

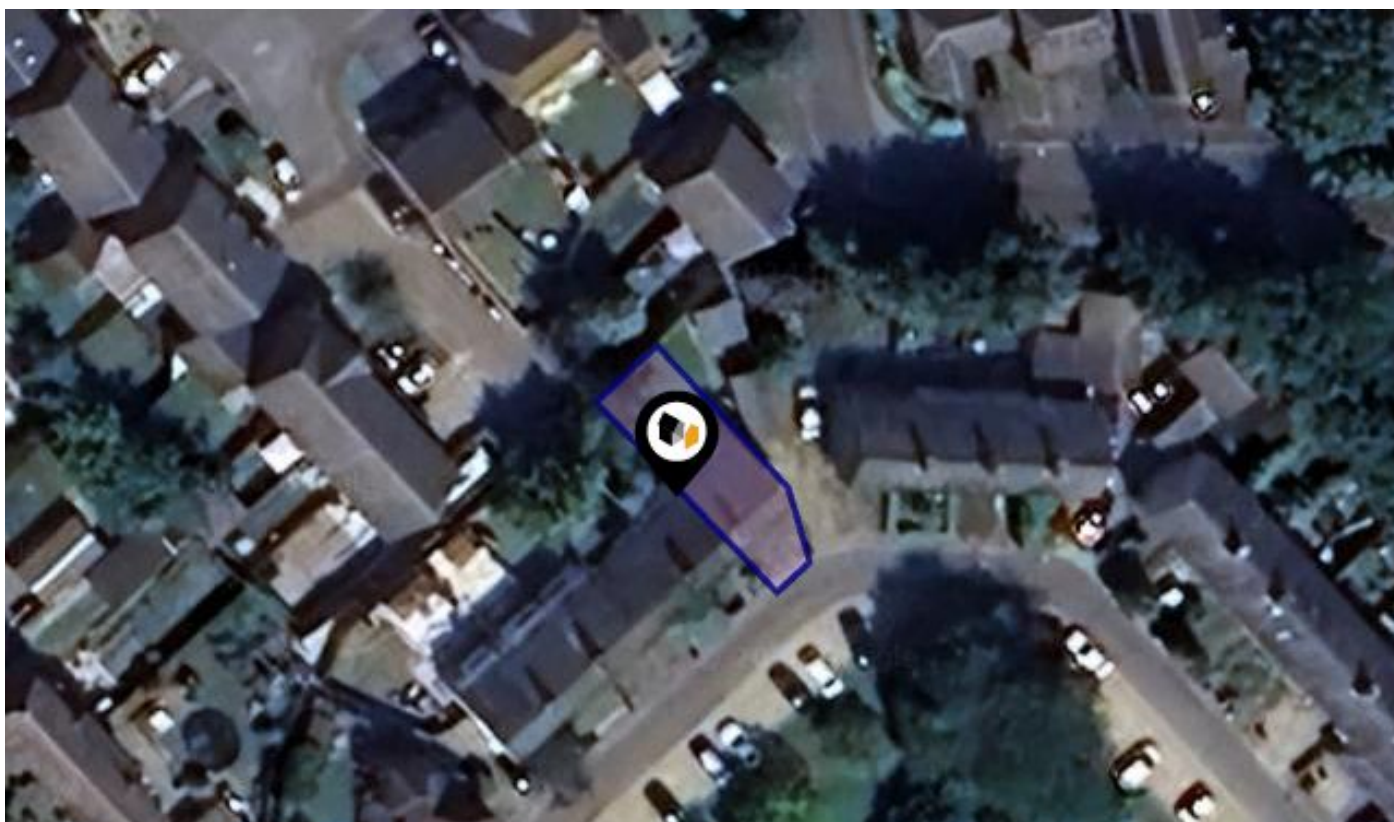


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 29th July 2024



WHITEHALL GARDENS, DUXFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 710 ft² / 66 m²
Plot Area: 0.04 acres
Year Built : 1967-1975
Council Tax : Band B
Annual Estimate: £1,792
Title Number: CB243941

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|--------------------|
| 2 mb/s | 80 mb/s | 900 mb/s |
| | | |

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *19 Whitehall Gardens Thriplow Cambridgeshire CB22 4QL*

| Reference - S/0869/09/F | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 16th June 2009 |
| Description: | Conversion of House into 4 Flats (Retrospective Application) |

| Reference - S/1439/10 | |
|-----------------------|---|
| Decision: | Decided |
| Date: | 08th September 2010 |
| Description: | Conversion of House into Four Flats (Retrospective Application) |

Planning records for: *36 Whitehall Gardens Thriplow Cambridge Cambridgeshire CB22 4QL*

| Reference - S/1055/13/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 20th May 2013 |
| Description: | Loft conversion and dormer window to rear |

