



See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 07<sup>th</sup> October 2024



## LUCERNE CLOSE, CAMBRIDGE, CB1

### Cooke Curtis & Co

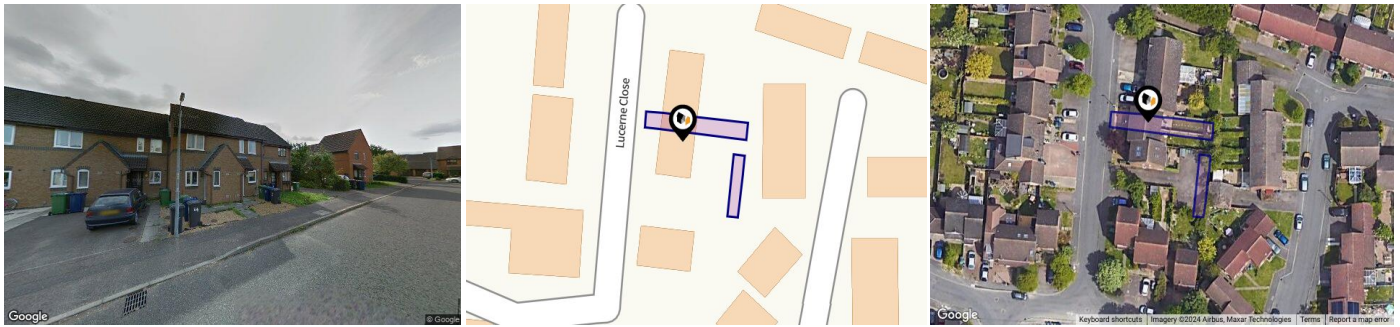
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,999		
<b>Title Number:</b>	CB126432		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>77</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## Planning records for: *112 Lucerne Close Fulbourn CB1 9SA*

Reference - 19/0778/FUL	
Decision:	Decided
Date:	06th June 2019
Description:	Dormer window to front roof slope.

Reference - 19/0779/CL2PD	
Decision:	Decided
Date:	06th June 2019
Description:	Certificate of Lawfulness under Section 192 for a proposed rear dormer, installation of rooflight in front elevation and insertion of new fixed shut obscure glazed window at 2nd floor level to side elevation.

Reference - 18/1222/CL2PD	
Decision:	Decided
Date:	03rd August 2018
Description:	Certificate of lawfulness under Section 192 to convert existing garage to office.

## Planning records for: *120 Lucerne Close Cambridge Cambridgeshire CB1 9SA*

Reference - 15/1090/FUL	
Decision:	Decided
Date:	08th June 2015
Description:	Erection of single and two storey rear extension to side and rear.

Planning records for: *128 Lucerne Close Cambridge Cambridgeshire CB1 9SA*

Reference - 22/02982/HFUL	
Decision:	Decided
Date:	30th June 2022
Description:	Garage extension and part conversion

Reference - 22/0740/TTCA	
Decision:	Decided
Date:	30th June 2022
Description:	T 1 - Copper Beech - Remove the deadwood, thin the crown 15% by removing the epicormic growth and clear the phone lines.

Planning records for: *98 Lucerne Close Cherry Hinton Cambridge Cambridgeshire CB1 9SA*

Reference - S/1593/11	
Decision:	Decided
Date:	09th September 2011
Description:	Three storey side extension

Reference - S/3419/16/FL	
Decision:	Decided
Date:	03rd January 2017
Description:	Two storey side extension

Planning records for: *104 Lucerne Close Fulbourn Cambridge CB1 9SA*

<b>Reference - S/1426/16/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd May 2016
<b>Description:</b>	Part two storey part single storey side and rear extension and single storey front extension

