

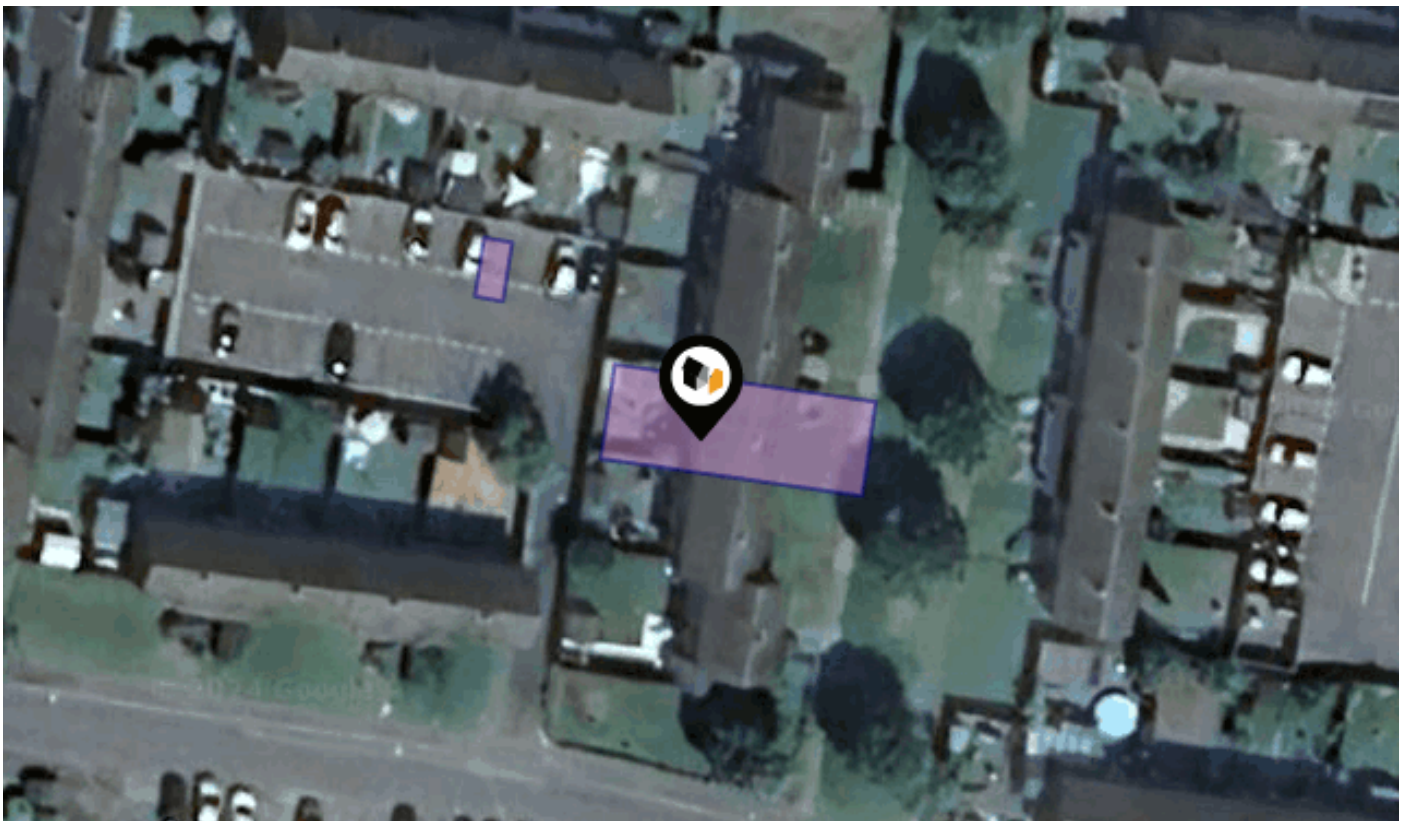


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 02<sup>nd</sup> September 2024



