

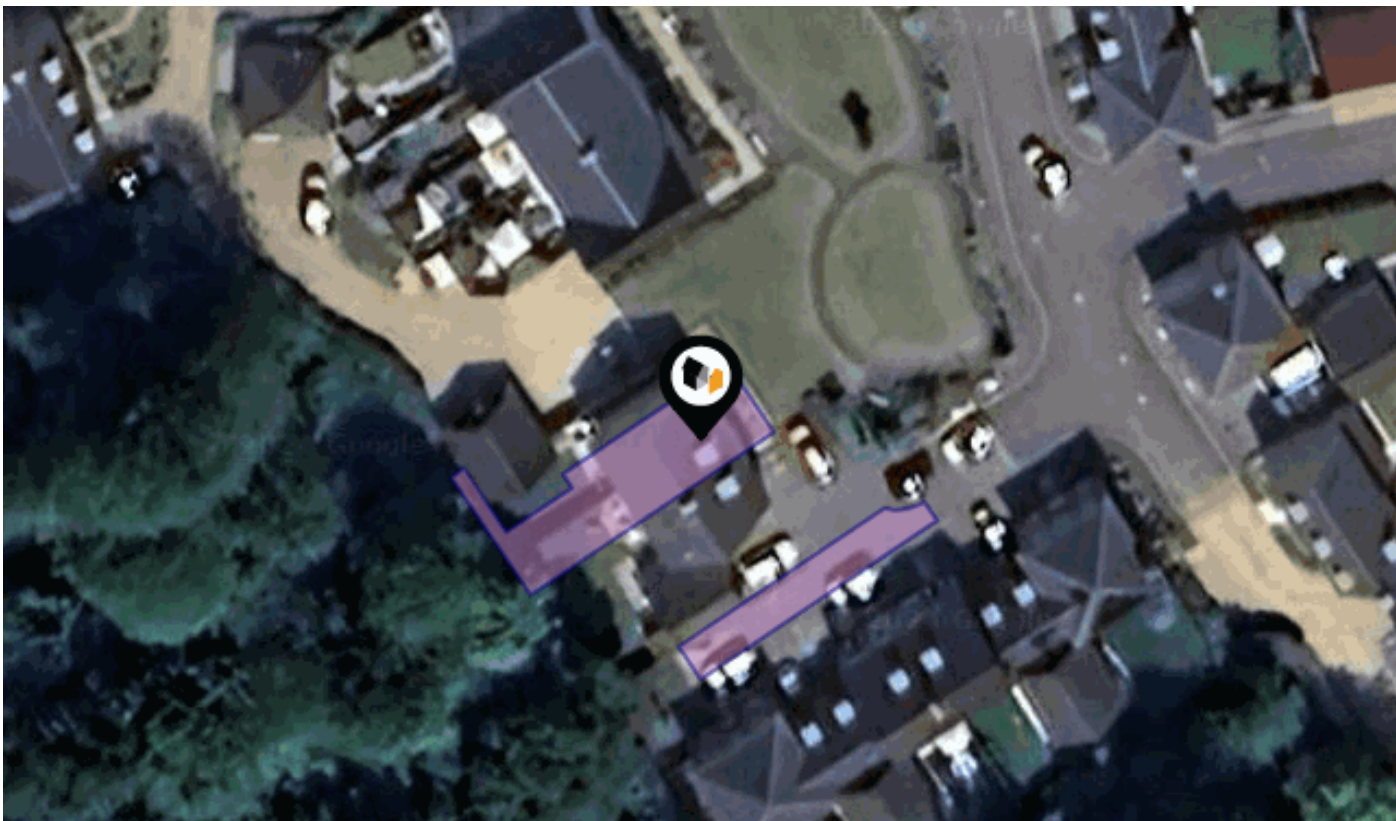


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th June 2024



ELLIS GARDENS, BURWELL, CAMBRIDGE, CB25

Cooke Curtis & Co

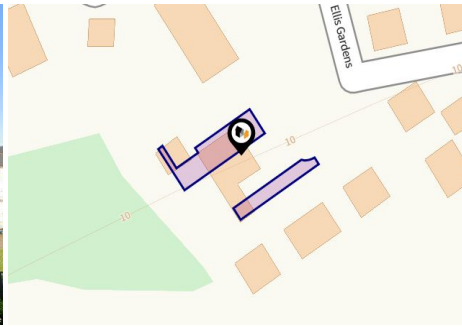
40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.06 acres		
Year Built :	2018		
Council Tax :	Band B		
Annual Estimate:	£1,762		
Title Number:	CB432730		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Ellis Gardens, Burwell, CB25

