

TE KOOP



Van Loghemstraat 26
Groningen

Alfred⁺
makelaars & adviseurs

050 534 45 33 | welkom@alfredbakker.nl | www.alfredbakker.nl



KENMERKEN



Bouwjaar	1989
Woonoppervlakte	183 m ²
Perceeloppervlakte	347 m ²
Inhoud	616 m ³
Aantal Kamers	7
Aantal Slaapkamers	6
Soort Woning	Eengezinswoning
Aantal Woonlagen	3
Isolatie	Dakisolatie, dubbel glas
Energielabel	A
Verwarming	C.v.-ketel, vloerverwarming gedeeltelijk, houtkachel
Warm Water	C.v.-ketel
Tuin Oppervlakte	201 m ²
Type Tuin	Achtertuin, voortuin

OMSCHRIJVING

Ruime eengezinswoning met riante woonkeuken, 6 slaapkamers en een zonnige tuin op het zuidoosten gelegen aan de rand van de kindvriendelijke wijk De Hunze, op fietsafstand van het centrum.

Dit geschakelde woonhuis uit 1989 is bijzonder ruim, dankzij de drie woonlagen en de rechte muren. Bij binnenkomst via de hal komt u in de ruime U-vormige living, die is verdeeld in een zit- en eetgedeelte. Aangrenzend bevindt zich de grote woonkeuken, die is voorzien van diverse inbouwapparatuur en een extra zithoekje. Op de eerste verdieping vindt u maar liefst drie slaapkamers en een moderne badkamer. De tweede verdieping biedt eveneens drie slaapkamers, waarvan de master bedroom is uitgerust met een bad en suite en een walk-in-closet. Met in totaal zes slaapkamers en twee badkamers is deze woning perfect voor een groter gezin of voor stellen die van ruimte houden. De verzorgde achtertuin, gelegen op het zuidoosten, is onderhoudsarm en biedt volop gelegenheid om van het buitenleven te genieten. Achterin de tuin vindt u een houten berging en een achterom, die leidt naar een groot speelveld met verschillende speeltoestellen. De oprit aan de voorzijde biedt ruimte voor het parkeren van twee tot drie auto's op eigen terrein.

De ligging is uitstekend. Praktische voorzieningen, zoals een ruim winkelaanbod, openbaar vervoer en sportfaciliteiten, bevinden zich op korte afstand. Het centrum van Groningen en sportcentrum Kardingse zijn eenvoudig per fiets te bereiken. Daarnaast bent u binnen enkele minuten op de ringweg van Groningen.

INDELING:

Begane grond:

Entree/hal met trapopgang, trapakst, toilet met fonteintje, U-vormige living,

Eerste verdieping:

Overloop met inbouwkast, 3 slaapkamers, waarvan een over de gehele breedte, badkamer met inloopdouche, dubbele wastafel, toilet en witgoed aansluiting.

Tweede verdieping:

Overloop inbouwkast, 3 slaapkamers, waarvan de master bedroom met bad ensuite en walk-in-closet.

BIJZONDERHEDEN:

Bouwjaar: 1989

Energie label: A

Woonoppervlak: ca. 183 m²

Perceelgrootte: 347 m²

Voorzien van 6 slaapkamers

Voorzien van 2 badkamers

Voorzien van 6 zonnepanelen

Rustig wonen aan de noordkant van de stad



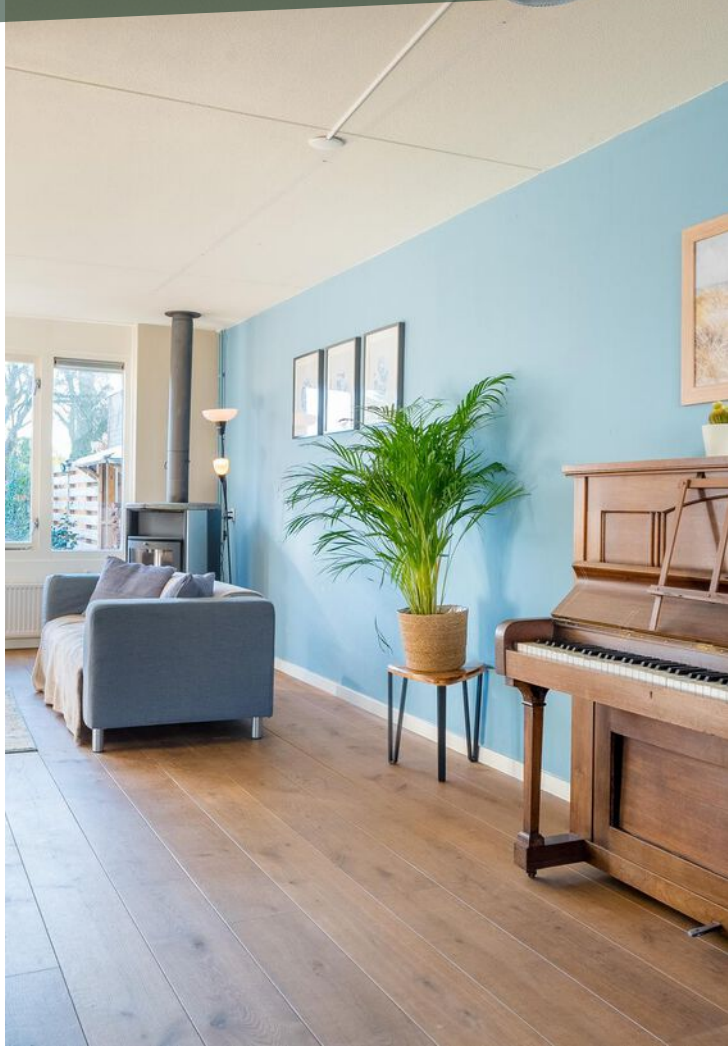




Na deze korte impressie volgt nu de uitgebreide fotopresentatie.

Alfred⁺
makelaars & adviseurs













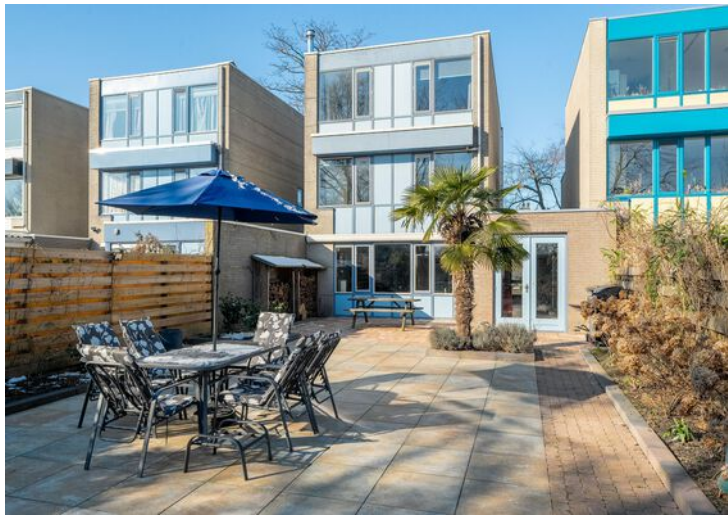
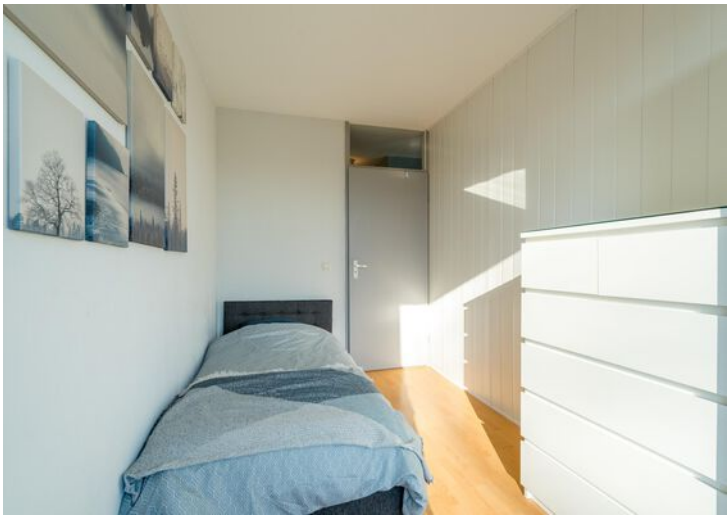


