

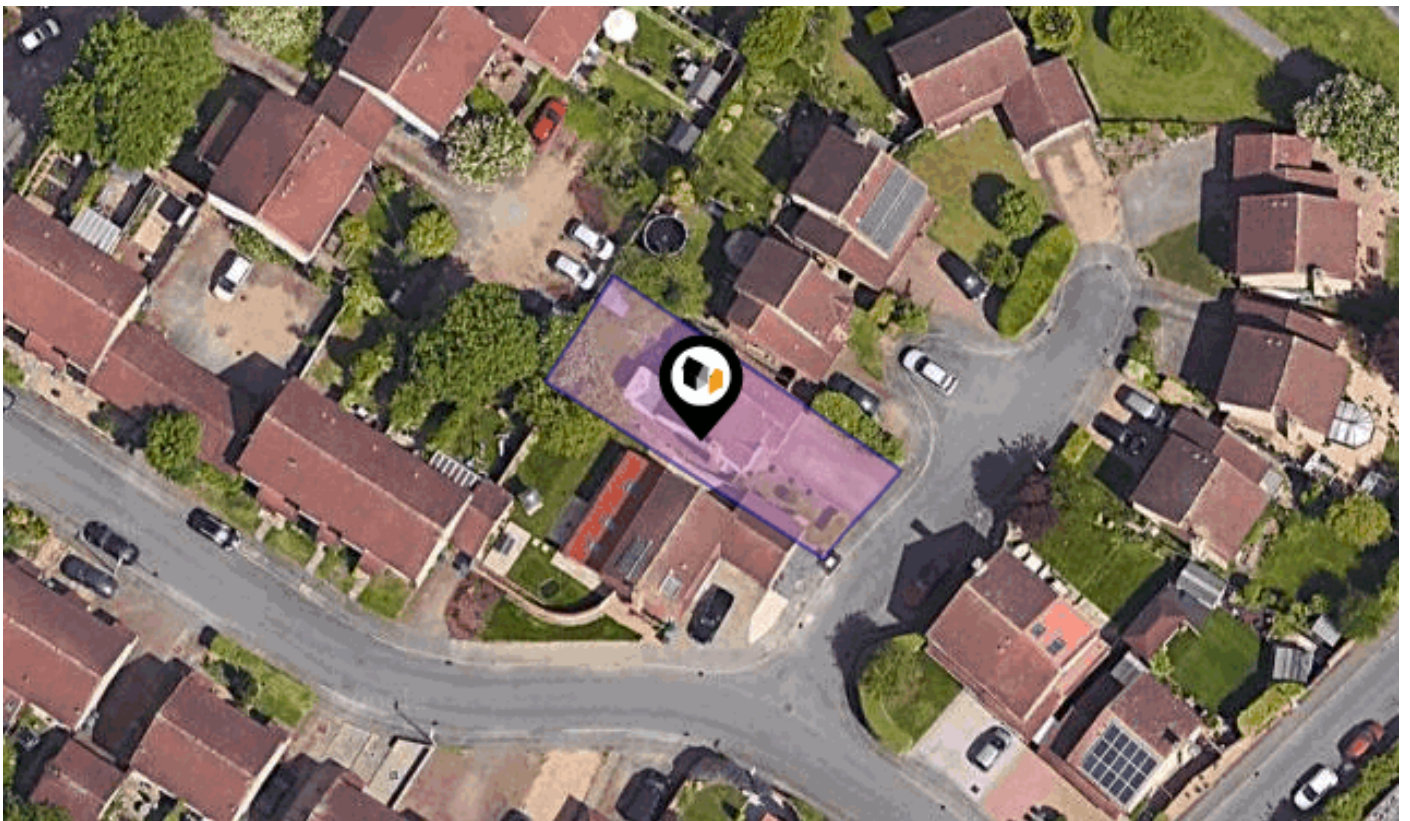


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd April 2024



CARIBOU WAY, CAMBRIDGE, CB1

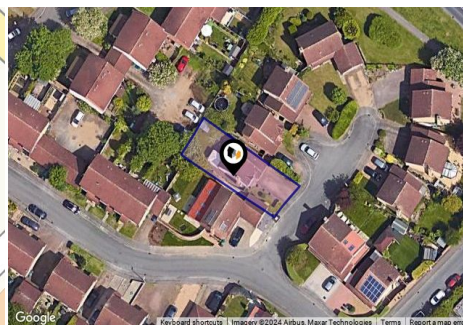
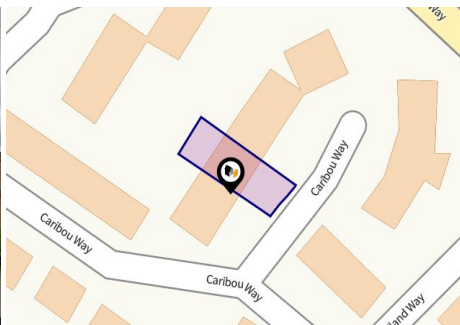
iad UK

