

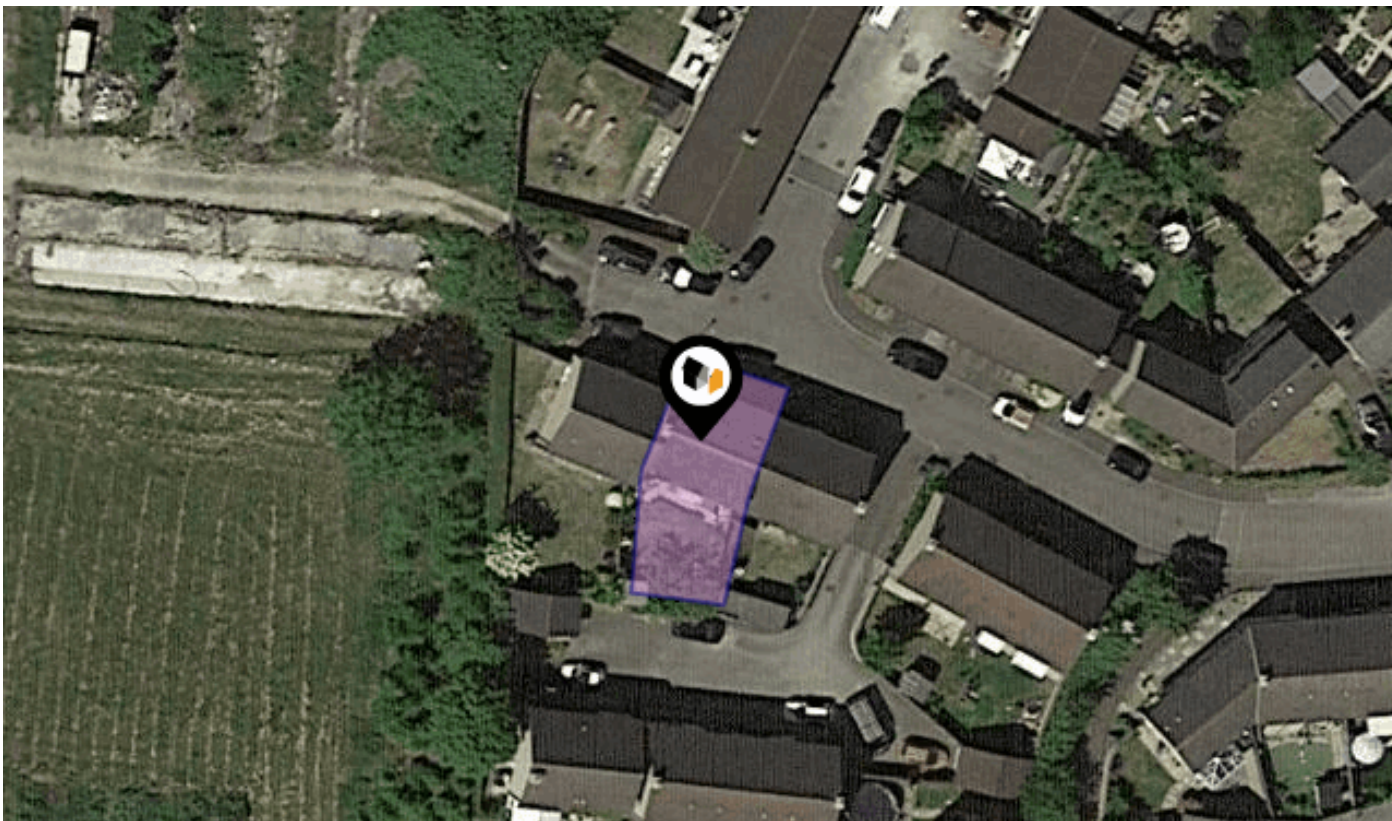


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 24th July 2024



GRAFTON DRIVE, HIGHFIELDS CALDECOTE, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.04 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB309377		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **33 Grafton Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7UE**

Reference - 20/03733/HFUL	
Decision:	Decided
Date:	01st September 2020
Description:	Two storey side and rear extension

Planning records for: **31 Grafton Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7UE**

Reference - S/1002/14/FL	
Decision:	Decided
Date:	02nd May 2014
Description:	Single Storey Side Extension

Planning records for: **25 Grafton Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7UE**

Reference - 22/02262/HFUL	
Decision:	Decided
Date:	12th May 2022
Description:	Formation of a dormer to rear roof.

