

PROPERTY AND OWNER INFORMATION SHEET

Owner & Property Basics

Property Address:	22 Fremantle Road, High Wycombe, HP13 7PQ		
Vendor Name/s	Audrey Remington-Allum		
Please tell us what you have enjoyed about living here <i>Cont.</i> The road network, being able to quickly get onto the M40, M25, M1, M4 - makes Wycombe a 'central' location.	My children grew up here. There is plenty of room indoors and out for them to play and grow, in safety. The nearby schools are excellent - (RGS within easy walking distance). It is great to be so close to the park with the facilities there - playgrounds, pitches, exercise equipment. The trampoline there, and swings etc. The meadow (alongside Totteridge Lane) is a lovely place in sun or <u>snow</u> . And Kingswood it right there too. And Fesco + pizza.		
Vendors Plans & Reason for Moving/Selling	To buy a house near to where son and his family live (Rushden, Northants), to be near grand-children.		
Have you found a property to move to?	<i>No</i>	Is there a chain involved in your next purchase?	
Approx. Age of Property:	70 years (built 1955)	How Long Have You Lived At/Owned The Property:	38 years
Tenure: Freehold Leasehold	Length of Lease:	Service Charge:	Ground Rent:
Has the Property Been Extended? If Yes, How and When? If Not, Is There Any Active Planning Permission	Yes • Rear single storey. ? 1960s or 1970s • Front single storey. 2004	What are Your Neighbours Like? eg families, elderly etc	<i>Freehold</i> • Elderly couple who have lived here longer than us! • Family - 2 adults 2 children. Been here 15+ years.
What is the Council Tax Band?	E	Estimated Rental Figure?	?
What is the Annual Council Tax Charge?	<i>2025-2026</i> £2838.31	Is there a water meter?	No

Electrics, Heating & Energy Efficiency					
Is the Heating:		Where is the Fuseboard?		Under the stairs	
(Gas) / Electric / Oil / Warm Air ?		When was it Updated?		?	
(Radiators) or Underfloor Heating?					
Where is the Boiler and/or Tank Installed?	In the kitchen. (no tank)	Is there Cavity Wall Insulation?	Yes (Rockwool)		
When was the Boiler Installed?	December 2014	If so, when was it put in?	? 1987/89.? (both extensions have insulation from their construction)		
When was it Last Serviced?	October 2024	EPC Rating	?		
Outside					
Does the property have a RING doorbell?	No	Which Borders/Fences Belong to the Property?	The brick wall which bounds the pavement belongs to the property. All fences - both sides and rear - are jointly owned by the neighbour which also bounds them. (4 different co-owners)		
Which Direction Does your Garden Face?	approx. South East	Do you Own All of the Land Around Your Home? Yes	Yes, (Within fence and to pavement at front)		
Please state parking arrangements eg garage (please state if large enough for a car) or allocated parking space (state no).		Detatched garage - accomodates a large car with ease. Driveway in front of garage. (The lawn in front of the house, alongside the drive is occasionally used for parking)			
Loft Space (if applicable)					
Where is the Loft Hatch?	On the landing	Is there a Loft Ladder Fitted?	Yes	Is the Loft Boarded?	partly (poor)
Is the Loft Insulated?	Yes. (It's old)	Is there Power in the Loft?	No	Is there Light in the Loft?	Yes