



**PROPERTY ADDRESS:** 21 Gurnells, Seer Green, HP9 2XJ **DATE:** 11<sup>th</sup> January 2024

DETAILS		
PART A		
EPC		C
Price		£775,000
Tenure*		Freehold
Council Tax Band		E
PART B		
Property Type		Detached
Materials used in property construction		Standard
Number of bedrooms		3
Utilities	Electricity supply	British Gas
	Heating	British Gas
	Water supply	Affinity Water
	Broadband provider	Open Reach: 0.5-220 MBPS
	Mobile signal/coverage	EE, Three, O2, Vodafone
Parking		Driveway

\*include any details of inescapable costs such as service charges, ground rents, estate rent charges etc.

PART C		
Building Safety	Unsafe cladding	No
	Asbestos	No
	Risk of collapse	No
	At risk wooden decking	No
	Tall building	No
Restrictions/Rights	Listed building	No
	Lease restrictions	No
	Development Restrictions	Some apply
	Covenants	Some apply

	Restriction to title	Some apply
	Rights and Easements	None
Planning and proposals for development		None
Flood risk		None
Accessibility/adaptations		None

## References

Broadband basics: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

Mobile and broadband checker: <https://checker.ofcom.org.uk/>