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MIR: Material Info

The Material Information Affecting this Property

Monday 14th October 2024



PAGET ROAD, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,749		
Title Number:	CB47443		

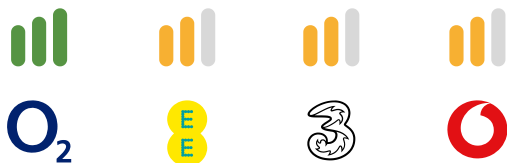
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *25 Paget Road Cambridge Cambridgeshire CB2 9JF*

Reference - 15/2318/FUL	
Decision:	Decided
Date:	11th January 2016
Description:	Single storey rear extension and loft conversion

Planning records for: *1 Paget Road Cambridge Cambridgeshire CB2 9JF*

Reference - 22/04727/CL2PD	
Decision:	Withdrawn
Date:	26th October 2022
Description:	Certificate Of Lawfulness Under S192 single storey side extension.

Reference - 22/05457/HFUL	
Decision:	Decided
Date:	19th December 2022
Description:	Single Storey Side Extension

Reference - 14/0026/FUL	
Decision:	Decided
Date:	10th January 2014
Description:	Erection of dwelling

Planning records for: *27 Paget Road Cambridge CB2 9JF*

Reference - 20/01554/HFUL	
Decision:	Decided
Date:	05th March 2020
Description:	Erection of a garage building to rear of existing dwelling.

Reference - 21/00550/CL2PD	
Decision:	Decided
Date:	09th February 2021
Description:	Certificate of lawfulness under S192 for a loft conversion including rear box dormer

Reference - 21/01263/HFUL	
Decision:	Decided
Date:	19th March 2021
Description:	Single storey rear extension

Planning records for: *31 Paget Road Cambridge Cambridgeshire CB2 9JF*

Reference - 15/0491/FUL	
Decision:	Decided
Date:	16th March 2015
Description:	Loft conversion and side extension

Planning records for: **41 Paget Road Cambridge CB2 9JF**

Reference - 18/0556/FUL	
Decision:	Decided
Date:	10th April 2018
Description:	Single storey rear extension and erection of front porch.

Planning records for: **43 Paget Road Cambridge CB2 9JF**

Reference - 16/0805/FUL	
Decision:	Decided
Date:	24th May 2016
Description:	Erection of a hobby room/workshop/summer house at the rear.

Planning records for: **47 Paget Road Cambridge Cambridgeshire CB2 9JF**

Reference - 09/0097/FUL	
Decision:	Decided
Date:	13th February 2009
Description:	Roof extension to convert second floor.

Reference - 12/0422/EXP	
Decision:	Decided
Date:	03rd April 2012
Description:	Extension of time for planning permission 09/0097/FUL for roof extension to convert second floor at 47 Paget Road.

Planning records for: **63 Paget Road Trumpington Cambridge CB2 9JF**

Reference - 12/0002/FUL	
Decision:	Decided
Date:	09th January 2012
Description:	ERECT A PVCU CRUSADER CONSERVATORY TO THE REAR

Planning records for: **69 Paget Road Cambridge Cambridgeshire CB2 9JF**

Reference - 15/1641/FUL	
Decision:	Decided
Date:	28th August 2015
Description:	Re-position fence at the rear of the garden, i.e. the North boundary of the property. The fence will be 185 cm high and will run along the North boundary of the property (facing onto Monkswell). Three trees which are within the property boundary will need to be felled. These are a hawthorn, a plum tree and a field maple. Change of use of land to private residential garden land.

Reference - 20/0013/CL2PD	
Decision:	Decided
Date:	07th January 2020
Description:	Application for a certificate of lawfulness under Section 192 for a proposed loft conversion with rear dormer and 3 front rooflights.

Planning records for: **97 Paget Road Cambridge Cambridgeshire CB2 9JF**

Reference - 18/2010/GPE	
Decision:	Decided
Date:	24th December 2018
Description:	Single storey rear extension.