**CAMMELL WALK, WATERBEACH, CAMBRIDGE, CB25**

## Cooke Curtis & Co

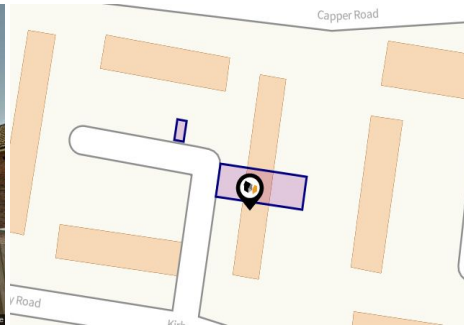
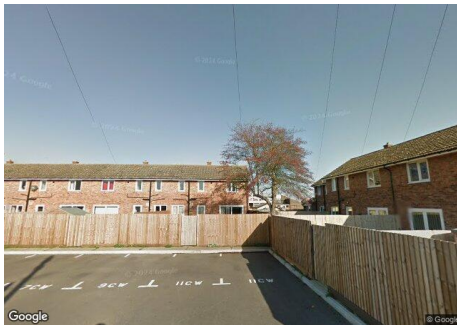
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2013		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,792		
<b>Title Number:</b>	CB386006		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:



WATERBEACH, CB25

Energy rating

# C

Valid until 04.11.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300+ mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 38% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	88 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British gas

## Central Heating

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Gas central heating

## Water Supply

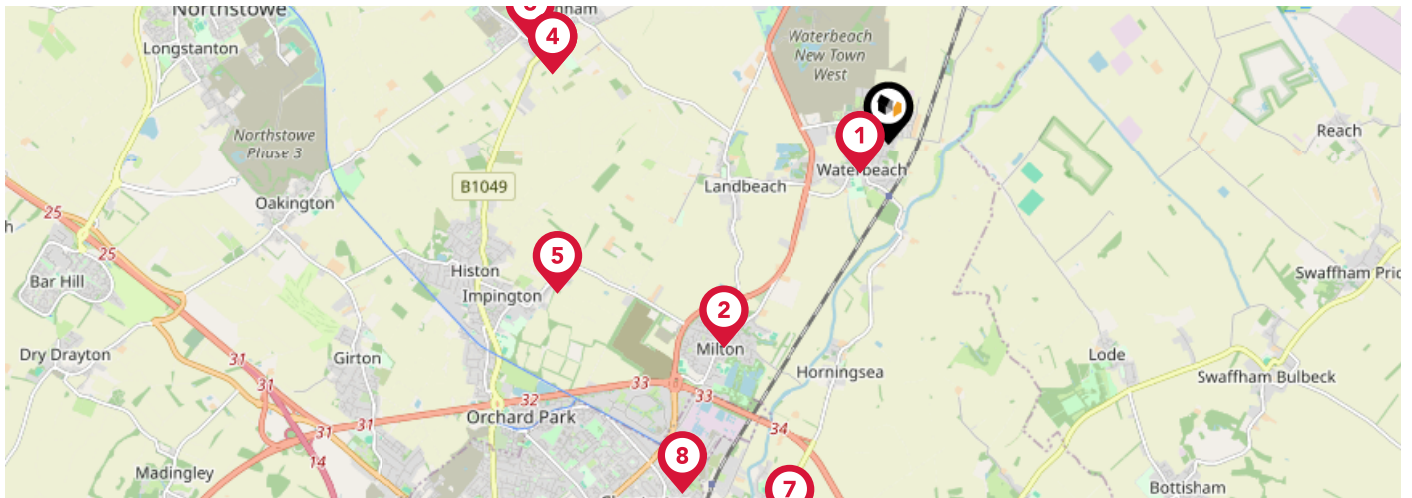
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South Staffordshire water

