

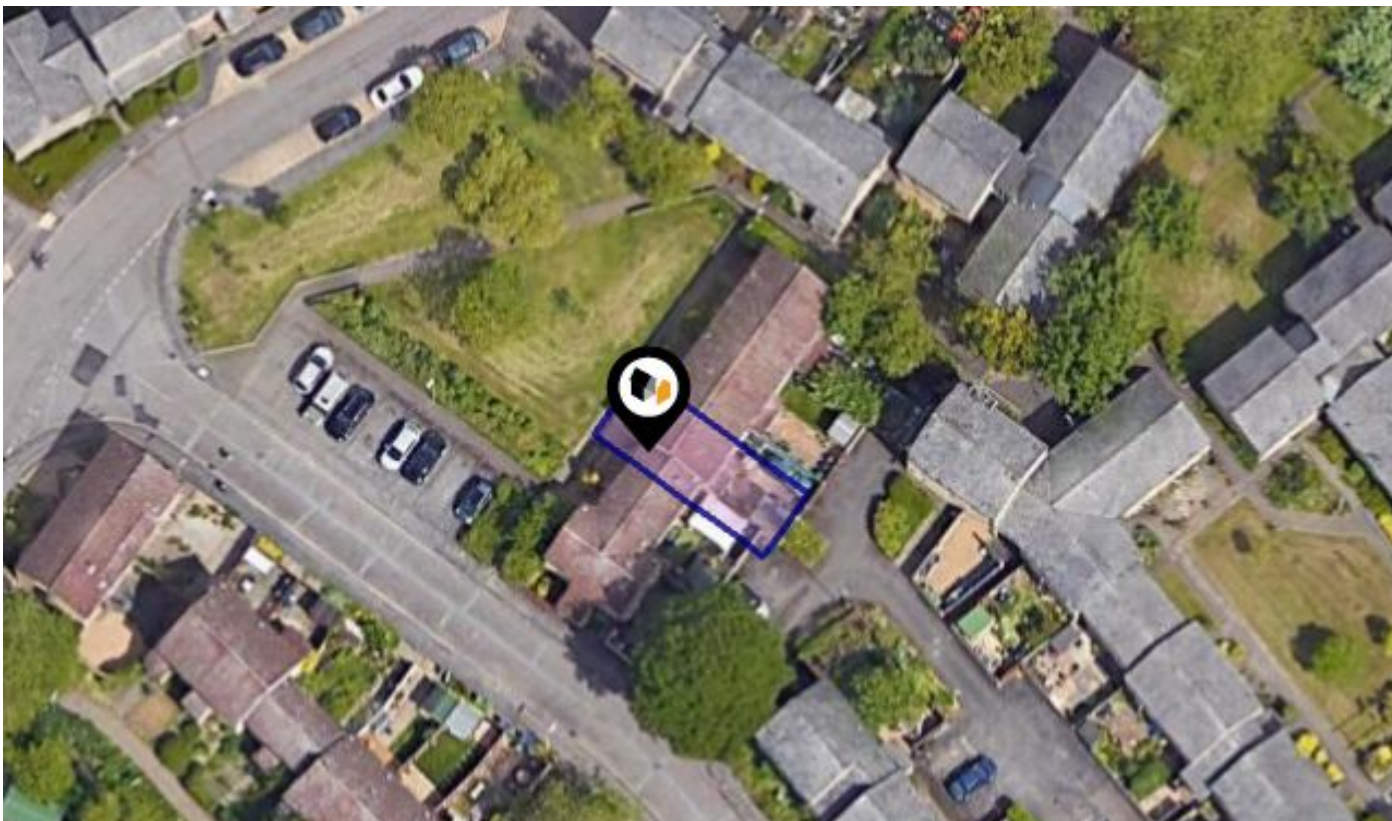


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 07th October 2024



WALPOLE ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB61334		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	39 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *114 Walpole Road Cambridge Cambridgeshire CB1 3UE*

Reference - 17/1144/GPE	
Decision:	Decided
Date:	30th June 2017
Description:	Single storey rear extension

CAMBRIDGE, CB1

Energy rating

D

Valid until 03.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	86 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