Planning records for: **21 Grafton Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7UE**

Reference - S/2533/14/FL	
Decision:	Decided
Date:	05th November 2014
Description:	Single storey rear extension

Grafton Drive, Highfields Caldecote, CB23

Energy rating

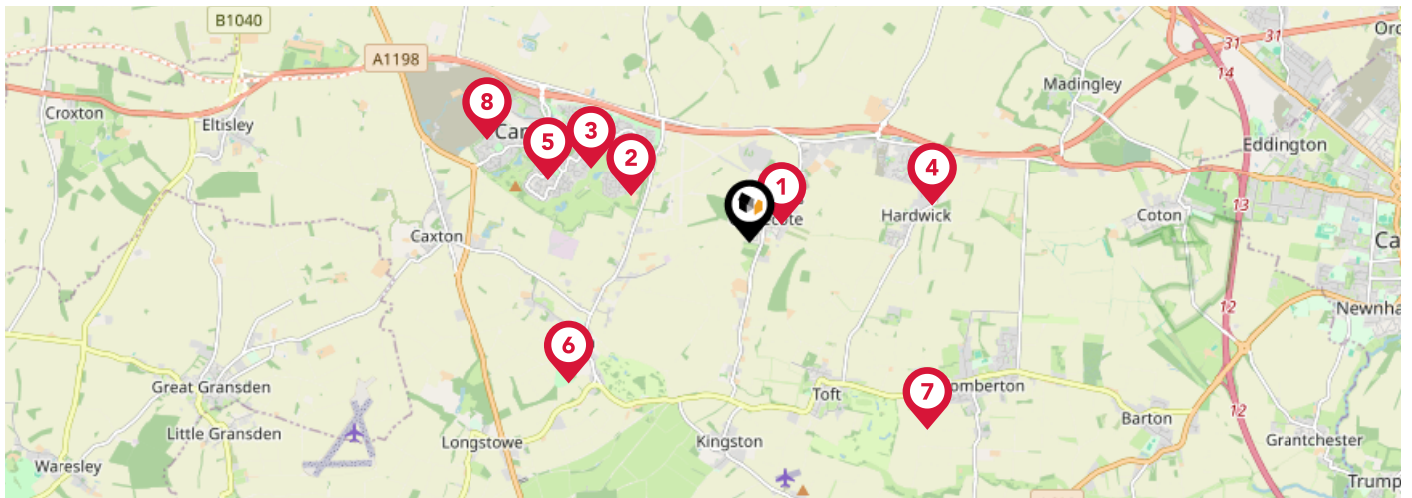
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Valid until 21.06.2026

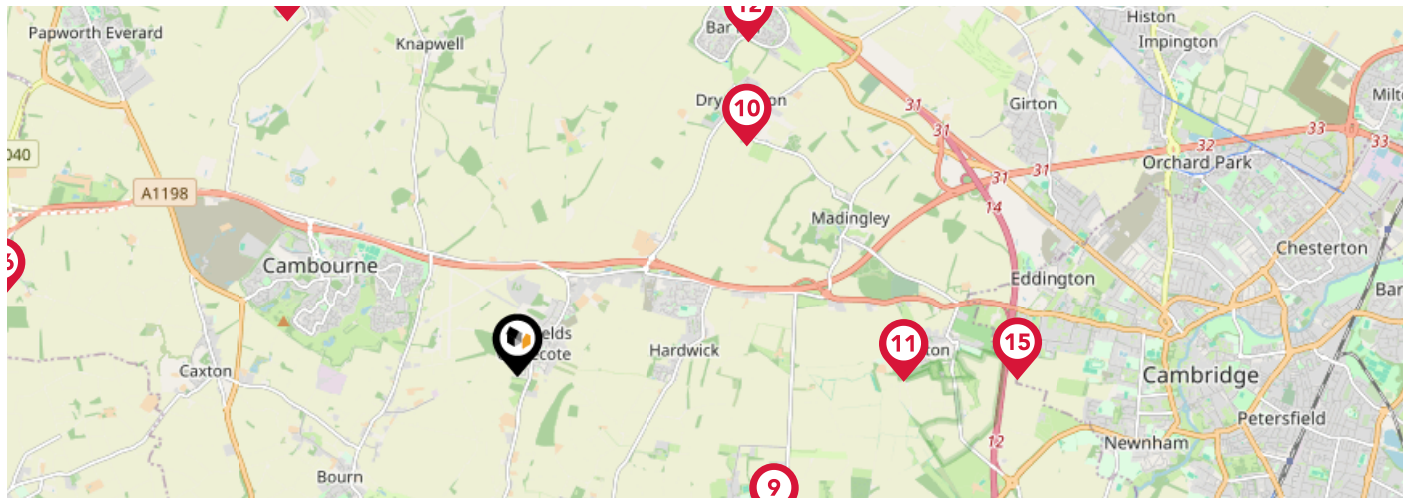
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