Paget Road, Trumpington, CB2

Energy rating

C

Valid until 01.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Electricity Supply

Ovo Energy

Gas Supply

Ovo Energy

Central Heating

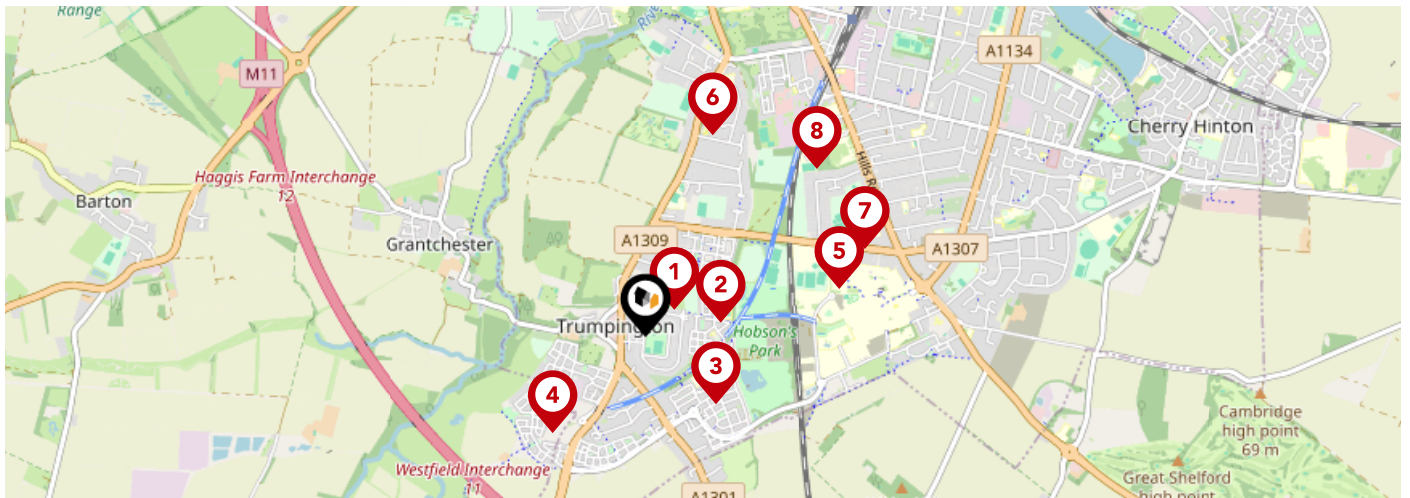
Gas boiler. Water underfloor heating (powered by boiler) to ground floor of property. Radiators to first floor. Megaflo hot water tank installed.