Duxford, CB22

Energy rating

E

Valid until 08.09.2031

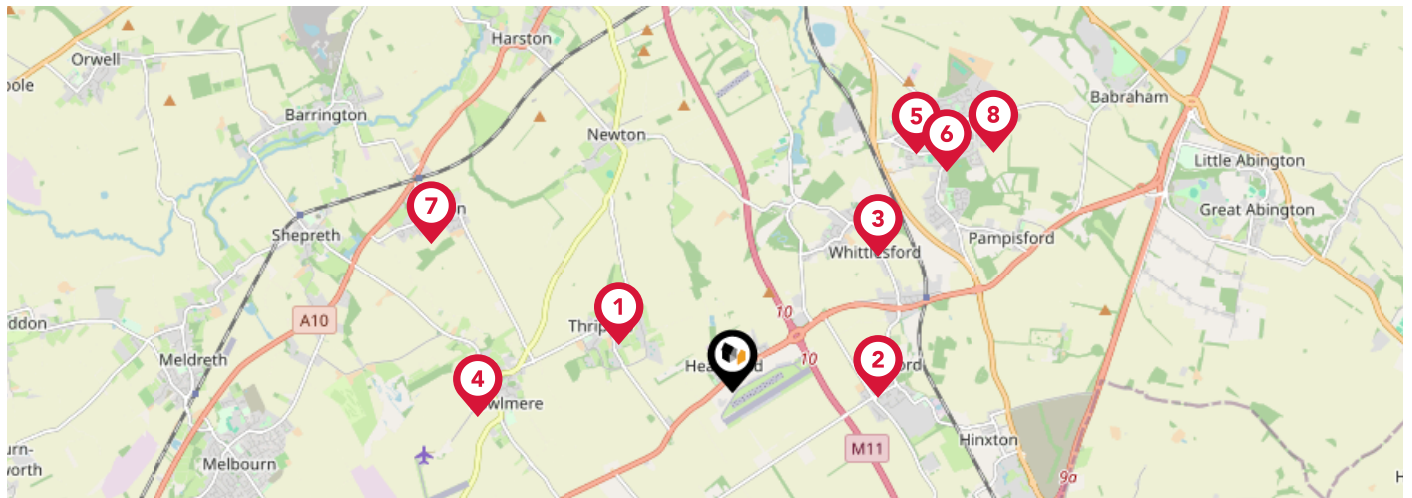
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

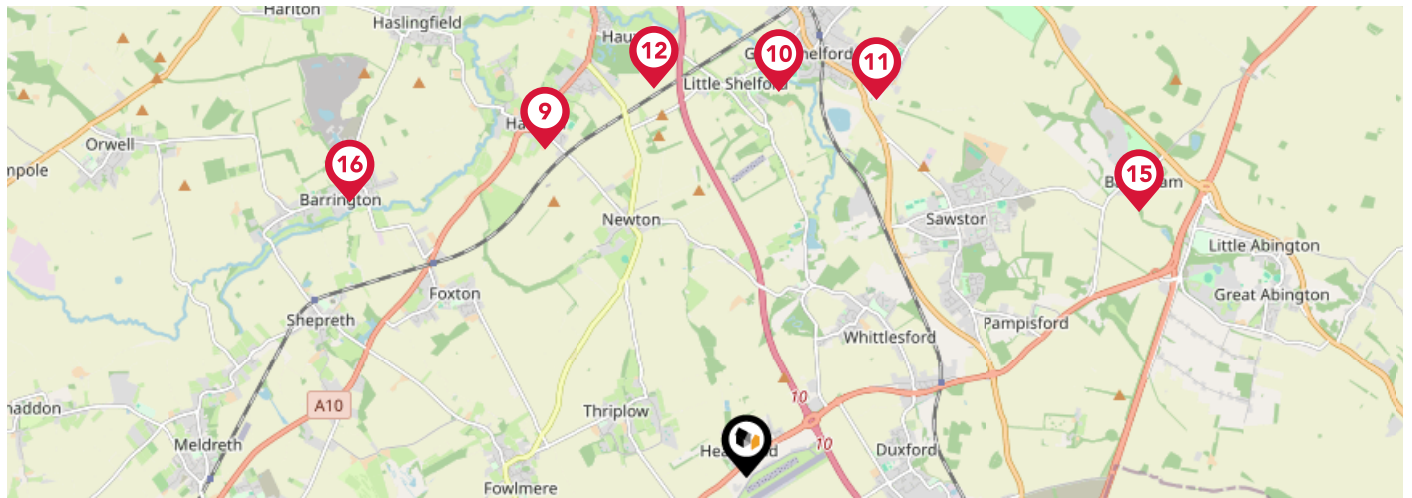
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 22% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 66 m ² |