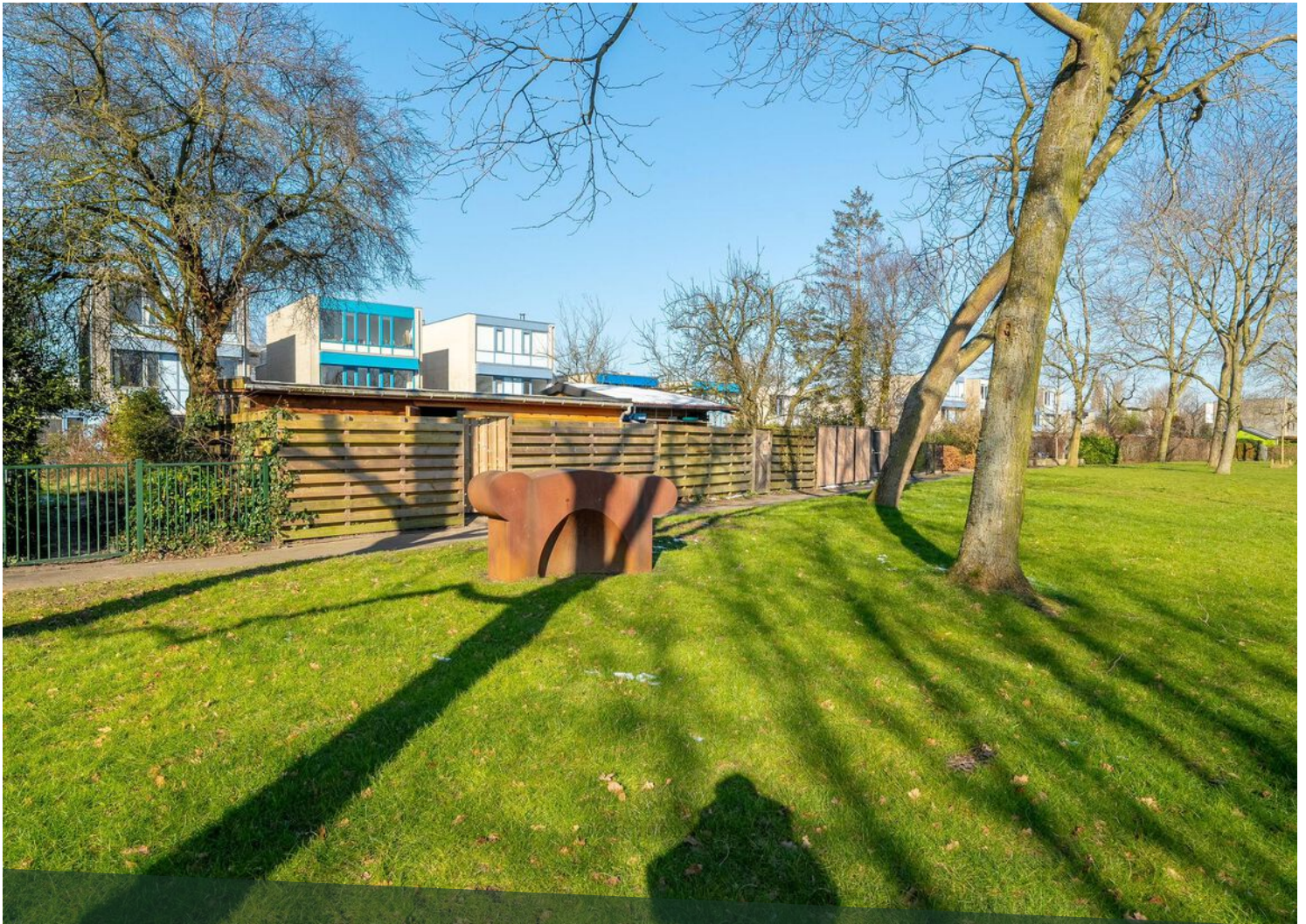






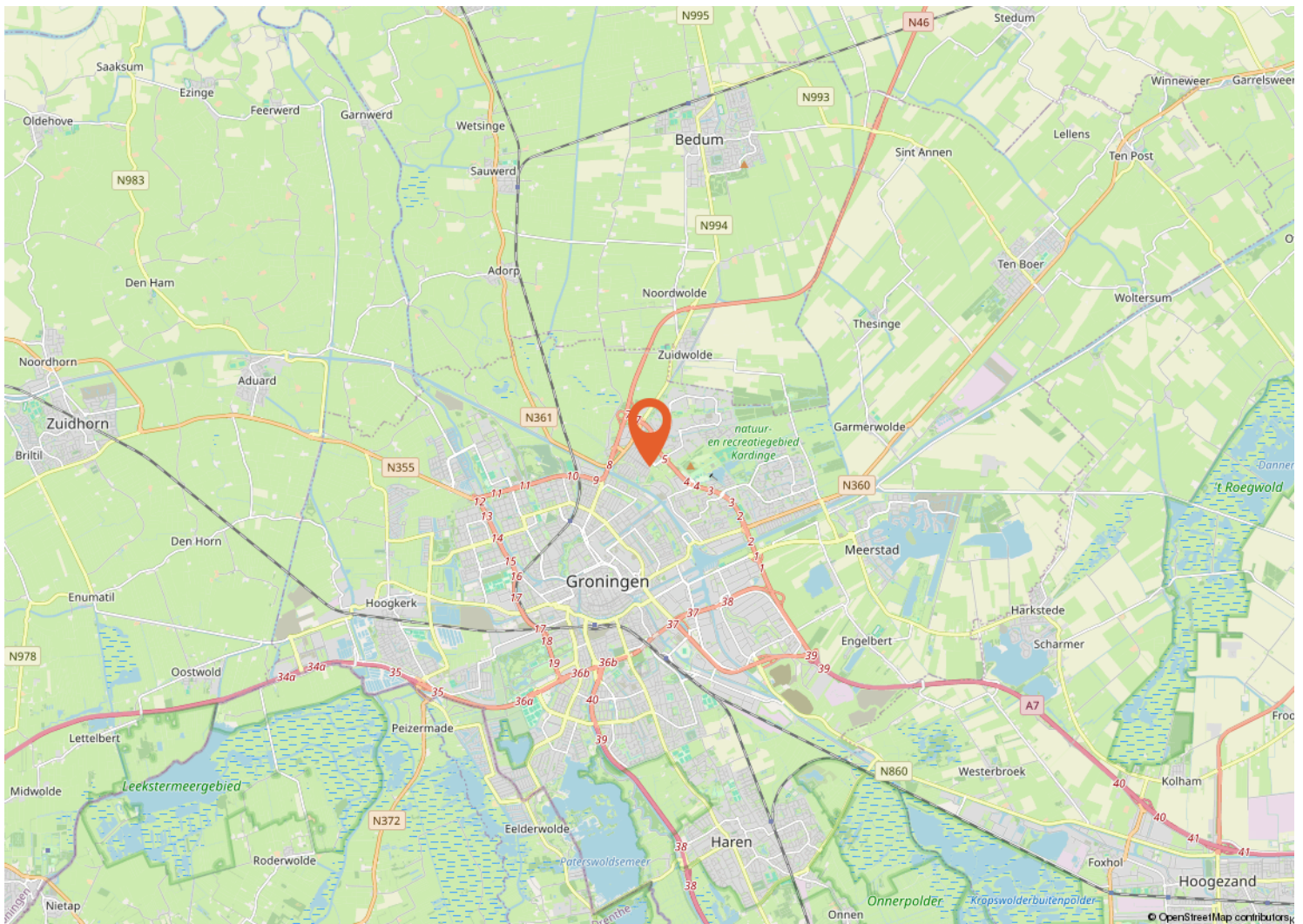
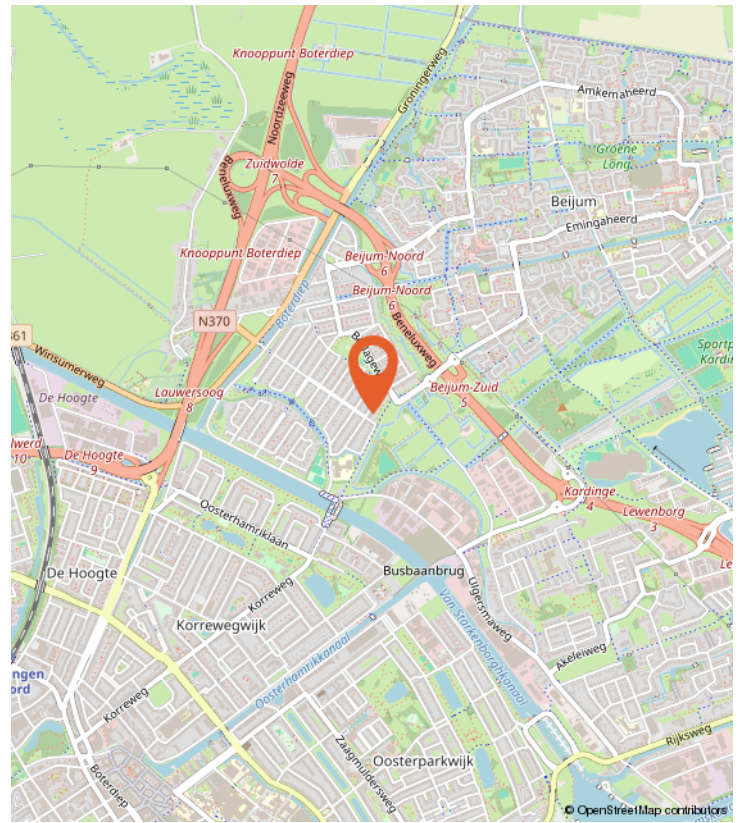










[illegible]

WONEN IN GRONINGEN

Wonen in Groningen, de levendige hoofdstad van de gelijknamige provincie, is een bruisende ervaring vol diversiteit en dynamiek. Deze historische stad, doordrenkt van een rijke cultuur en een levendige atmosfeer, biedt een unieke mix van moderne voorzieningen en historische charme. Met zijn bruisende stadscentrum, levendige markten, gezellige cafés en diverse winkels, trekt Groningen een mooie mix van bewoners en bezoekers aan. Het is een stad waar studenten, creatievelingen, ondernemers en gezinnen samenkomen in een sfeer van openheid en tolerantie. Bovendien staat Groningen bekend om zijn fietsvriendelijke infrastructuur, waardoor het gemakkelijk is om de stad te verkennen en te genieten van zijn vele parken en groene ruimtes. Kortom, wonen in Groningen is een levendige en stimulerende ervaring, waar elke hoek nieuwe verrassingen en mogelijkheden biedt.