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Property

Type:	Detached	Last Sold £/ft²:	£387
Bedrooms:	4	Tenure:	Freehold
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB78073		
UPRN:	100090134820		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

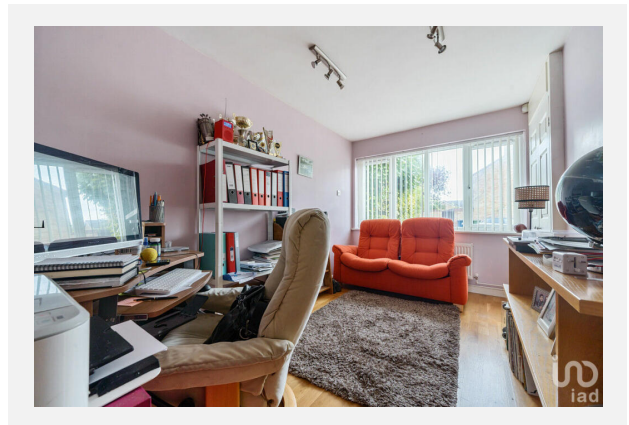
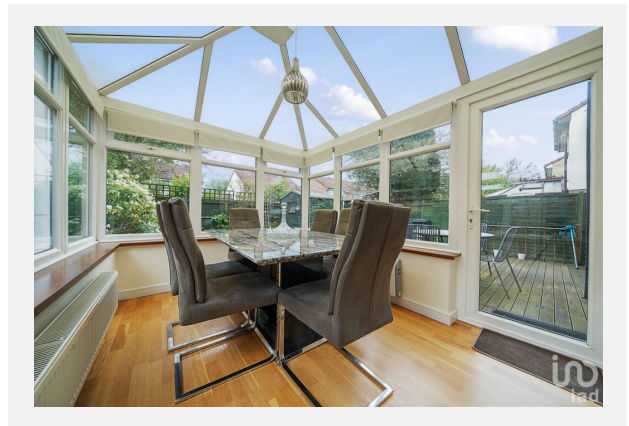
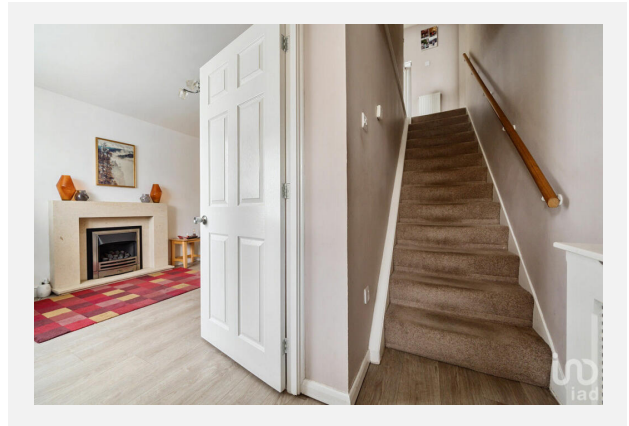
3 mb/s	80 mb/s	1000 mb/s