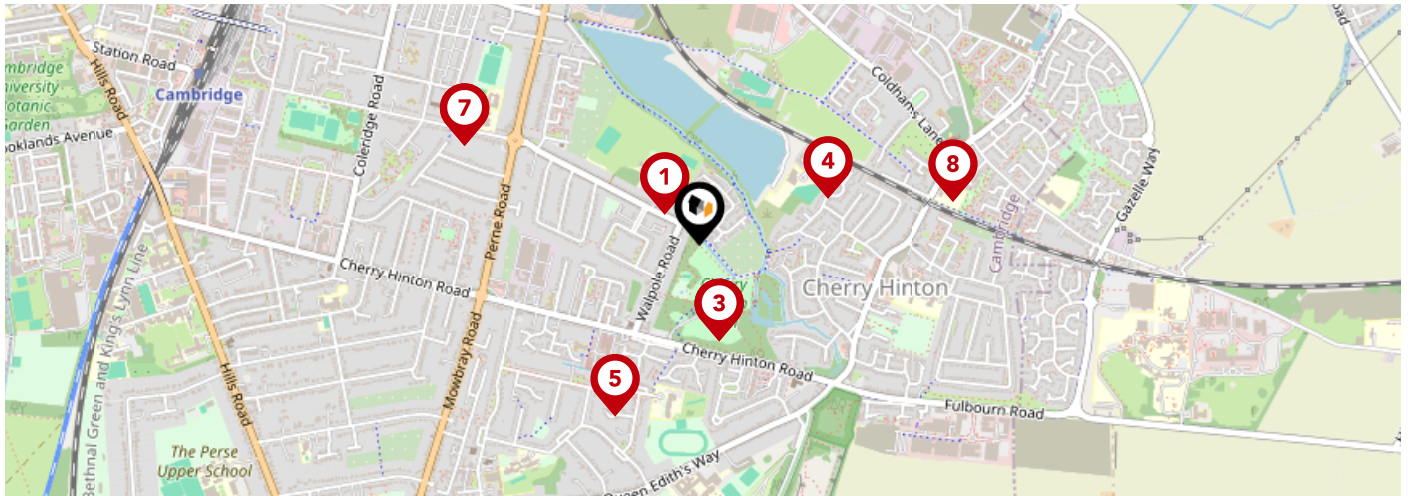
Gas central heating

Water Supply

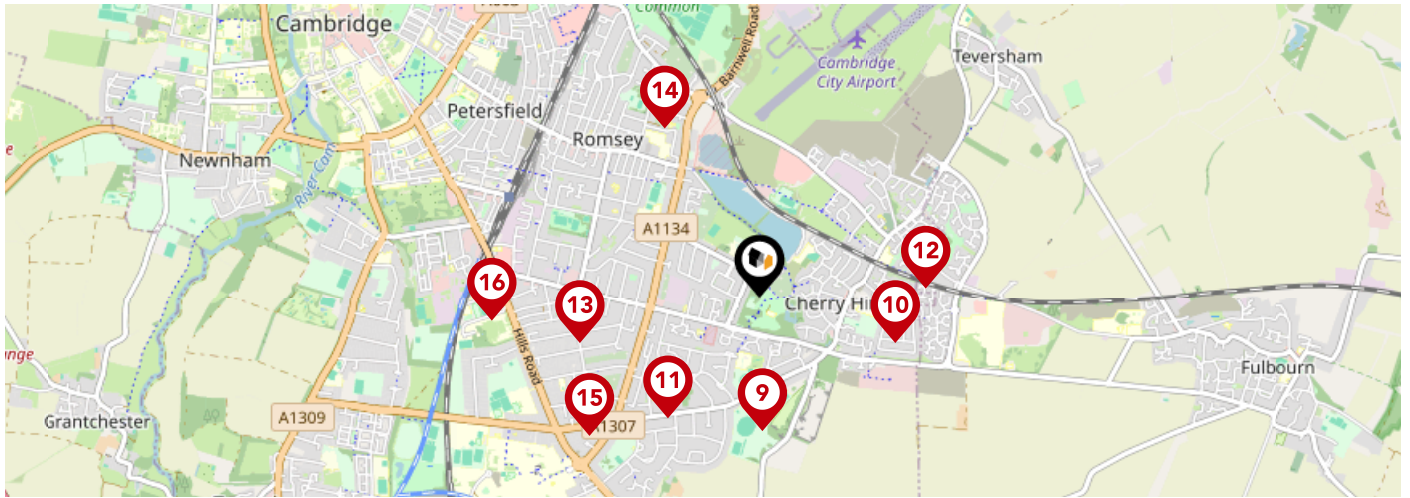
Cambridge Water

Drainage

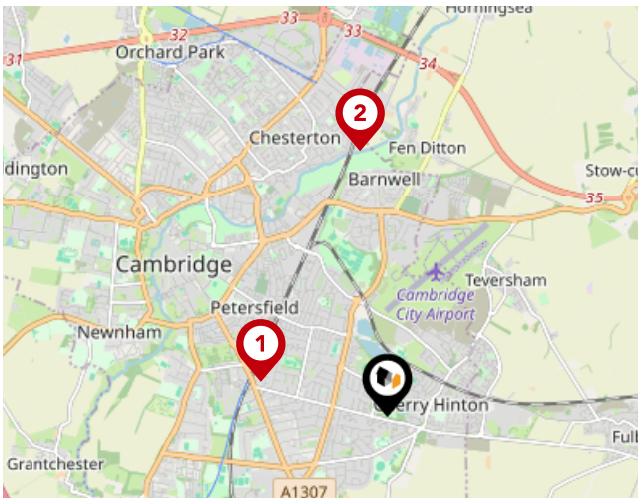
Anglian Water



	Nursery	Primary	Secondary	College	Private
1 St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

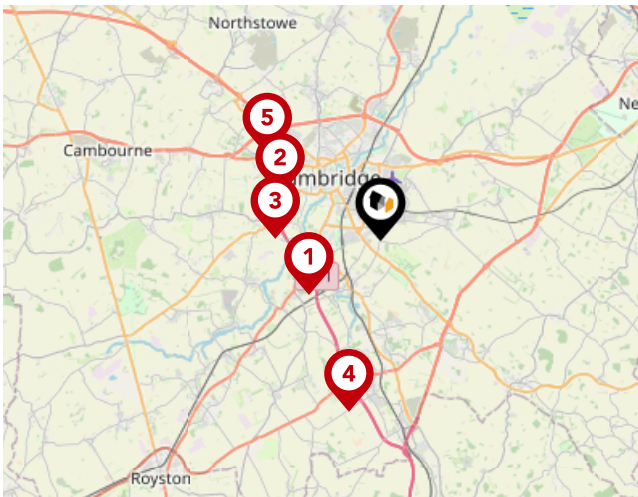


		Nursery	Primary	Secondary	College	Private
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



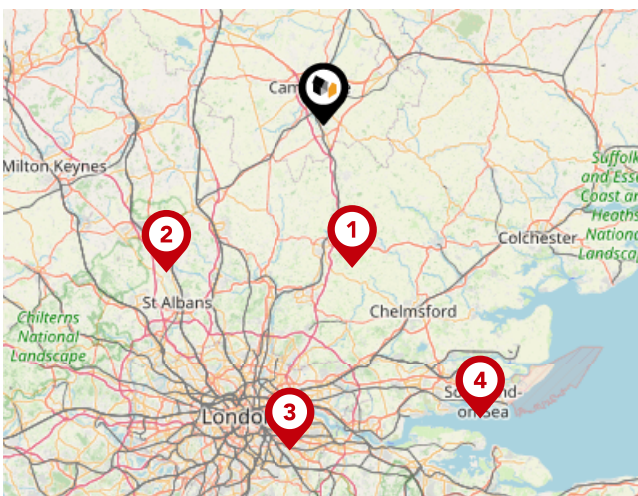
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.19 miles
2	Cambridge North Rail Station	2.43 miles