BUURTINFORMATIE

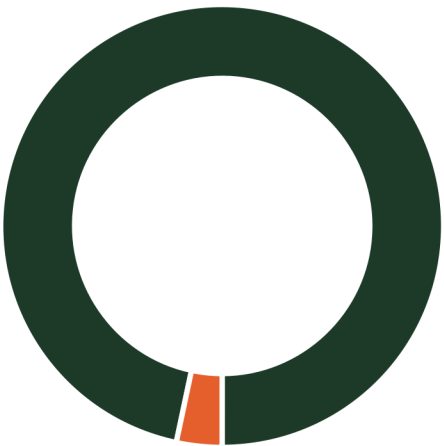
Buurtinformatie - Groningen / De Hunze

LEEFTIJD



0 - 14: 15% 15 - 24: 9% 25 - 44: 23%
45 - 64: 33% 65+: 20%

KOOP / HUUR



Koop: 97% Huur: 3%

HUISHOUDENS



Eenpersoons: 25% Zonder kinderen: 40%
Met kinderen: 35%



50%



50%

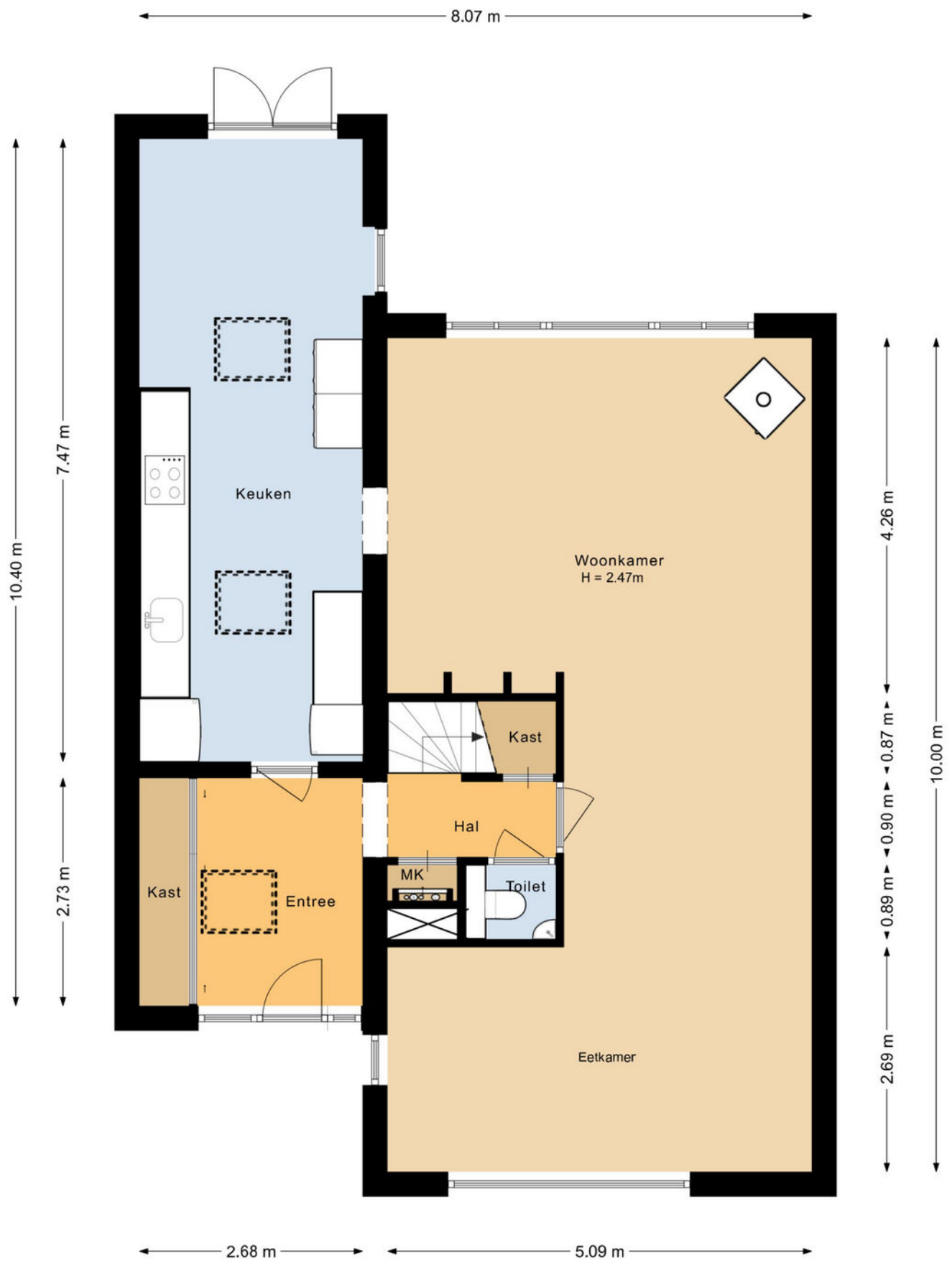


1,1 per huishouden

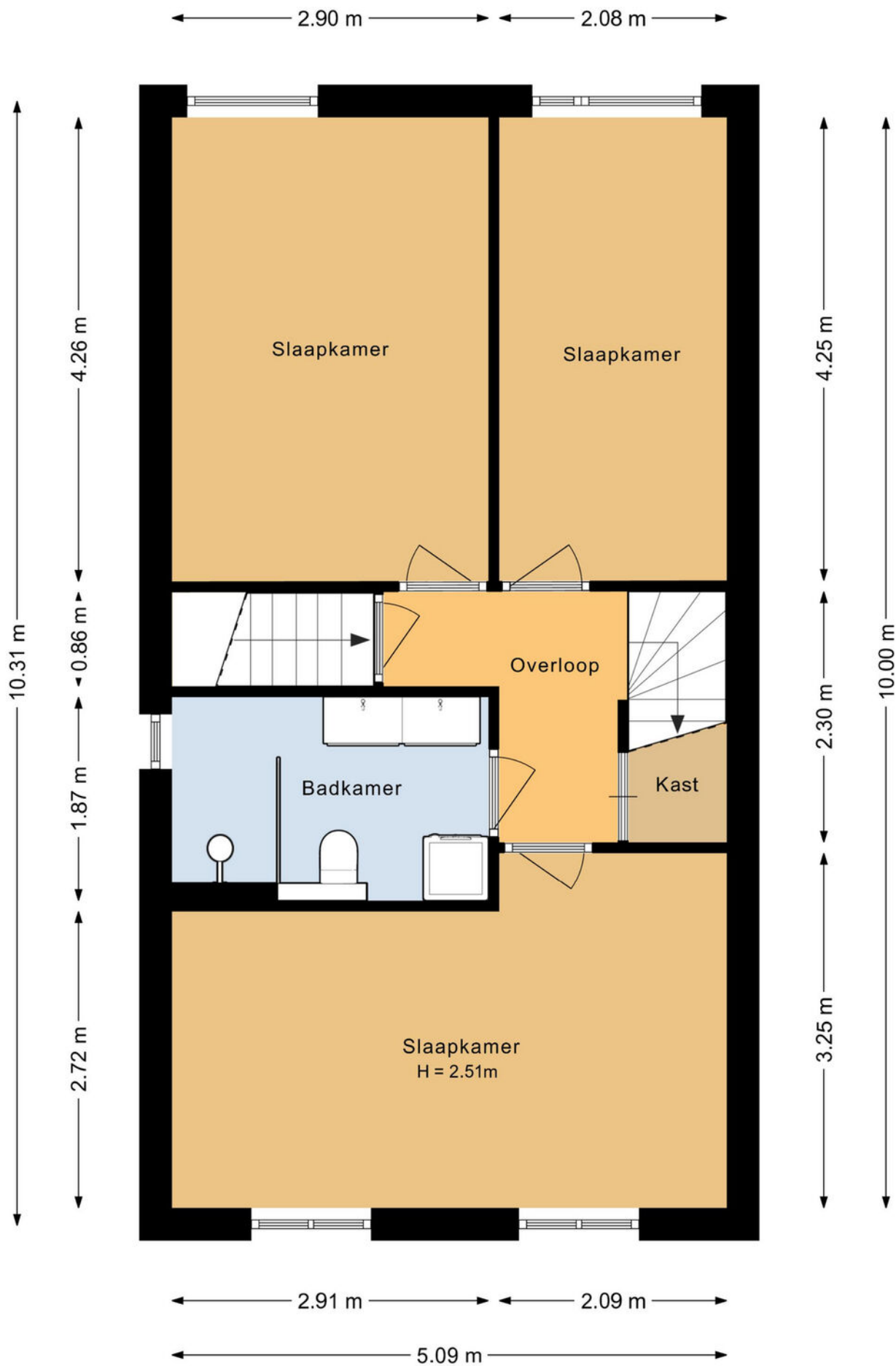
Gemiddelde woningwaarde:

-

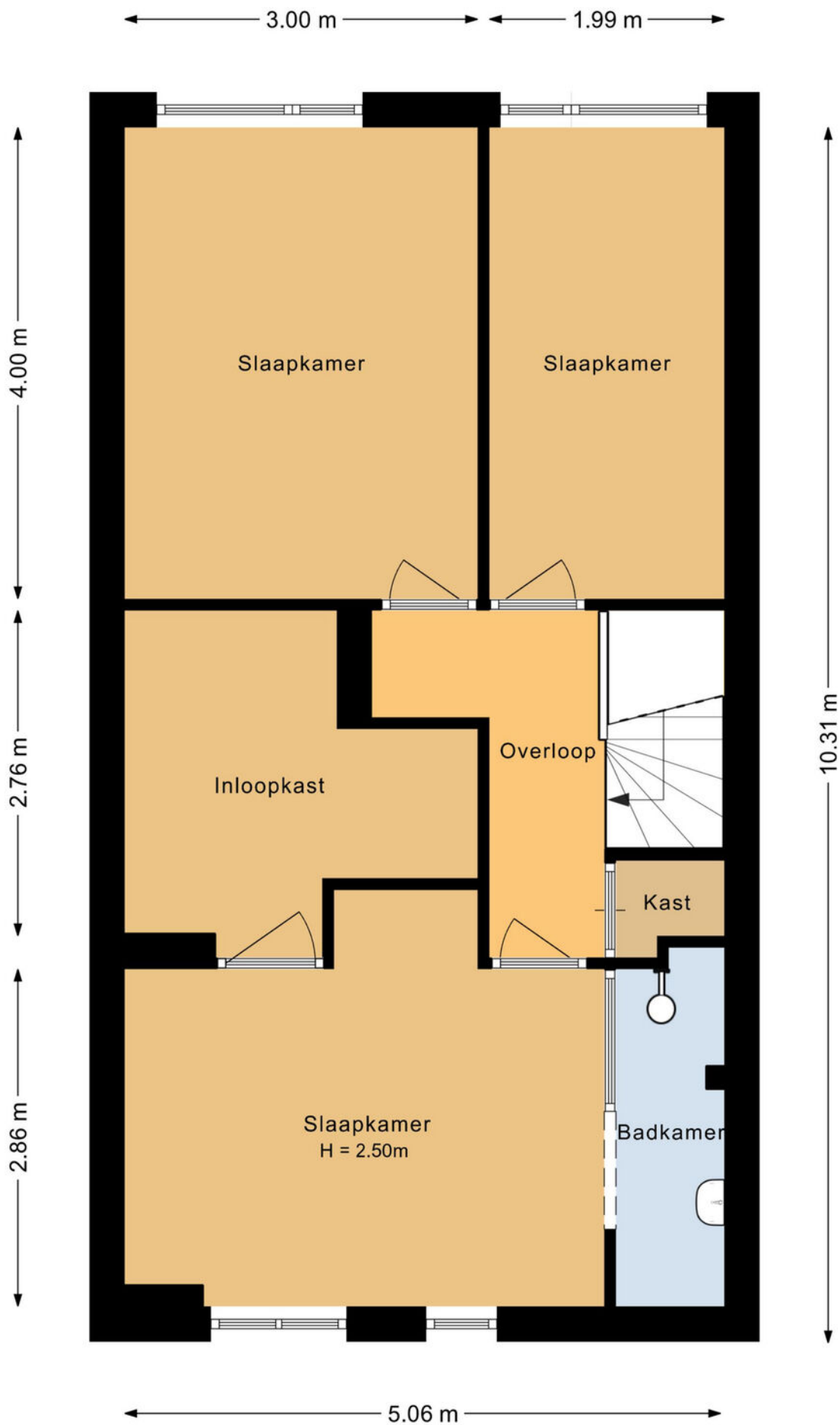
PLATTEGROND



PLATTEGROND



PLATTEGROND



KADASTRALE KAART

Kadastrale kaart

Uw referentie: ---



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500


Kadastrale gemeente Groningen

Sectie AC

Perceel 3187

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.
De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.

kadaster



Voor een eensluidend uittreksel, geleverd op 20 januari 2025
De bewaarder van het kadaster en de openbare registers

LIJST VAN ZAKEN

List of items



Personal details

Name: _____

Address of property to be sold: _____

Date: _____

Of the items listed below - whether they concern movable or immovable property - some are to remain in the property, and some are not. The list is intended to make matters clear in order to prevent any disputes at a later stage.

	Remai ning	Being taken	May be taken over	n/a
Property				
Interior				
Lighting, namely:				
- recessed spotlights/dimmers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- surface-mounted spotlights/ luminaires/lamps/dimmers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- individual lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cupboards, shelves, namely:				
- Kitchen Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor window decoration / awning, namely:				
- curtain rails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- lined curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- lace curtains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- roller blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- vertical blinds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- horizontal blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- insect screens (fixed or roll-up)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor covering, namely:				
- carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- parquet flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- wooden floor (parts)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- laminate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

initials vendor

1
initials buyer

LIJST VAN ZAKEN

List of items



	Remai ning	Being taken	May be taken over	n/a
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
free-standing open hearth and equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-burner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas and other heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designer radiators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Radiator finish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, namely:				
- wall mirrors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- painting hanging system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen				
Kitchen unit (with wall cupboards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen appliances (including built-in)				
- Dish Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Microwave + Coffee Machine (Does not work)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Fridge's	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen accessories				
- Washing Machine (in bathroom)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Dryer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary fittings / sauna				
Toilet accessories				
- Everything else	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

initials vendor

2
initials buyer

LIJST VAN ZAKEN

List of items



	Remai ning	Being taken	May be taken over	n/a
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom accessories:				
-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna with equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior/installations/safety/energy-saving				
Dish/antenna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter box	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Safe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Front-door bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locks and other anti-burglary prevention measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air-conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Warm-water provision, namely:				
- central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- boiler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- geyser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roller blinds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outdoor sunblinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

initials vendor

3
initials buyer

LIJST VAN ZAKEN

List of items



	Remai ning	Being taken	May be taken over	n/a
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation measures (double glazing, radiator foil etc.), namely:				
- Double glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone connection / internet connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washing machine safety switch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washing machine water lock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric vehicle charger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden				
Features				
Garden layout/paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting/installations				
Outdoor lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Time or twilight switch / motion sensor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings				
Shed / outdoor storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage units / work bench in shed/storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other				
Garden, other; namely:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Hedge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Flagpole (and holder)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

initials vendor

4
initials buyer

LIJST VAN ZAKEN

List of items



Other

Are there any items that do not belong to the vendor because they come under a lease contract? If so, is the vendor taking them with him or does the contract in question will be taken over by the buyer?

	Yes	No	Being taken	Will be taken over
Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boiler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annex of contracts to be taken over:				
-				
-				

VRAGENLIJST

1

Questionnaire concerning the house

Dutch Cooperative Association of Real Estate Brokers & Real Estate Experts NVM U.A.



Questionnaire concerning the sale of a house

If you think it necessary, you can provide further information either at the end of the questionnaire or in the text. If you are in doubt about how to answer something, or if you do not understand a question, just put a question mark beside it. Please then contact the NVM agent as soon as possible. Just cross out a question if it is not relevant. A copy of the questionnaire about the house is given to the buyer. In addition, a copy of the questionnaire is normally attached to the sales contract as an attachment.

Property

The questionnaire uses the term 'house'. The term house should be interpreted broadly. The term 'house' in the questionnaire refers to the entire immovable property including appurtenances, such as a garage, storage space, shed, garden and the like.

Purpose of questionnaire

The questionnaire provides shape, content and structure to the duty of disclosure. The duty of disclosure goes no further than sharing what you as the seller know about the house at the time of completing the contract. The questionnaire is not intended to provide guarantees and is of an informative nature.

Usually most of the questions in the questionnaire can be answered with 'yes', 'no' or 'not known'. The open-ended questions feature a text box. Here you can formulate your own answer. If you cannot answer the question, please indicate that the answer is not known to you.

Details about the house:

Address of house to be sold: *Van Hogerstraat 26, 9731 MB, groningen*

1. Additional information

- a. After taking possession of the house were any other, additional notarial or private documents drawn up with regard to it? ☐ yes ☒ no
If so, which?
- b. Have any verbal or written agreements been made concerning the neighbouring plots (e.g. this could be any arrangements for the use of an entrance/gate, shed, garage, garden, agreements with commitments from several neighbours, boundary partitions). ☐ not known ☐ yes ☒ no
If so, what are they?
- c. Does the existing site fencing differ from the land registry property boundaries (e.g. this could be strips of land you currently use that belong to the municipality, or your ground that is used by neighbours)? ☒ not known ☐ yes
☐ no
If so, what sort of deviation is it?

VRAGENLIJST

2

Questionnaire concerning the house

- d. Is part of your house, shed, garage or fence built on ground belonging to the neighbours, or vice versa?
☐ not known ☐ yes ☒ no
If so, please give further explanation:
- e. Are you using ground belonging to a third party?
If so, which ground?
☐ not known ☐ yes ☒ no
- f. Do 'special burdens and restrictions;' apply to your house and/or property ('special burdens and restrictions' can be private law restrictions such as (guiding) easements (e.g., a right of way), qualitative obligations, chain clauses, usufruct, pre-emptive rights (for example, a first right of purchase), building rights, leasehold, lease purchase. It may also concern public law restrictions such as a notice from the municipality regarding illegal alterations)?
If so, which?
☐ yes ☒ no
- g. Does the Municipal preferential rights Act apply?
☐ yes ☒ no
- h. Does an anti-speculation clause or a self-occupancy obligation apply to the house?
If so, for how much longer?
☐ yes ☒ no
- i. Does urban or village conservation apply or is a procedure for such currently under way?
Does municipal, provincial or nation listed building status apply or is a procedure for such currently under way?
According to the zoning plan is it a visually prominent or characteristic building?
☐ yes ☒ no
- j. Is there, or has there been land consolidation?
If so, do you have to pay land consolidation interest for this?
If so, how much and for how long?
Amount: €
Duration:
☐ yes ☒ no
- k. Is there a question of compulsory purchase?
☐ yes ☒ no
- l. Is the house or the ground either wholly or partially rented out or used by others?
If so:
Is there a rental agreement/contract for use?
If there is no contract or agreement, describe below what was agreed (verbally) with the tenant/user:
- which part is rented out/given into use?
☐ n/a ☐ yes ☒ no

VRAGENLIJST

3

Questionnaire concerning the house

Which parts are shared?