Lucerne Close, CB1

Energy rating

**D**

Valid until 14.08.2028

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

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>

## Electricity Supply

---

Octopus Energy

## Gas Supply

---

Octopus Energy

## Central Heating

---

Gas central heating

## Water Supply

---

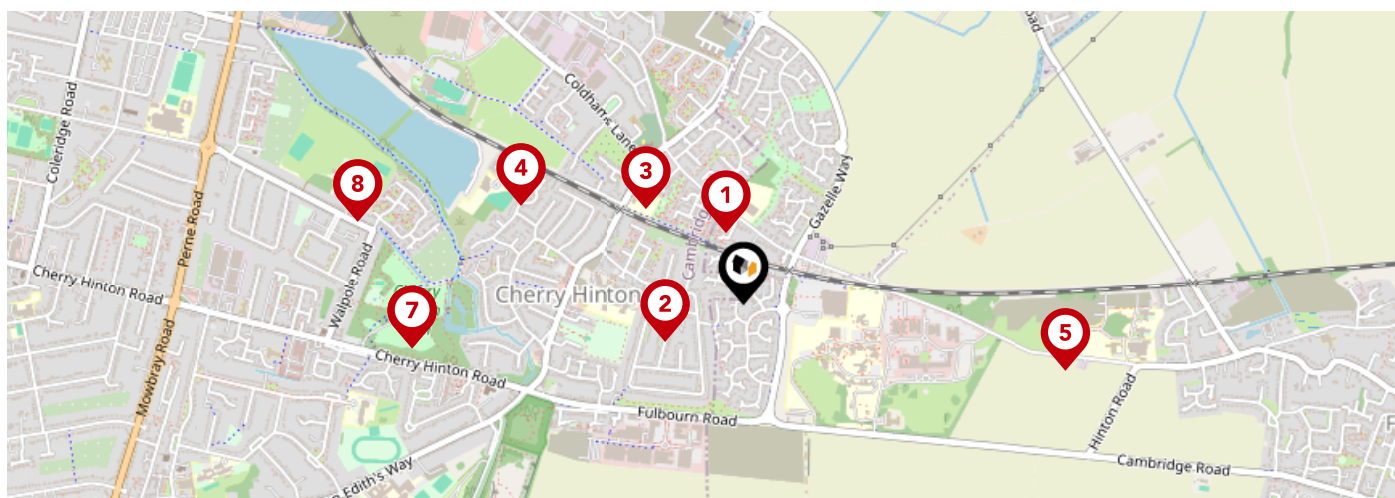
Cambridge Water

## Drainage

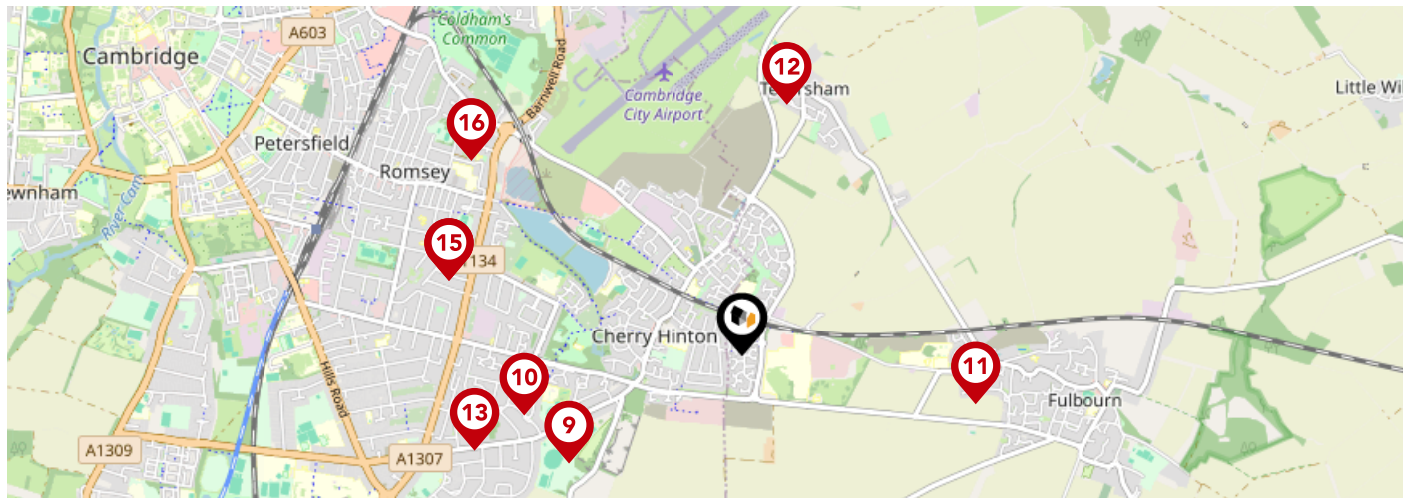
---

Anglian Water

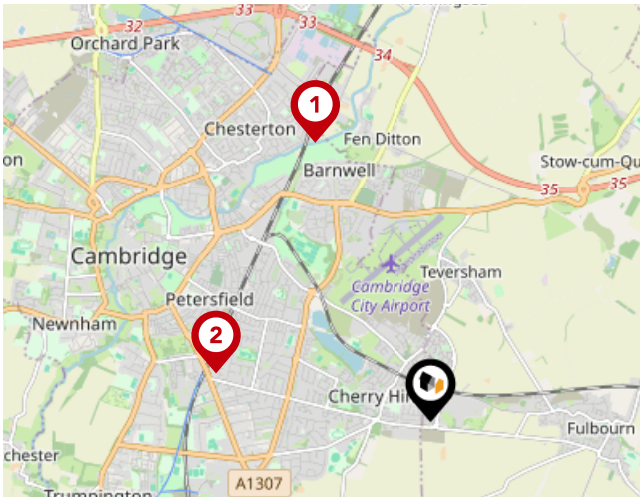




		Nursery	Primary	Secondary	College	Private
	<b>Bewick Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colville Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Spinney Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilgrim Pathways School</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

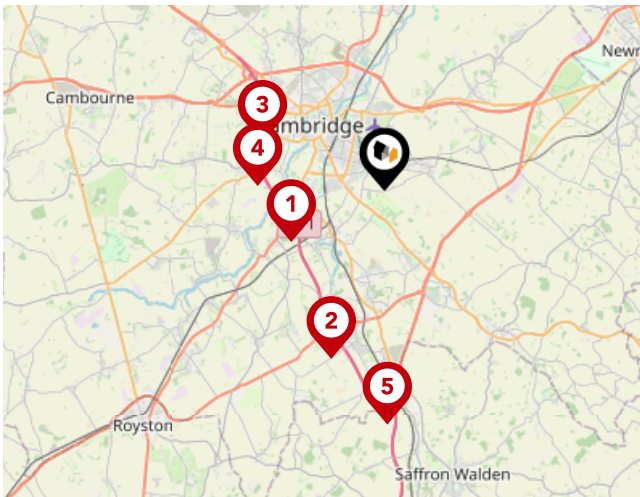


		Nursery	Primary	Secondary	College	Private
