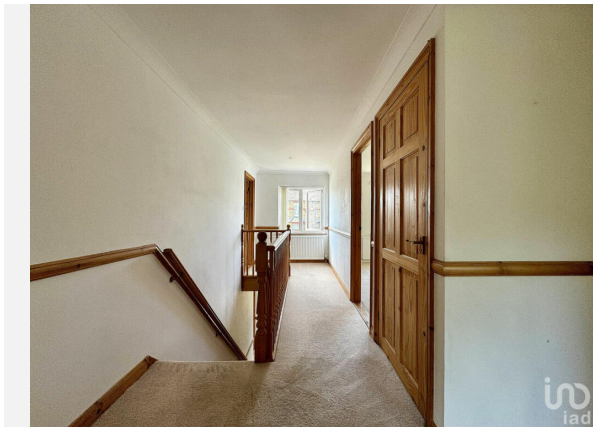


Satellite/Fibre TV Availability:





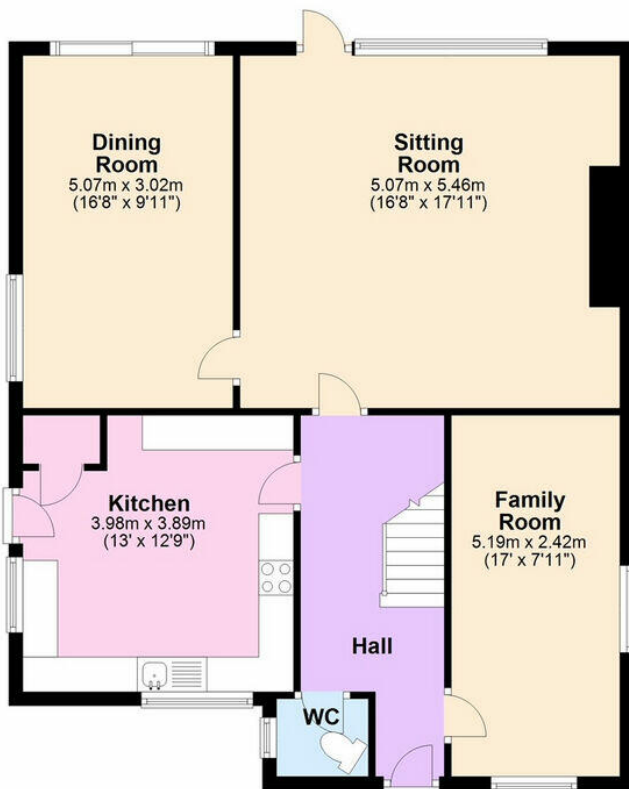




GRANGE ROAD, BISHOP'S STORTFORD, CM23

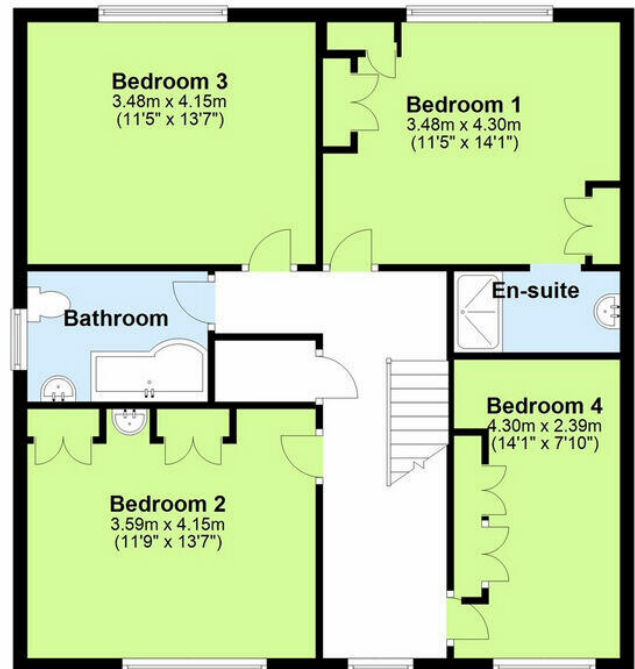
Ground Floor

Approx. 84.4 sq. metres (908.9 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