None

Which issues affect the tenant and what can they remove (e.g. water heater, kitchen, lamps)?

Did the tenant pay a deposit?

☐ yes ☒ no

If so, how much? €

Have any other agreements been made with the tenants?

☐ yes ☐ no

NA.

If so, which?

- m. Is there currently a dispute or procedure under way concerning the house, whether or not via the courts, rent assessment committee or another institution (e.g. compulsory purchase/issues with neighbours, such as easements, rights of way, boundaries, etc.)?

☐ yes ☒ no

If so, what are they?

- n. Has an objection been made against the WOZ (Immovable/ Real Property Tax Act) value assessment?

☐ yes ☒ no

If so, please explain:

- o. Have improvements or repairs been proposed or announced by the government or utility companies that have not yet been completed as promised?

☐ yes ☒ no

If so, which?

- p. Have subsidies or payments been provided in the past that can be reclaimed when selling the house?

☐ yes ☒ no

If so, which?

- q. Has the house been declared uninhabitable or was it ever declared uninhabitable in the past?

☐ yes ☒ no

If so, why?

- r. Has VAT to be paid on the sale (e.g. because it was formerly a commercial property, or the house included a practice or because you have made substantial alterations)?

☐ yes ☒ no

If so, why?

- s. How do you presently use the house (e.g. as a home, practice, shop, storage area)?

Home

Is this use permitted according to the municipality? ☒ yes ☐ no

If not, has the municipality ever raised this conflicting usage with you?

☐ yes ☐ no

How did the municipality raise this conflicting usage with you?

VRAGENLIJST

4

Questionnaire concerning the house

2. Outer walls

- a. Does or did the house have dampness penetration or permanent damp patches on the walls? ☐ yes ☒ no
If so, where?
- b. Have repairs been carried to cracks or damage on the outer walls? ☐ yes ☒ no
If so, where?
- c. Were the walls insulated during construction? ☒ not known ☐ yes ☐ no
If not, were the walls (partly) insulated afterwards? ☒ not known ☐ yes ☐ no
If yes, when did the insulation of the walls take place and with what insulation material?
- Do you have a certificate or proof of post-insulation? ☒ not known ☐ yes ☐ no
Is there comprehensive insulation? ☒ not known ☐ yes ☐ no
If not, which parts of the walls have not been insulated?
- d. Have the outer walls ever been cleaned? ☒ not known ☐ yes ☒ no
If so, what method of cleaning was applied?

3. Roof(s)

- a. How old are the roofs? *as old as the house* ☐ not known
Flat roofs: ☐ not known
Miscellaneous roofs: ☐ not known
- b. Does the roof leak, or have there been leakages? ☐ yes ☒ no
If so, where?
- c. Have defects been identified in the past on the roof structure such as *lopsided, sagging, creaking,* ☐ yes ☒ no
damaged and/or eroded parts of the roofs?
If so, where?
- d. Have you ever had the roof repaired or replaced? ☐ yes ☒ no
If so, which part and why?
- e. Was the roof insulated at that time? ☒ not known ☐ yes ☐ no
Flat roofs: ☒ not known ☐ yes ☐ no
Miscellaneous roofs: ☒ not known ☐ yes ☐ no
If not, was the roof insulated afterwards?

VRAGENLIJST

5

Questionnaire concerning the house

Flat roofs:

☒ not known ☐ yes ☐ no

Miscellaneous roofs:

☒ not known ☐ yes ☐ no

If yes, when did the insulation take place and with what insulation material?

Do you have a certificate or proof of post-insulation?

☐ yes ☒ no

Is there comprehensive insulation?

Flat roofs:

☐ not known ☐ yes ☐ no

Miscellaneous roofs:

☐ not known ☐ yes ☐ no

If not, which parts have not been insulated?

f. Are the rainwater pipes blocked or leaking?

☐ yes ☒ no

If so, please explain:

g. Are the roof gutters blocked or leaking?

☐ yes ☒ no

If so, please explain:

4. Casings, windows and doors

a. What material are the casings made of (e.g. wood, plastic or aluminium or another type of material)?

wood

b. When was the last time that the casing, windows and doors of the house were painted?

not known

Was this carried out by a professional painter?

N/A

☐ yes ☐ no

If so, who was it?

c. Do all the hinges and locks in the house operate properly?

yes ☐ no

yes

☒

If no, please explain:

d. Are the keys available for the doors, windows, etc., that have locks?

☒ yes ☐ no

If not, which doors, windows, etc., do not have keys?

e. Is there insulated glazing?

☒ yes ☐ no

If yes, what type of glass (e.g. HR, HR+, HR++ or HR+++, see the glass rebate which usually states which type of glass is fitted)?

see energy report

Is the entire house fitted with insulated glazing?

☒ yes ☐ no

If not, which windows have not been insulated?

f. Is condensation apparent in the space between the two layers of glass (e.g. caused by leaks)?

☐ yes ☒ no

VRAGENLIJST

6

Questionnaire concerning the house

If so, where?

5. Floors, ceilings and walls

- a. Does the house have, or has it had penetrative dampness or rising damp affecting floors, ceilings, and/or walls?

☐ yes ☒ no

If so, where?

- b. Does the house have, or has it had fungal growth affecting floors, ceilings, and/or walls? ☐ yes ☒ no

If so, where?

- c. Does the house have (repaired or hidden) cracks and/or damage in or on floors, ceilings and/or walls?

☐ yes ☒ no

If so, where?

- d. Have problems in the house arisen in the past with the finishing (e.g. loose tiles, loose wallpaper or filler, hollow-sounding or loose plasterwork, etc.)? ☐ yes ☒ no

If so, where?

- e. Are there, or have there been, defects in the floor construction of the house, such as lopsided, sagging, creaking, damaged and/or eroded parts of the floor? ☐ yes ☒ no

If so, where?

- f. Is there floor insulation? ☒ not known ☐ yes ☐ no
If yes, when did the insulation of the floor take place and with what insulation material?

Do you have a certificate or proof of post-insulation?

☒ not known ☐ yes ☒ no

Is there comprehensive insulation?

☒ not known ☐ yes ☐ no

If not, which parts have not been insulated?

6. Foundation, crawling space and basement

- a. Is there, or have there been defects in the foundations of the house?

☒ not known ☐

yes ☐ no

If so, where?

- b. Is the crawling space accessible? *Never checked*

Is the crawling space dry?

If not, or mostly, explanation:

not known
☐ mostly

☐ yes ☐ no

☐ yes ☐ no

- c. Is there penetrative dampness in the cellar walls?

☐ sometimes ☐ yes ☒ no

VRAGENLIJST

7

Questionnaire concerning the house

If so or sometimes: explanation?

- d. Has the ground water level changed demonstrably over the last few years, or has there been a problem with flooding? ☐ yes ☒ no

If so, did this lead to problems in the form of water in the crawling space or cellar?