Energy rating

B

Valid until 12.04.2028

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	103 m ²

Electricity Supply

Ovo

Gas Supply

Ovo

Central Heating

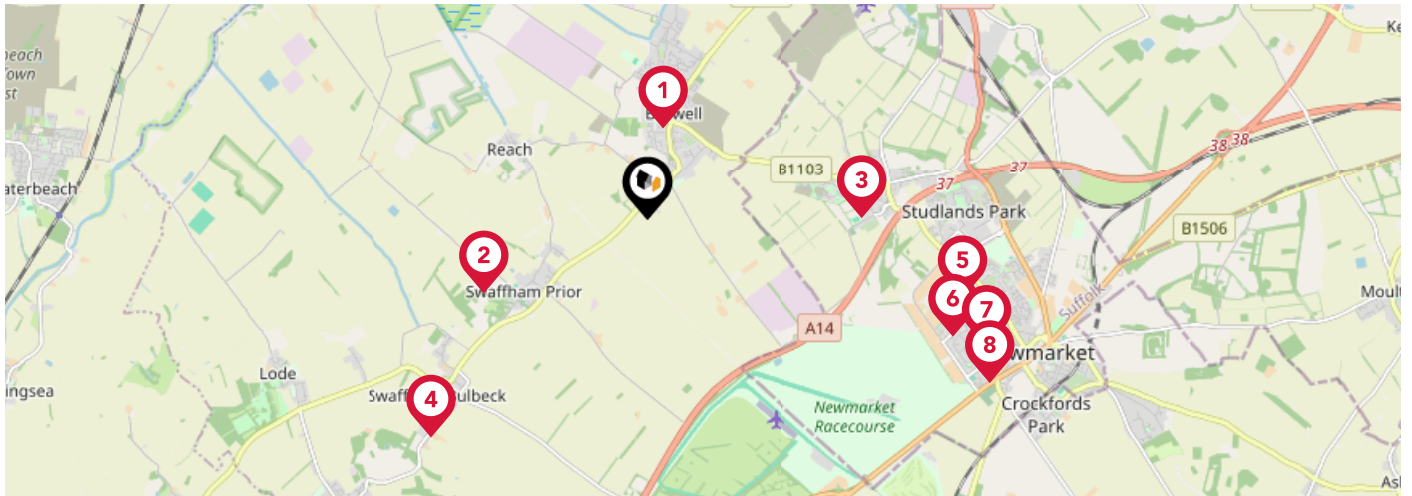
Gas Central Heating

Water Supply

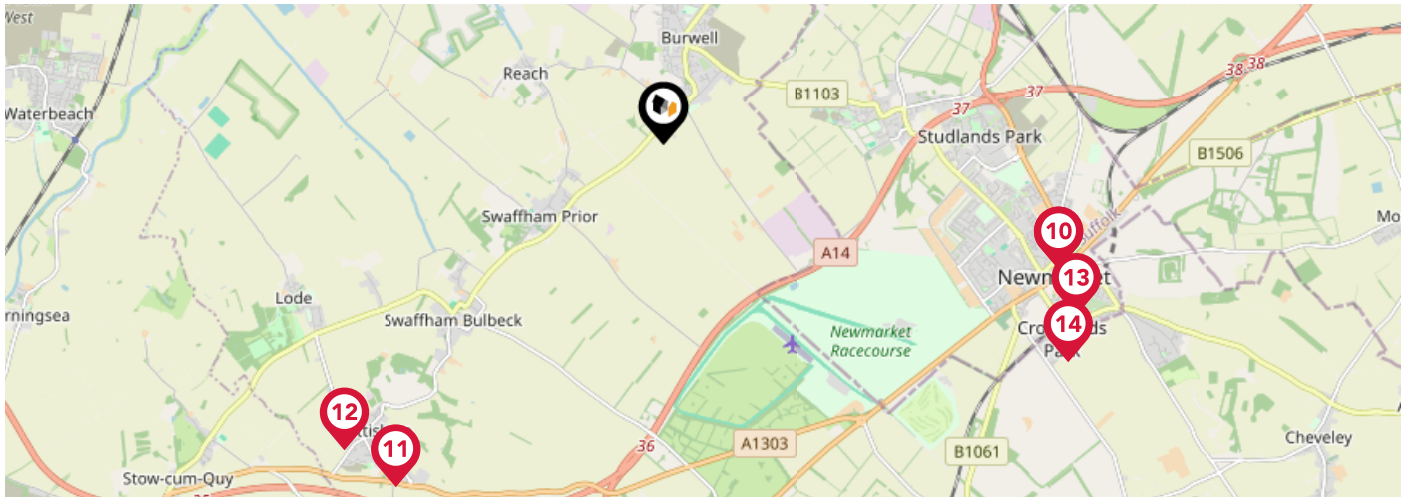
Anglian Water

Drainage

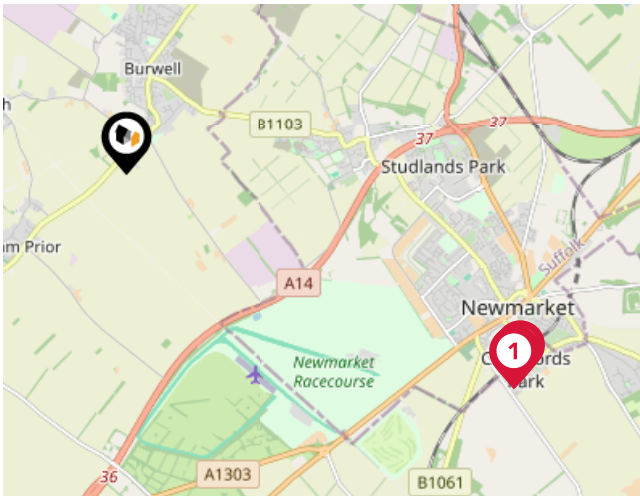
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Burwell Village College (Primary) Ofsted Rating: Requires Improvement Pupils: 452 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swaffham Prior Church of England Primary School Ofsted Rating: Inadequate Pupils: 104 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Exning Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Outstanding Pupils: 106 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Laureate Community Academy Ofsted Rating: Good Pupils: 256 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Paddocks Primary School Ofsted Rating: Good Pupils: 199 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Newmarket Academy Ofsted Rating: Good