Other

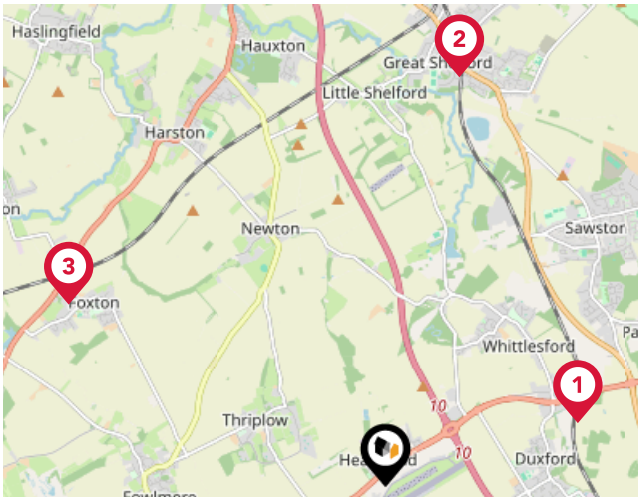
The grounds around the estate are privately owned by the houses under HRA association and therefore we pay £120pa towards the maintenance of the grass/trees



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Thriplow CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 214 Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 211 Distance:1.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fowlmere Primary School Ofsted Rating: Good Pupils: 95 Distance:2.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Sawston Village College Ofsted Rating: Good Pupils: 1063 Distance:2.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Bellbird Primary School Ofsted Rating: Good Pupils: 364 Distance:2.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:3.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Icknield Primary School Ofsted Rating: Good Pupils: 181 Distance:3.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

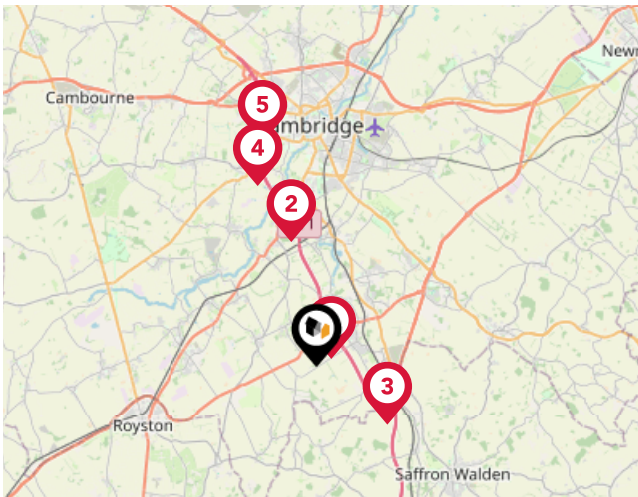


| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:3.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:3.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:3.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:3.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 210 Distance:3.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Chrishall Holy Trinity and St Nicholas CofE (Aided) Primary School and Pre-School Ofsted Rating: Good Pupils: 97 Distance:4.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:4.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:4.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



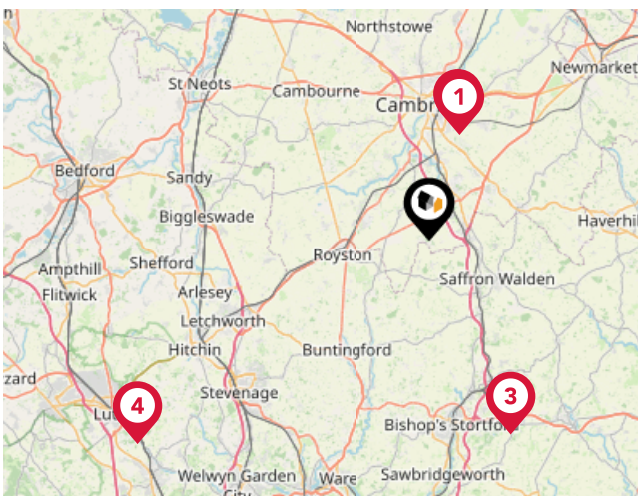
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Whittlesford Parkway Rail Station | 1.85 miles |
| 2 | Shelford (Cambs) Rail Station | 3.8 miles |
| 3 | Foxton Rail Station | 3.33 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J10 | 0.63 miles |
| 2 | M11 J11 | 4.6 miles |
| 3 | M11 J9 | 3.37 miles |
| 4 | M11 J12 | 6.89 miles |
| 5 | M11 J13 | 8.35 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Cambridge Airport | 7.96 miles |
| 2 | Cambridge Airport | 8.19 miles |
| 3 | London Stansted Airport | 15.4 miles |
| 4 | London Luton Airport | 25.99 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Garage | 0.11 miles |
| 2 | Pepperslade | 0.12 miles |
| 3 | Imperial War Museum Hangar 1 | 0.5 miles |
| 4 | Hill Farm | 0.81 miles |
| 5 | St Georges Church | 1.05 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.



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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