Total area: approx. 162.4 sq. metres (1748.4 sq. feet)

BISHOP'S STORTFORD, CM23

Energy rating

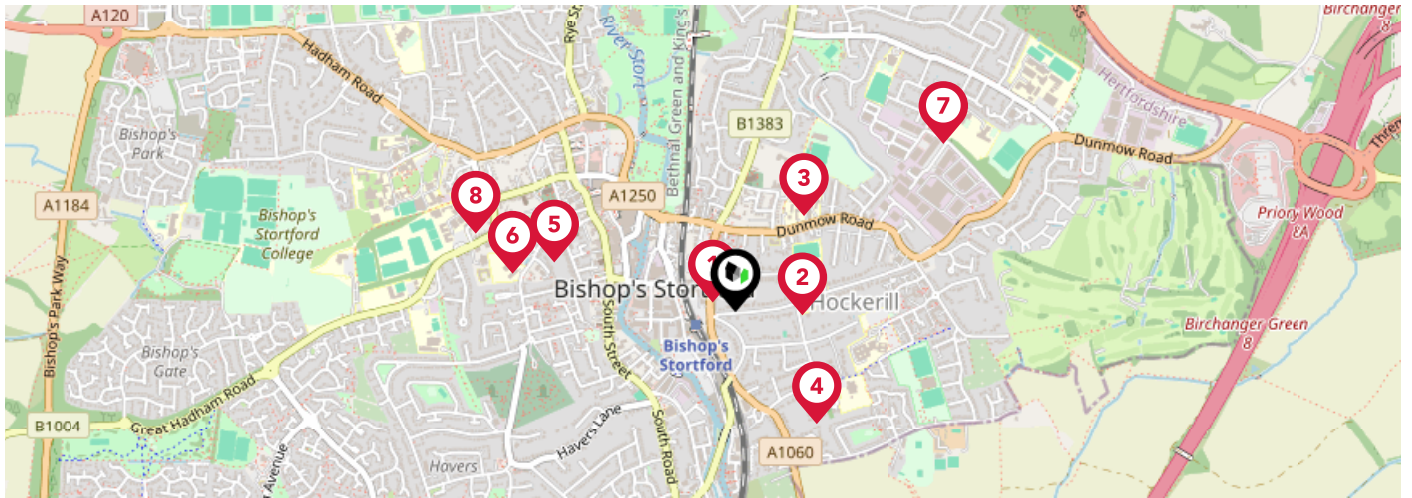
C

Valid until 22.07.2034

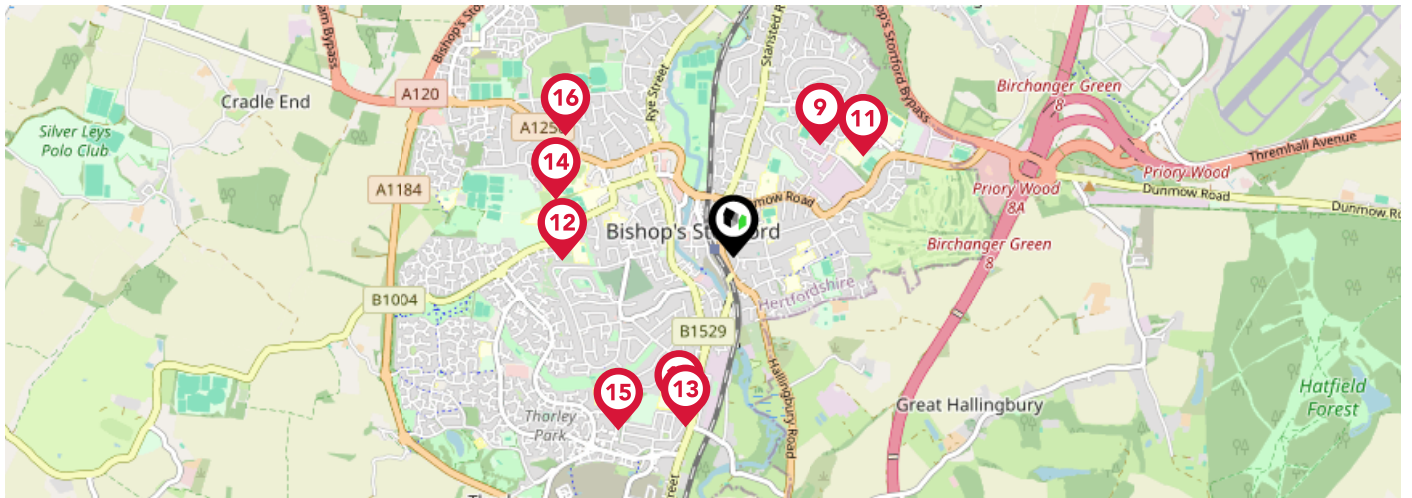
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	163 m ²