Pupils: 717 Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Houldsworth Valley Primary Academy Ofsted Rating: Good Pupils: 305 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

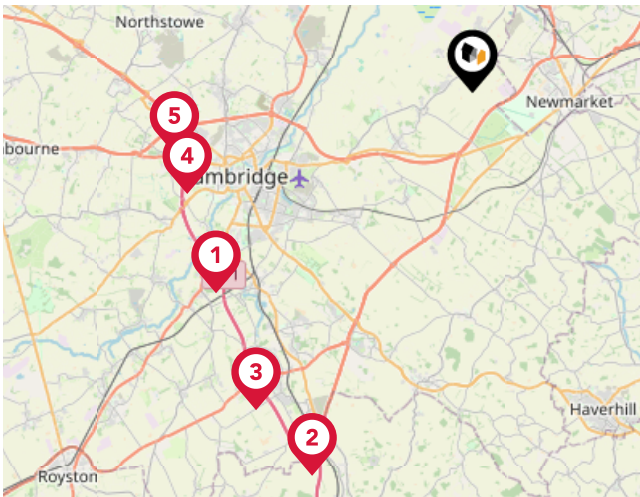


		Nursery	Primary	Secondary	College	Private
	Fairstead House Ofsted Rating: Not Rated Pupils: 212 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Louis Catholic Academy Ofsted Rating: Good Pupils: 345 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bottisham Community Primary School Ofsted Rating: Good Pupils: 302 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1199 Distance:4.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School, Newmarket Ofsted Rating: Good Pupils: 197 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ditton Lodge Primary School Ofsted Rating: Good Pupils: 206 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fordham CofE Primary School Ofsted Rating: Outstanding Pupils: 351 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 468 Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