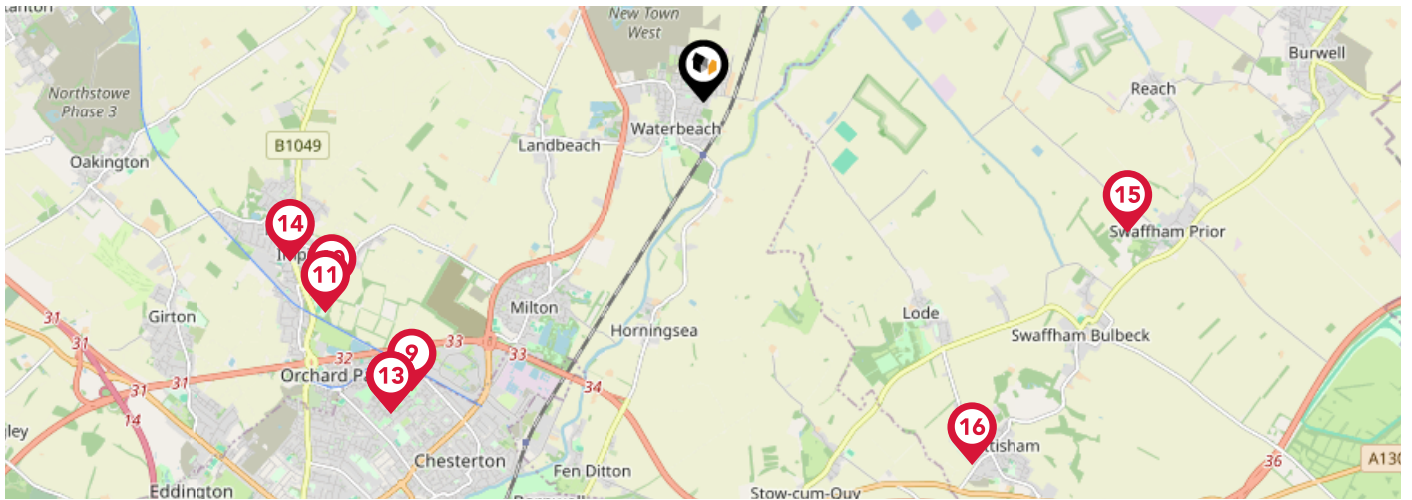
## Drainage

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Anglian water



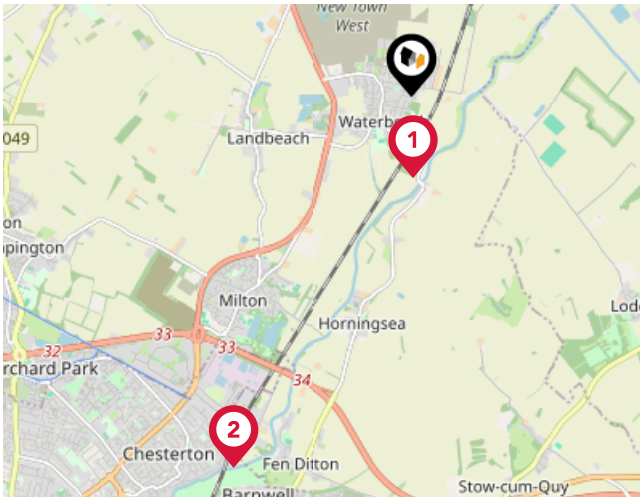
		Nursery	Primary	Secondary	College	Private
	<b>Waterbeach Community Primary School</b> Ofsted Rating: Good   Pupils: 516   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottenham Village College</b> Ofsted Rating: Good   Pupils: 877   Distance:3.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Centre School</b> Ofsted Rating: Good   Pupils: 134   Distance:3.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope Tree School</b> Ofsted Rating: Requires improvement   Pupils: 17   Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottenham Primary School</b> Ofsted Rating: Good   Pupils: 481   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:3.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:3.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Brook Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swaffham Prior Church of England Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bottisham Village College</b> Ofsted Rating: Outstanding   Pupils: 1452   Distance:4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