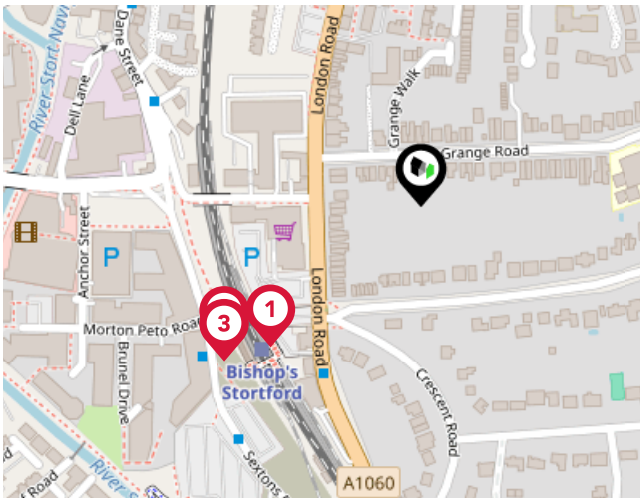
		Nursery	Primary	Secondary	College	Private
1	White Trees Independent School Ofsted Rating: Requires improvement Pupils: 16 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1267 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hockerill Anglo-European College Ofsted Rating: Outstanding Pupils: 843 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thorn Grove Primary School Ofsted Rating: Good Pupils: 213 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Summerville Primary School Ofsted Rating: Good Pupils: 461 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 All Saints Church of England Primary School and Nursery, Bishop's Stortford</p> <p>Ofsted Rating: Good Pupils: 216 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Thorley Hill Primary School</p> <p>Ofsted Rating: Good Pupils: 232 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Birchwood High School</p> <p>Ofsted Rating: Good Pupils: 1354 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Joseph's Catholic Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 374 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Bishop's Stortford High School</p> <p>Ofsted Rating: Outstanding Pupils: 1193 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Bishop's Stortford College</p> <p>Ofsted Rating: Not Rated Pupils: 1174 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Richard Whittington Primary School</p> <p>Ofsted Rating: Good Pupils: 305 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Northgate Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 464 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

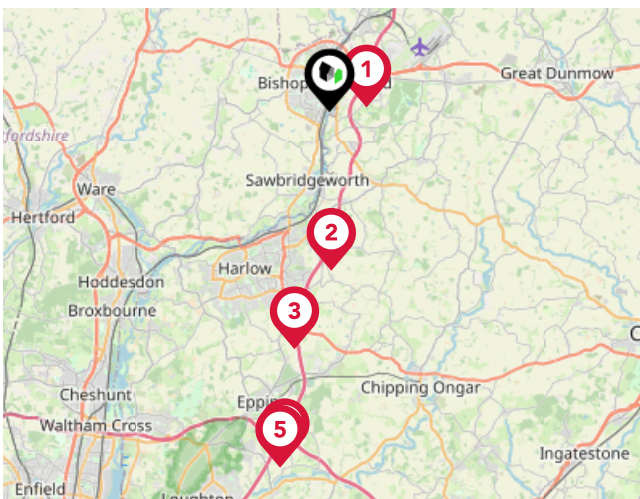
Area

Transport (National)