☐ n/a ☐ yes ☒ no

If not, what problems did it lead to?

7. Equipment

- a. What sort of heating system(s) is/are there in the house (e.g. central heating system, DWHR system, ATES system, (hybrid) heat pump, air conditioning, solar boiler, electric boiler, pellet stove or other system)?

central heating system + wood burner stove.

Is/are the system(s) owned?

☒ yes ☐ no

If no, explanation (e.g. the system(s) is/are rented or leased. Also state rental/lease price):

Brand of system(s):

Type (number) of the system(s):

Installation date of the system(s):

On what date was/were the system(s) last serviced?

Is the maintenance carried out by an approved firm?

☒ yes ☐ no

If so, who is it?

- b. Has anything occurred with the system(s) over the last period of time (e.g. the central heating system has to be topped up more than once annually, or the system does not function properly)? ☐ yes ☒ no

If so, what brought it to your attention?

- c. Do some of the radiators not heat up?

☐ yes ☒ no

If so, which?

- d. Do any of the radiators or water pipes leak?

☐ yes ☒ no

If so, which and where are they located?

VRAGENLIJST

8

Questionnaire concerning the house

- e. Have any of the radiators or water pipes ever been frozen?
If so, where?

☐ yes ☒ no

- f. Does your house have underfloor heating?
If yes, is this electric underfloor heating, hot water underfloor heating or other?

☒ yes ☐ no

☐ electric
☒ hot water
☐ other, namely:

Where is the electric underfloor heating located?

Under the stairs

☐ n/a

Where is the underfloor heating with hot water located?

Kitchen.

☐ n/a

Where is the other underfloor heating located?

☒ n/a

- g. Do some of the rooms not warm up properly?
If so, which?

☐ yes ☒ no

- h. Does the house have solar panels that belong to you?
Does the house have solar panels that are rented or leased?
Can the rental contract/lease contract be transferred to the buyer?
If yes, request acquisition contract.

☒ yes ☐ no

☐ yes ☒ no

☐ not known ☐ yes ☒ no

How many solar panels are in place?
If so, will the solar panels be left behind?

See energy
Report

☐ To be discussed

Number: 8

☒ yes ☐ no

What is the capacity of one solar panel? (The capacity of solar panels is expressed in Watt peak (Wp). For example, one solar panel yields 390 Wp)

2.4 kWp.

Are all solar panels functioning?

☐ not known ☒ yes ☐ no

What is the brand/type of solar panels?

See energy Report

Do you use an app to view the output of the solar panels?

☒ yes ☐ no

If so, which?

my solar edge

When were the solar panels installed and by whom?

Year: ~~03/2021~~ 01/2012022

Firm:

Has the VAT in the purchase price been recovered?

unknown

☒ yes ☒ no

How much energy has been generated over the last year?

Year: 2024

Number of kWh:

1.99 MWh.

VRAGENLIJST

9

Questionnaire concerning the house

How long does the maker's guarantee still have to run?

Not sure

Were the solar panels acquired with a subsidy?

☒ yes ☐ no

If so, must the subsidy be repaid?

☐ n/a

☐ yes ☒ no

If so, how much must be repaid?

€

i. In what year were the chimneys and flues cleaned and swept for the last time?

2021

j. When did you use the chimneys for the last time?

2024

Do the chimneys have sufficient draw?

☐ not known ☒ yes ☐ no

k. Have any parts of the electrical system been renewed (*electrical system refers to all electrical lines/switches sockets, meter box . etc*)? ☐ not known ☐ yes ☒ no

If so, when and which parts?

Does the electrical system have defects?

Not that I know of

☐ yes ☒ no

If so, which?

l. Is there a charging station available for an electric car?

☐ yes ☒ no

If so, will it be left behind?

☐ To be discussed

☐ yes ☐ no

m. Is there mechanical ventilation or a similar system in place? *Downstairs*

☒ yes ☐ no

If so, is this system functioning properly?

☐ yes ☐ no

If no, please explain:

When was this system last serviced?

not known

Approximately how old is this system?

✓

n. Is there a home automation system or similar (*A home automation system automatically controls heating, lighting, heating, audio, ventilation, etc.*)? ☒ yes ☐ no

If so, is this system functioning properly?

☒ yes ☐ no

If no, please explain:

Approximately how old is this system?

2024

o. Are there smoke detectors on each floor?

☒ yes ☐ no

If so, approximately how old are the smoke detectors? 2023

8. Sanitary fittings, sewerage and kitchen

a. Is there any damage to wash-hand basins, shower, bath, toilettes, drains and taps?

☐ yes ☐ no

If so, which?

VRAGENLIJST

10

Questionnaire concerning the house

- b. Approximately how old is the bathroom? *assume since house was built.*
- c. Do the wash-hand basins, shower, bath, toilettes, drains and taps drain away properly? ☒ yes ☐ no
If no, which ones?
- d. Is the house connected to a shared drainage system? ☐ yes ☒ no
- e. Does the house have, or has had, defects in the drainage system such as breaks, problems with smells or leakages? ☐ yes ☒ no
If so, which?
- f. Are there other systems such as septic tanks or cess pools? ☐ not known ☐ yes ☒ no
If so, what is installed, and how should it be maintained?
- g. Approximately what year does the kitchen layout date from? *not sure, it was part of an extension done by previous owner*
- h. Approximately what year do the built-in appliances date from?
Are all built-in appliances functioning? ☐ yes ☒ no
If not, which built-in appliance is not functioning? *coffee machine*
- i. Do you have a boiling water tap (e.g. a Quooker tap or similar)? *under sink of kitchen only* ☒ yes ☐ no
If so, is this tap functioning properly and approximately how old is this tap? *not known*

9. Miscellaneous

- a. What is the year of construction of the house? *Not sure*
- b. Does the house have asbestos-containing materials in the house/annexe(s) (e.g. asbestos tarpaulin, an asbestos board placed under and/or behind the central heating boiler, asbestos-containing insulation material around the heating pipe, asbestos-containing cord at old central heating boilers/gas stoves, asbestos corrugated sheets etc.)? ☐ not known ☐ yes ☒ no
If so, which and where about?
- c. Is there still floor covering in the house, either loose or fixed, which was purchased between 1955 and 1982? ☐ not known ☐ yes ☒ no
- d. Does the house still have lead piping? ☐ not known ☐ yes ☒ no
If so, where?

VRAGENLIJST

11

Questionnaire concerning the house

- e. Is Japanese knotweed present in the garden? (*Japanese knotweed is an exotic plant, which is difficult to remove. The strong rhizomes and stems of Japanese knotweed are capable of causing damage to buildings, pipes and roads*) ☐ not known ☐ yes ☒ no
- f. Is there any rubble/asbestos waste in the ground/garden? ☒ not known ☐ yes ☐ no
- g. Have you had any leaks elsewhere (*i.e. apart from the roof/ plumbing/ sewerage*)? ☐ not known ☐ yes ☒ no
- h. Is the ground contaminated? ☐ not known ☐ yes ☒ no
If so, is a survey report available? ☐ n/a ☐ yes ☒ no
If so, has the municipality or province imposed an inspection and clean-up order? ☐ n/a ☐ yes ☐ no
- i. Is an oil tank present or has it been present? ☒ not known ☐ yes ☐ no
If so, has it been cleaned up or removed? ☒ n/a ☐ yes ☐ no
If it has been cleaned up, where is the tank located on the property?
Is there a Kiwa certificate? ☒ n/a ☐ yes ☐ no
- j. Is there a problem with vermin in or around the house (*e.g. mice, rats, cockroaches, etc.*)? ☐ yes ☒ no
If so, where?
- k. Is the house affected by woodworm, long-horned beetle, other vermin or fungus? ☐ not known ☐ yes ☒ no
If so, where?
If so, has this already been treated? ☒ n/a ☐ yes ☐ no
If so, when and by which firm?
- l. Is the house affected by concrete chloride corrosion or concrete cancer (*concrete cancer mainly occurs in crawling spaces of buildings built between 1965 and 1981 that have concrete flooring made by Kwaaitaal or Manta. Other concrete elements such as balconies can also be affected*)? ☒ not known ☐ yes ☒ no
If so, where?
- m. Has the house undergone alterations or have any additions been made? ☐ yes ☒ no
If so, what sort of alterations or additions, in what year and which firm completed it?
- n. Have alterations or additions been built without the appropriate integrated environmental permit (previously building permit)? ☐ not known ☐ yes ☒ no
If so, which?

