

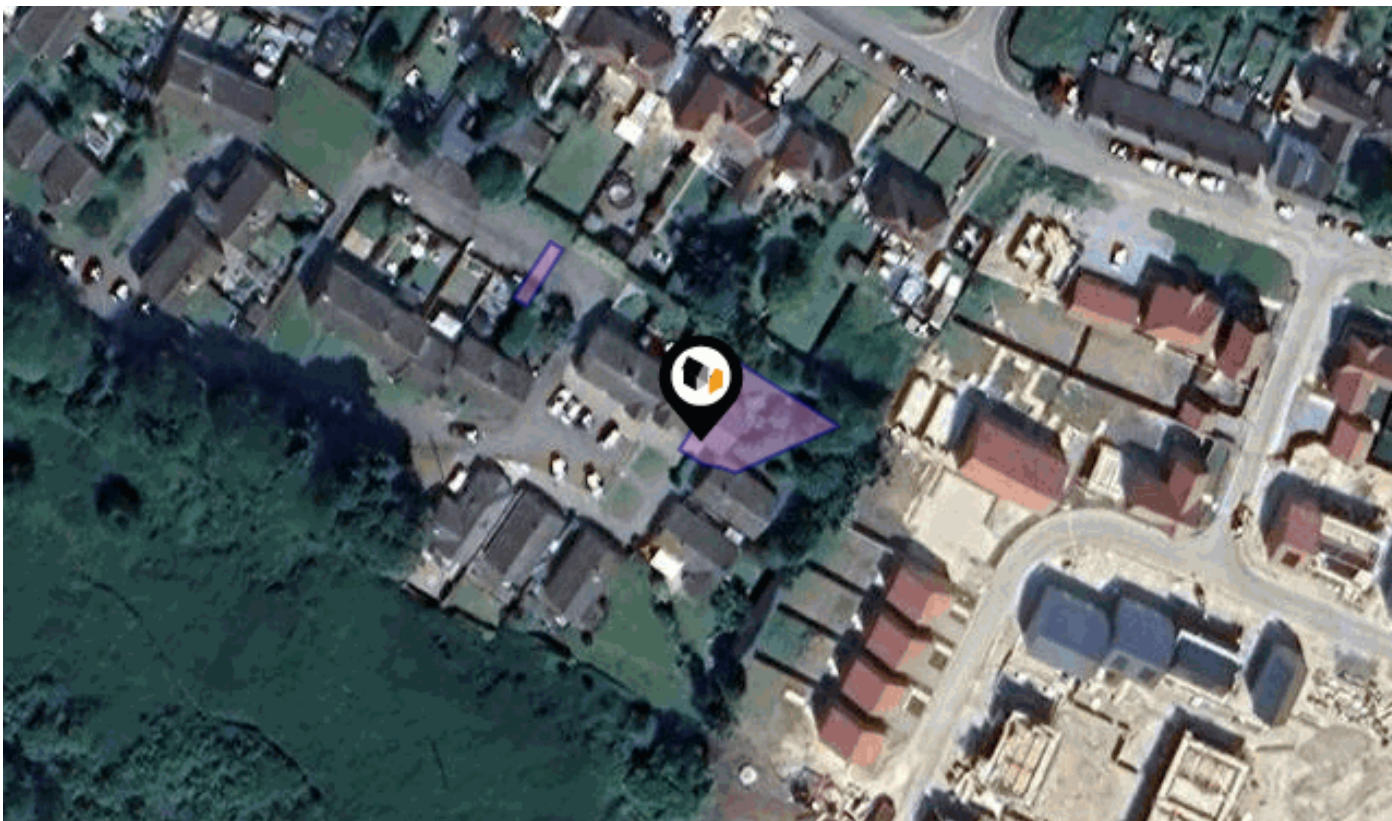


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



FINCHAMS CLOSE, LINTON, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.07 acres
Council Tax : Band C
Annual Estimate: £2,048
Title Number: CB360454

Tenure: Freehold

Local Area

Local Authority: South cambridgeshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas: No Risk
 • Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: **18 Finchams Close Linton Cambridgeshire CB21 4NE**

Reference - 22/00580/HFUL	
Decision:	Decided
Date:	08th February 2022
Description:	Single-storey front and rear extensions.

Planning records for: **38 Finchams Close Linton Cambridgeshire CB21 4NE**

Reference - 24/03024/HFUL	
Decision:	Awaiting decision
Date:	12th August 2024
Description:	Replace existing flat roof with gable roof, and increase eaves height. Removal of chimney, alterations to fenestration including relocation of front door, installation of roof lights to new and existing roof, and application of external render.