Water Supply

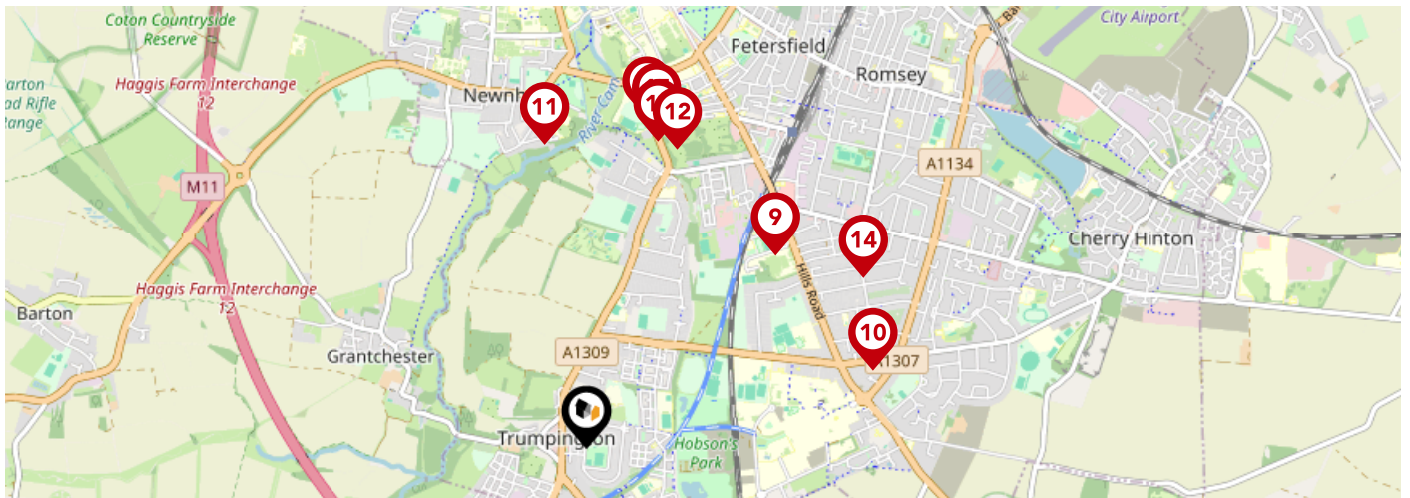
Cambridge Water

Drainage

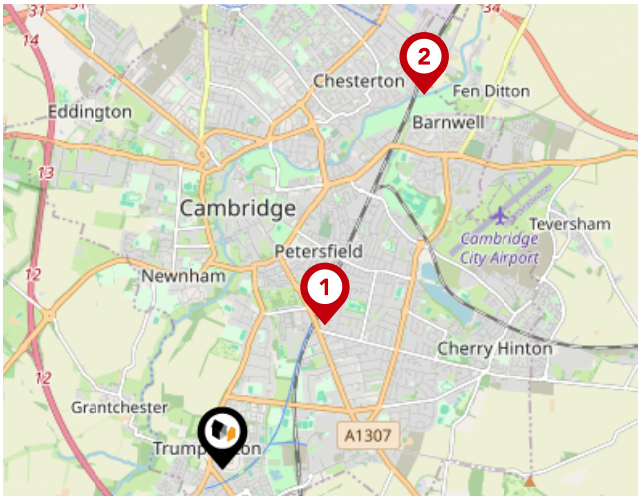
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

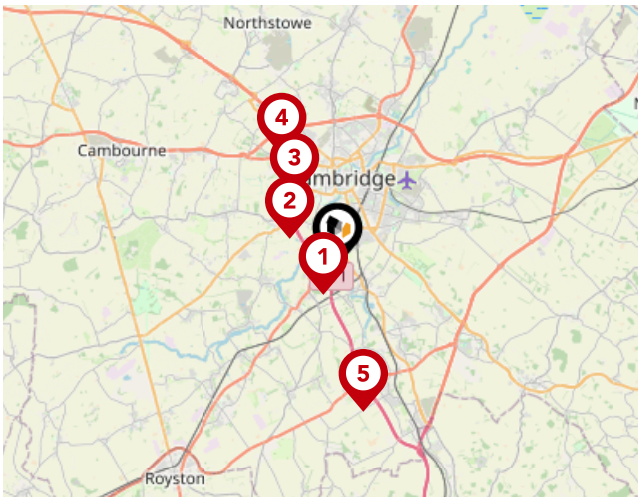


		Nursery	Primary	Secondary	College	Private
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



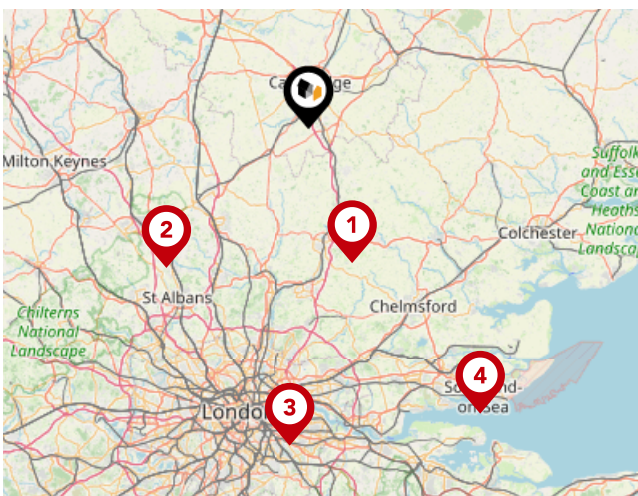
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.61 miles
2	Cambridge North Rail Station	3.86 miles
3	Foxton Rail Station	4.62 miles



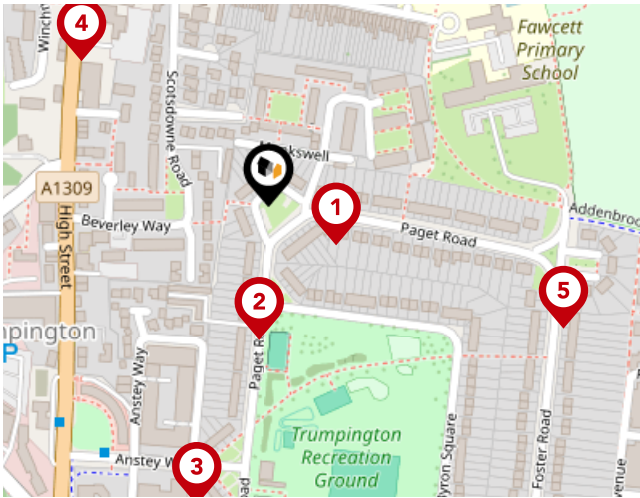
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.15 miles
2	M11 J12	2.01 miles
3	M11 J13	3.02 miles
4	M11 J14	4.51 miles
5	M11 J10	5.39 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.74 miles
2	Luton Airport	29.24 miles
3	Silvertown	46.56 miles
4	Southend-on-Sea	48.89 miles



Bus Stops/Stations

Pin	Name	Distance
1	Monkswell	0.04 miles
2	Byron Square	0.08 miles
3	Foster Road	0.17 miles
4	Alpha Terrace	0.13 miles
5	Paget Close	0.18 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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