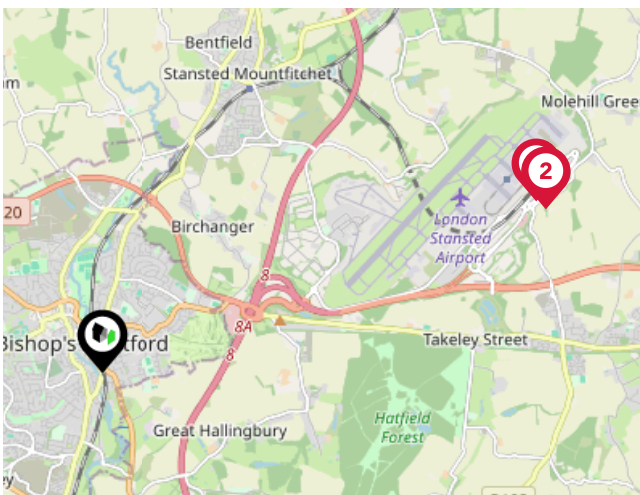
National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	0.12 miles
2	Bishops Stortford Rail Station	0.14 miles
3	Bishops Stortford Rail Station	0.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	1.36 miles
2	M11 J7A	5.79 miles
3	M11 J7	8.76 miles
4	M11 J6	12.9 miles
5	M25 J27	13.16 miles

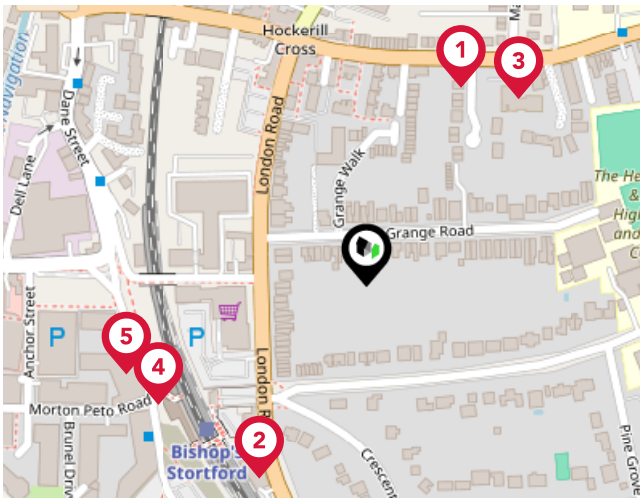


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	4.27 miles
2	London Stansted Airport	4.32 miles
3	London Luton Airport	23.23 miles
4	London Luton Airport	23.28 miles

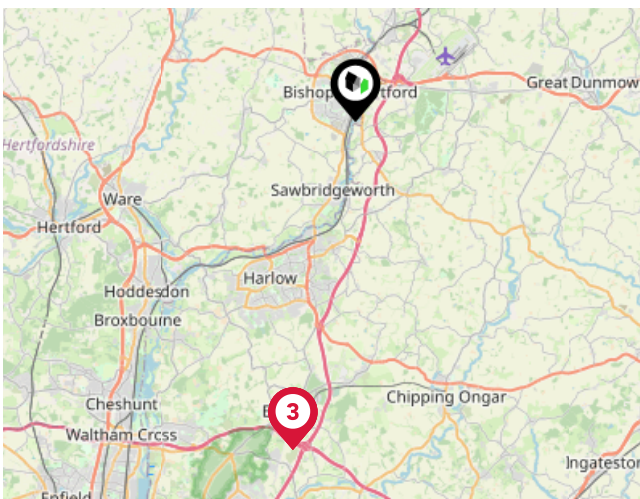
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillside	0.12 miles
2	The Three Tuns PH	0.13 miles
3	Hillside	0.14 miles
4	Bishops Stortford Station	0.14 miles
5	Interchange	0.15 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	12.26 miles
2	Epping Underground Station	12.27 miles
3	Epping Underground Station	12.28 miles



iad UK

An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



iad UK

iad HQ 13E Church End Estate Church End
Little Hadham SG11 2DY
07855 462239
david.kirby@iad.uk.com
iadgroup.com



Valuation Office Agency