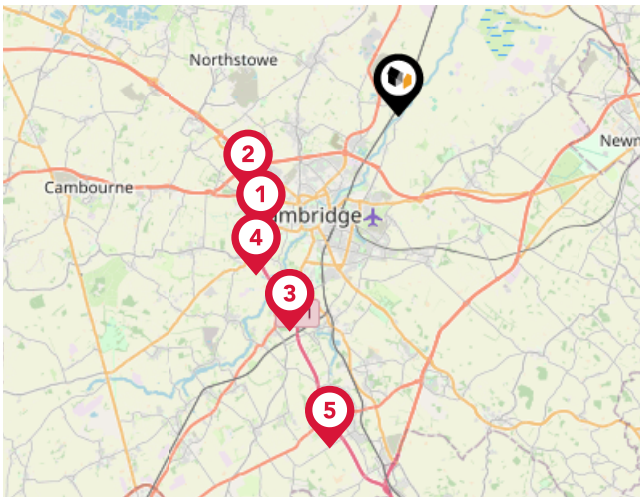
# Area

## Transport (National)



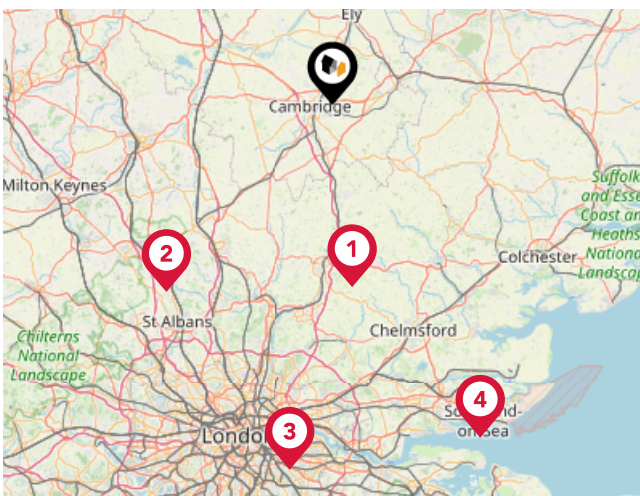
### National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	0.75 miles
2	Cambridge North Rail Station	3.74 miles
3	Cambridge Rail Station	6.02 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	6.57 miles
2	M11 J14	6.12 miles
3	M11 J11	8.76 miles
4	M11 J12	7.76 miles
5	M11 J10	12.33 miles



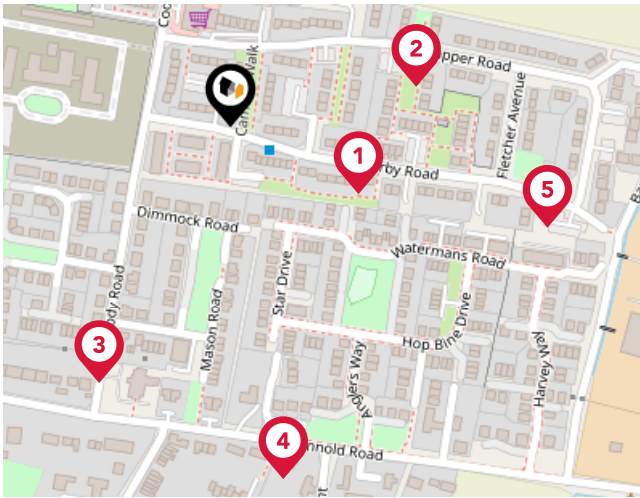
### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	26.7 miles
2	Luton Airport	36.51 miles
3	Silvertown	53.62 miles
4	Southend-on-Sea	53.31 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kirby Terrace	0.08 miles
2	Fletcher Avenue	0.11 miles
3	Surgery	0.16 miles
4	Park Crescent	0.2 miles
5	Capper Road	0.19 miles



### Cooke Curtis & Co

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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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