3	Waterbeach Rail Station	5.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.28 miles
2	M11 J13	3.99 miles
3	M11 J12	3.81 miles
4	M11 J10	6.39 miles
5	M11 J14	5.11 miles

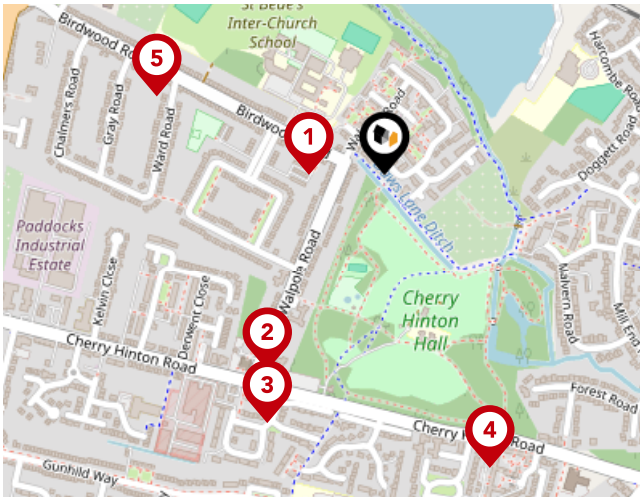


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	21.18 miles
2	Luton Airport	31.42 miles
3	Silvertown	47.71 miles
4	Southend-on-Sea	48.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Bede's School	0.09 miles
2	St Thomas's Square	0.26 miles
3	Glenmere Close	0.31 miles
4	Greystoke Road	0.35 miles
5	Gray Road	0.27 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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