Planning records for: **46 Finchams Close Linton Cambridge Cambridgeshire CB21 4NE**

Reference - S/2262/16/FL	
Decision:	Decided
Date:	01st September 2016
Description:	Removal of porch and erection of two-storey front extension

Planning records for: **54 Finchams Close Linton Cambridgeshire CB21 4NE**

Reference - 23/01045/TELNOT	
Decision:	Decided
Date:	14th March 2023
Description:	Installation of 1 x 9m light pole

Planning records for: **54 Finchams Close Linton Cambridgeshire CB21 4NE**

Reference - 20/02473/CONDA	
Decision:	Decided
Date:	14th March 2023
Description:	Submission of details required by condition 3 (weatherboard condition) of planning permission 20/02473/HFUL

Planning records for: **68 Finchams Close Linton Cambridge Cambridgeshire CB21 4NE**

Reference - S/1091/15/NM	
Decision:	Decided
Date:	30th April 2015
Description:	Installation of 2 rooflight windows in the side facing roof slope of the approved 2 storey front extension

Reference - S/2953/14/FL	
Decision:	Decided
Date:	22nd December 2014
Description:	Part single storey and part two-storey front extension and repositioned entrance to side of dwelling.

Planning records for: **86 Finchams Close Linton Cambridgeshire CB21 4NE**

Reference - S/1482/09/F	
Decision:	Decided
Date:	14th December 2009
Description:	Front Extension

Linton, CB21

Energy rating

D

Valid until 02.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #4daf4a; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: black; padding: 5px; display: inline-block;"> 66 D </div>	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

Gas central heating

Water Supply

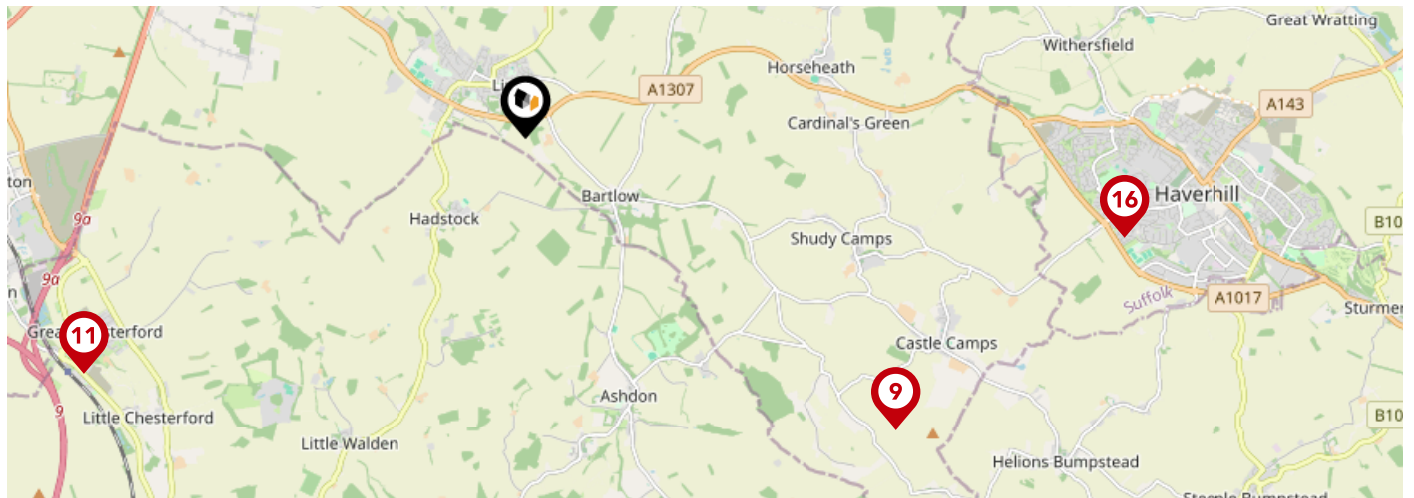
Cambridge Water

Drainage

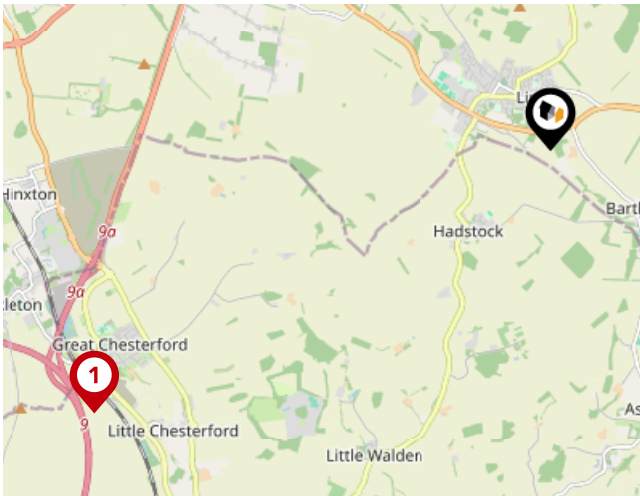
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashdon Primary School Ofsted Rating: Good Pupils: 58 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Glebe House Ofsted Rating: Good Pupils:0 Distance:3.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