VRAGENLIJST

12

Questionnaire concerning the house

- o. Is there fibreglass internet? ☐ not known ☒ yes ☐ no
- p. Are you in possession of a definitive energy certificate or energy label? ☒ yes ☐ no
- If so, which label?

Energie Inspectie B.V.
D.B. Talman

10. Fixed costs

- a. What did you pay last time for the property tax? €
Fiscal year:
- b. What is the WOZ [Immovable Property Tax Act] value? €
Reference year:

- c. What did you pay last time for the water authority charges? €
Fiscal year:
- d. What did you pay last time for the last assessment of municipal taxes (such as sewerage and waste charges, etc.)? €
Fiscal year:

- e. What monthly prepayments do you pay to the utility companies?
- Gas: €
- Electricity: €
- Water: €
- Shared heating: €
- Other: €

Approx. Arreage
€ 500
€ 80
€ 120
€
€

What is your annual consumption for gas/electricity and water?

Gas m3 :
Electricity high kWh :
Electricity low kWh :
Electricity total kWh :
Water m3 :
Shared heating GJ :
Other :

How many residents did you occupy the property with? number: 3 residents

- f. Are there any lease or hire purchase agreements (e.g. kitchen, windows, central heating system, etc.)? ☐ yes ☒ no
- If so, which?

Can these agreements be transferred to the buyer? *N.B! Many lease and hire purchase agreements are no longer transferable to the buyer. Please contact the supplier in question.*

N/A. ☐ yes ☐ no

How long do these agreements have to run and what is the possible buyout payment?
Buyout payment: €

N/A.

VRAGENLIJST

13

Questionnaire concerning the house

Duration:

- g. In the case of ground lease and building rights:
What does the ground rent amount to annually?
Have you paid all the ground rent demands?
Has the ground rent been bought?
If so, until when?

€ ☒ n/a ☐ yes ☐ no
☐ n/a ☐ yes ☐ no

- h. Have you paid all the municipal taxes that you are due?
Are there variable amounts for shared entrances, driveways or yards?
If so, how much and what for?

☒ yes ☐ no
☐ yes ☒ no
€

- i. Do you require a parking permit to park on the street?
What is the maximum number of parking permits that can be requested?
What do the parking permits cost per year? €

☐ yes ☒ no

11. Guarantees

Are there any current maintenance contracts and/or guarantee periods that can be transferred to the buyer (e.g. roofing, central heating systems, double glazing, etc.)?

☐ yes ☒ no

If so, which?

12. Further information (other issues that according to you the buyer should be aware of):

13. Additional questions formulated by estate agency itself

.....

☒ not known ☐ yes ☐ no

QUESTIONNAIRE OF AN INFORMATIVE NATURE

The questionnaire provides shape, content and structure to the seller's duty of disclosure. The duty of disclosure goes no further than sharing what you as the seller know about the house at the time of completing the contract. The questionnaire is not intended to provide guarantees and is of an informative nature.

ENERGIELABEL

Energie­label woningen	Registratienummer 164734387	Datum registratie 17-02-2025	Geldig tot 10-02-2035	Status Definitief
------------------------	--------------------------------	---------------------------------	--------------------------	----------------------

Deze woning heeft energielabel **A**



Isolatie

1

Gevels

+/-

+

++

2

Gevelpanelen

+/-

+

++

3

Daken

+/-

+

++

4

Vloeren

+/-

+

++

5

Ramen

+

++

6

Buitendeuren

-

+/-

+

++

Installaties

7

Verwarming

HR-107 ketel

Verbeteradvies

8

Warm water

Combiketel

Verbeteradvies

9

Zonneboiler

Geen zonneboiler

Verbeteradvies

10

Ventilatie

Natuurlijke toevoer met mechanische afzuiging

Verbeteradvies

11

Koeling

Geen koeling

12

Zonnepanelen

2048 Wp

Deze woning wordt verwarmd via een aardgas­aansluiting

Warmtebehoefte in de wintermaanden	Risico op hoge binnentemperaturen in de zomermaanden	Aandeel hernieuwbare energie
Laag Gemiddeld Hoog	Laag Hoog	7,3 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder


Over deze woning

Adres		
Van Loghemstraat 26		
9731MB Groningen		
BAG-ID: 0014010011015609		
Detailaanduiding	Bouwjaar	1989
	Compactheid	1,93
	Vloeroppervlakte	195m²
Woningtype		
Tussenwoning		



Opnamedetails

Naam		Examennummer
D.B. Talman		1436.7398.9742
Certificaathouder		
Energie Inspectie B.V.		
Inschrijfnummer	KvK-nummer	
EPG2015-34	74391976	
Certificerende instelling		
EPG-Certificering		
Soort opname		
Basisopname		

The logo is circular with a black border. Inside the circle, the text 'EUROPEAN UNION' is written in a semi-circle on the left, and 'BUILDING' is written in a semi-circle on the right. In the center, there is a black diamond shape with the white text 'EPBD' inside it. Above the diamond, the letters 'NL' are visible, and a registered trademark symbol (®) is at the top right of the circle.



U kunt de geldigheid van dit energielabel controleren op www.ep-online.nl/ControlerenEchtheid

ONS TEAM



Een huis kopen of verkopen doet u niet elke dag. Logisch dat de keuze van uw persoonlijke makelaar niet over één nacht ijs gaat. Voordat u met het koop- en/of verkooptraject begint, moet u vertrouwen hebben in de makelaar. Alfred+ makelaars & adviseurs heeft meer dan 60 jaar het vertrouwen van vele tevreden klanten mogen winnen, is lid van de NVM en heeft als enige makelaar voor de noordelijke regio het kwaliteit- én marketinglabel EWN toegekend gekregen. Het label geeft herkenning aan onze sterke marktpositie en benadering van de betere woningmarkt van Haren, Groningen en de kop van Drenthe. Dit komt door de krachtige prestaties, ons regionaal en landelijk dekkend netwerk én onze makelaars met vele jaren ervaring. Dit zijn de pijlers die uw succes op de woningmarkt mogelijk maken.

Alfred⁺
Goed wonen, goed leven.

Doe vrijblijvend een waardebeoordeling van uw woning

Scan onderstaande code en bekijk in enkele stappen de geschatte waarde van uw huis.



Alfred makelaars & adviseurs

Rijksstraatweg 233,

9752 CA Haren

050 534 45 33 | welkom@alfredbakker.nl

Alfred⁺

makelaars & adviseurs



Alfred makelaars & adviseurs

Rijksstraatweg 233, 9752 CA Haren

050 534 45 33 | welkom@alfredbakker.nl | www.alfredbakker.nl