

Ashington Page

PROPERTY ADDRESS: Hollyhurst, Wynnswick Road, HP9 2XW **DATE:** 10th January 2024

| DETAILS | | |
|-----------------------------------------|------------------------|----------------------------|
| PART A | | |
| EPC | | TBC |
| Price | | £1,195,000 |
| Tenure* | | Freehold |
| Council Tax Band | | F |
| PART B | | |
| Property Type | | Semi-detached |
| Materials used in property construction | | Standard |
| Number of bedrooms | | 5 |
| Utilities | Electricity supply | British Gas |
| | Heating | British Gas |
| | Water supply | Thames Water |
| | Broadband provider | Sky |
| | Mobile signal/coverage | EE, Three, 02 and 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 | No |
| | Covenants | No |

| | | |
|----------------------------------------|----------------------|--------------------------|
| | Restriction to title | None |
| | Rights and Easements | None |
| Planning and proposals for development | | None |
| Flood risk | | Low risk (surface water) |
| 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/>