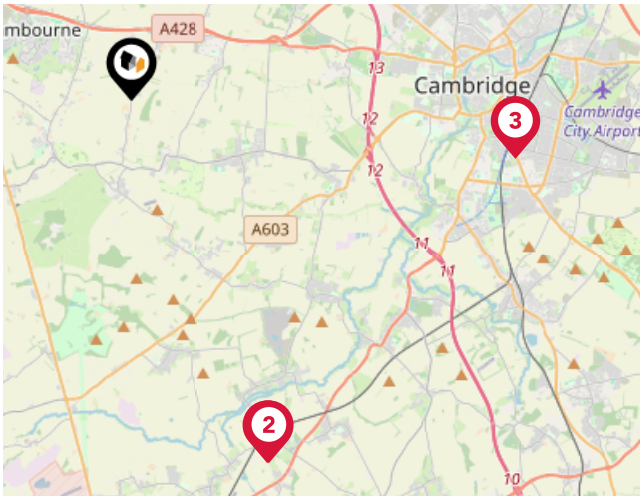
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	101 m ²



		Nursery	Primary	Secondary	College	Private
	Caldecote Primary School Ofsted Rating: Good Pupils: 189 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 417 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 418 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 594 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkfield Park Primary School Ofsted Rating: Good Pupils: 385 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bourn CofE Primary Academy Ofsted Rating: Outstanding Pupils: 206 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1120 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

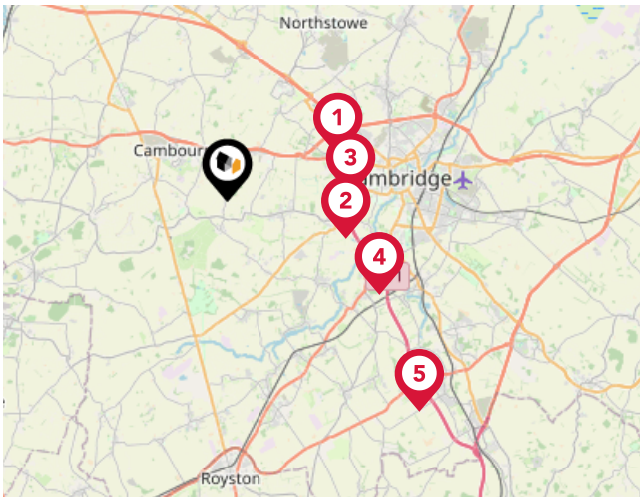


		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Drayton CofE (C) Primary School Ofsted Rating: Requires Improvement Pupils: 41 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Outstanding Pupils: 114 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 276 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 125 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 471 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Newton Community Primary School Ofsted Rating: Good Pupils: 88 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



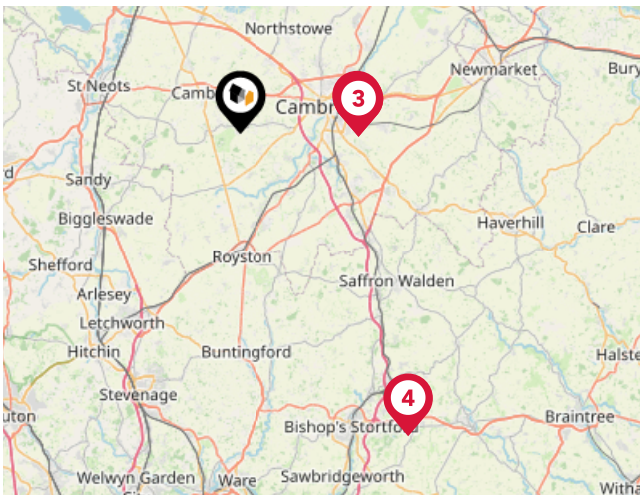
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	7.04 miles
2	Shepreth Rail Station	7.04 miles
3	Cambridge Rail Station	7.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.37 miles
2	M11 J12	4.54 miles
3	M11 J13	4.47 miles
4	M11 J11	6.51 miles
5	M11 J10	10.4 miles

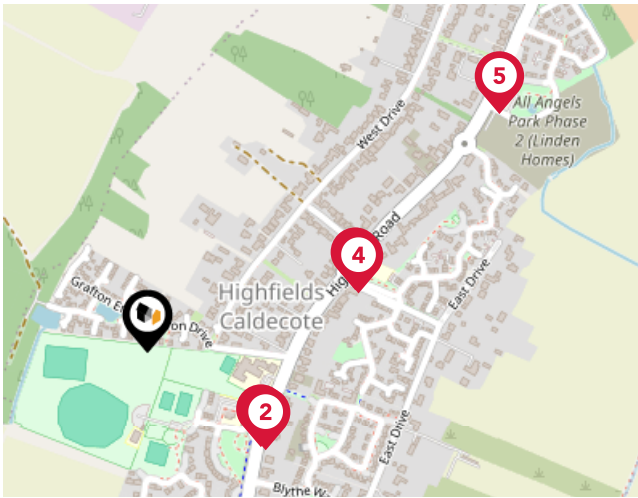


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	8.53 miles
2	Cambridge Airport	8.59 miles
3	Cambridge Airport	8.59 miles
4	London Stansted Airport	25.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Furlong Way	0.17 miles
2	Furlong Way	0.17 miles
3	Bossert's Way	0.25 miles
4	Bossert's Way	0.25 miles
5	West Drive	0.48 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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