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Steiner School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Teversham CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



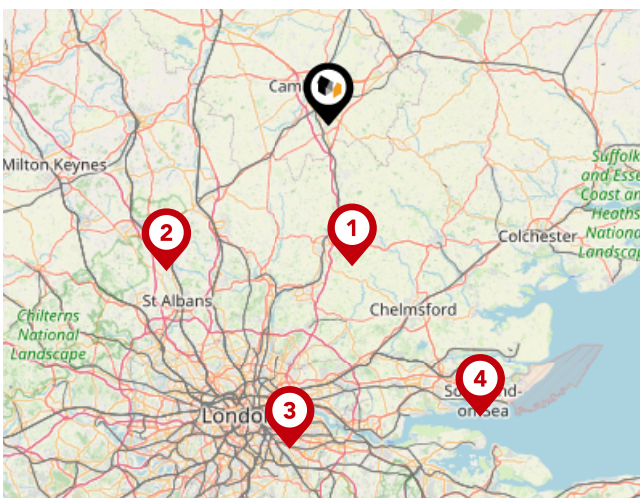
### National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.75 miles
2	Cambridge Rail Station	2 miles
3	Waterbeach Rail Station	5.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.88 miles
2	M11 J10	6.46 miles
3	M11 J13	4.78 miles
4	M11 J12	4.61 miles
5	M11 J9	8.54 miles

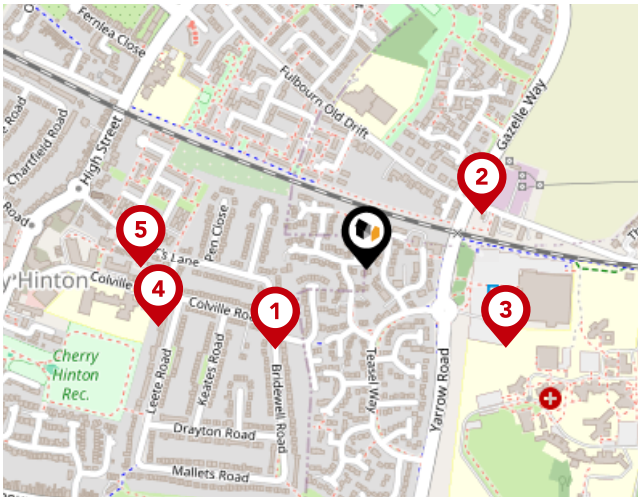


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.92 miles
2	Luton Airport	31.93 miles
3	Silvertown	47.68 miles
4	Southend-on-Sea	48.24 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Colville Road	0.14 miles
2	Tamarin Gardens	0.14 miles
3	Superstore	0.18 miles
4	Augers Road	0.24 miles
5	Arran Close	0.26 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