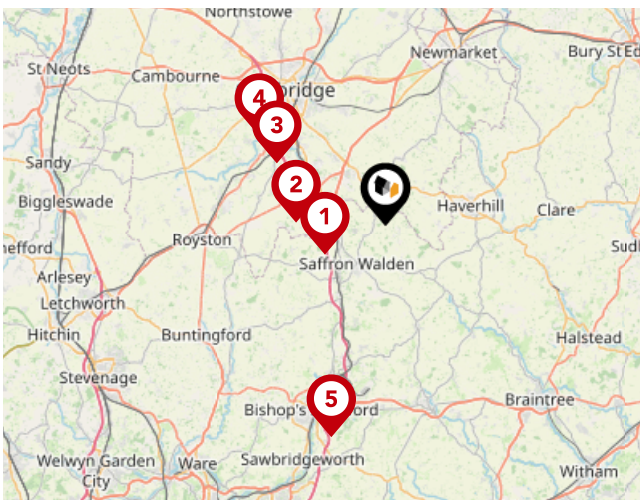


		Nursery	Primary	Secondary	College	Private
	Castle Camps Church of England (Controlled) Primary School Ofsted Rating: Good Pupils: 137 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:4.3	<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: 197 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 218 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	R A Butler Junior School Ofsted Rating: Outstanding Pupils: 384 Distance:5.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	R A Butler Infant School Ofsted Rating: Good Pupils: 269 Distance:5.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton End Primary Academy Ofsted Rating: Good Pupils: 454 Distance:5.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



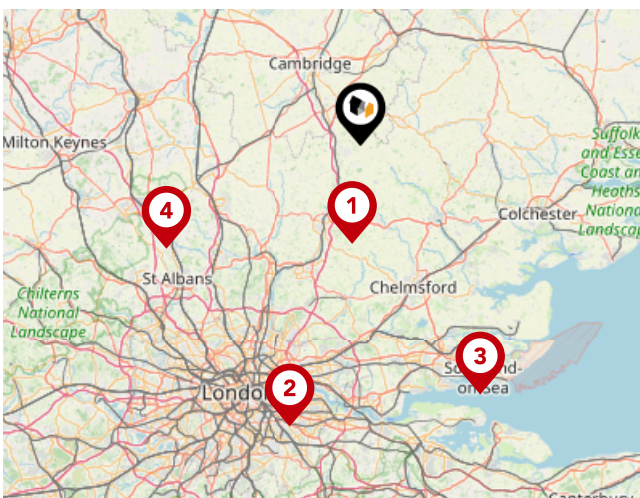
National Rail Stations

Pin	Name	Distance
1	Great Chesterford Rail Station	4.81 miles
2	Audley End Rail Station	7.2 miles
3	Whittlesford Parkway Rail Station	5.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	4.96 miles
2	M11 J10	6.53 miles
3	M11 J11	9.19 miles
4	M11 J12	11.32 miles
5	M11 J8	15.99 miles

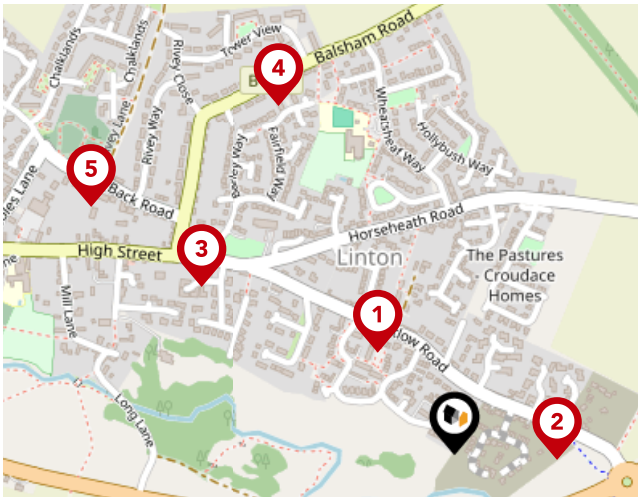


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	14.26 miles
2	Silvertown	42.19 miles
3	Southend-on-Sea	40.42 miles
4	Luton Airport	32.09 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bakers Lane	0.15 miles
2	The Ridgeway	0.12 miles
3	Parsonage Way	0.35 miles
4	Tower View	0.45 miles
5	Cemetery	0.5 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.



/cookecurtisco



/cookecurtisco

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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