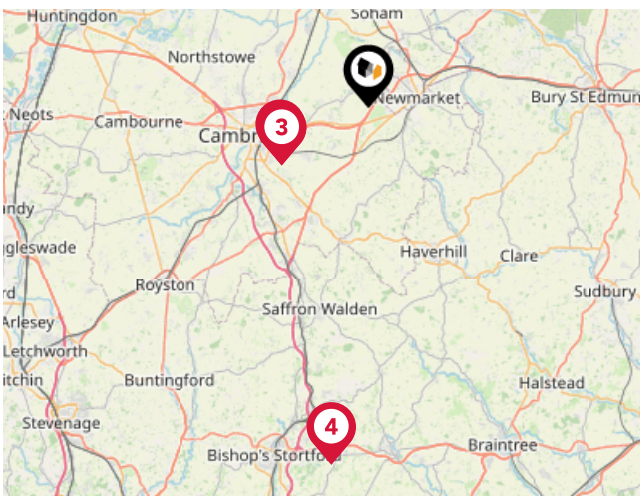
National Rail Stations

Pin	Name	Distance
1	Entrance1	4.02 miles
2	Newmarket Rail Station	4.02 miles
3	Entrance2	4.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	11.83 miles
2	M11 J9	15.1 miles
3	M11 J10	13.98 miles
4	M11 J13	11.02 miles
5	M11 J14	11.04 miles

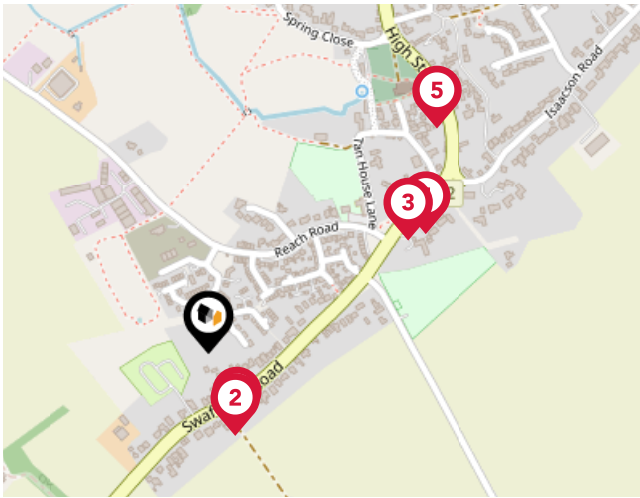


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	7.42 miles
2	Cambridge Airport	7.52 miles
3	Cambridge Airport	7.52 miles
4	London Stansted Airport	26.1 miles

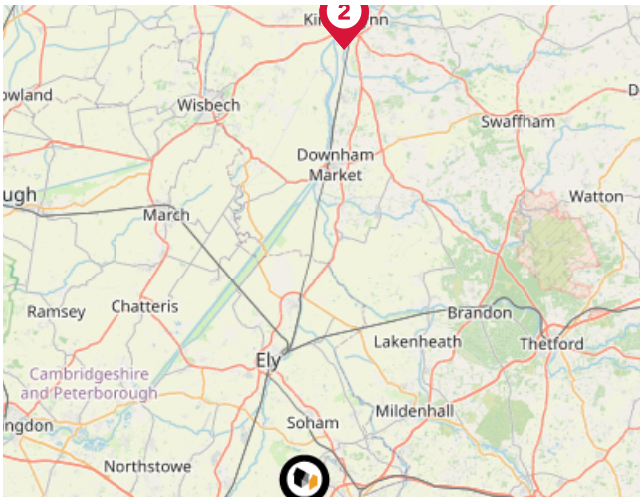
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swaffham Road	0.09 miles
2	Swaffham Road	0.1 miles
3	Mandeville	0.26 miles
4	Mandeville	0.28 miles
5	St Mary's Church	0.37 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	33.97 miles
2	King's Lynn Ferry Landing	33.97 miles



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



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Cooke Curtis & Co

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.



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