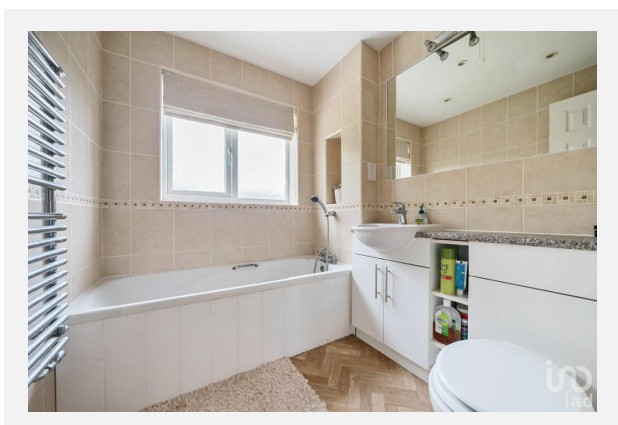
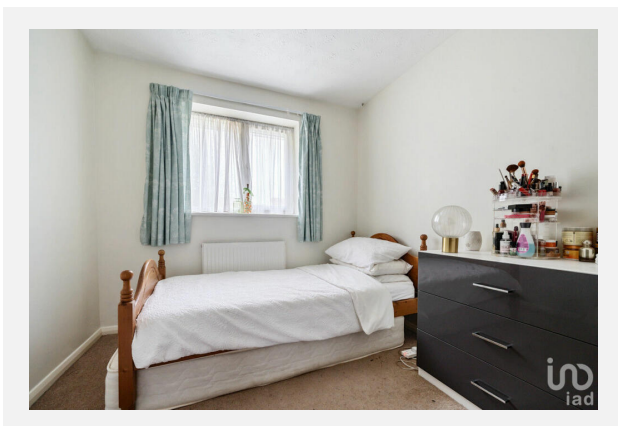
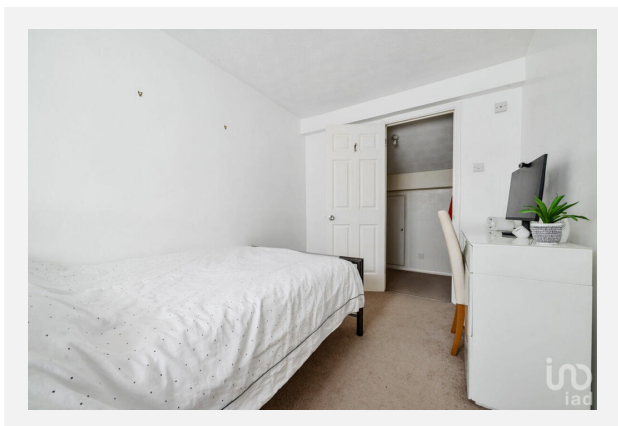
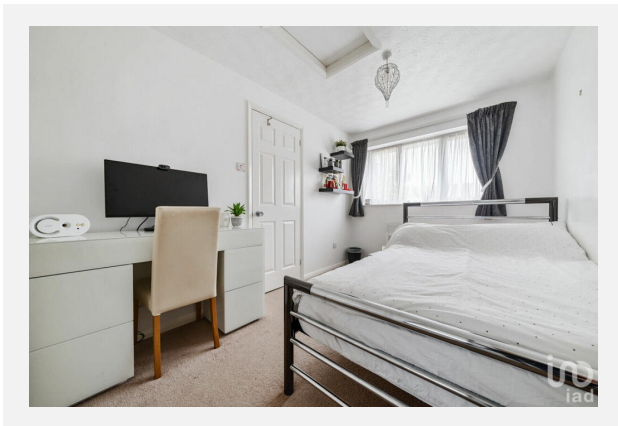
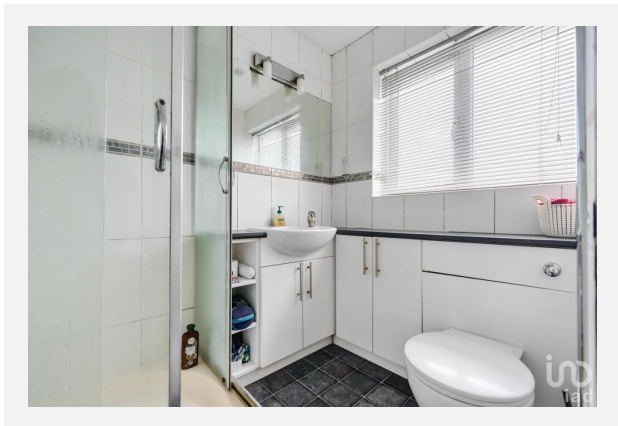
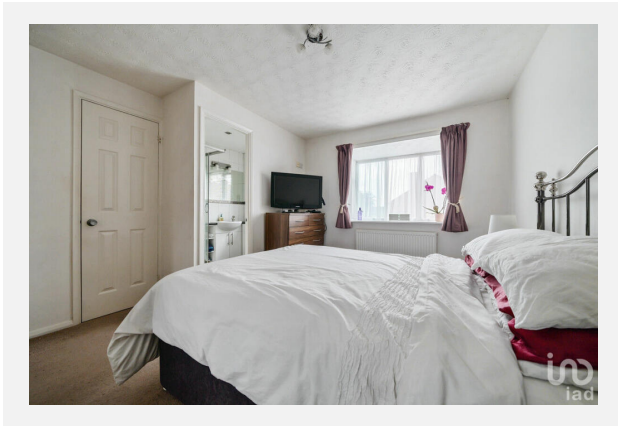
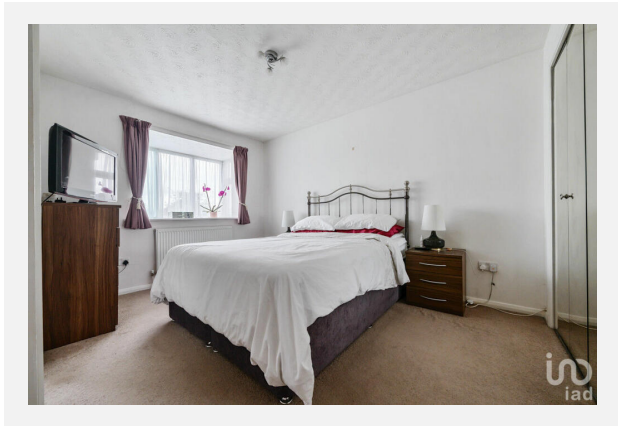
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







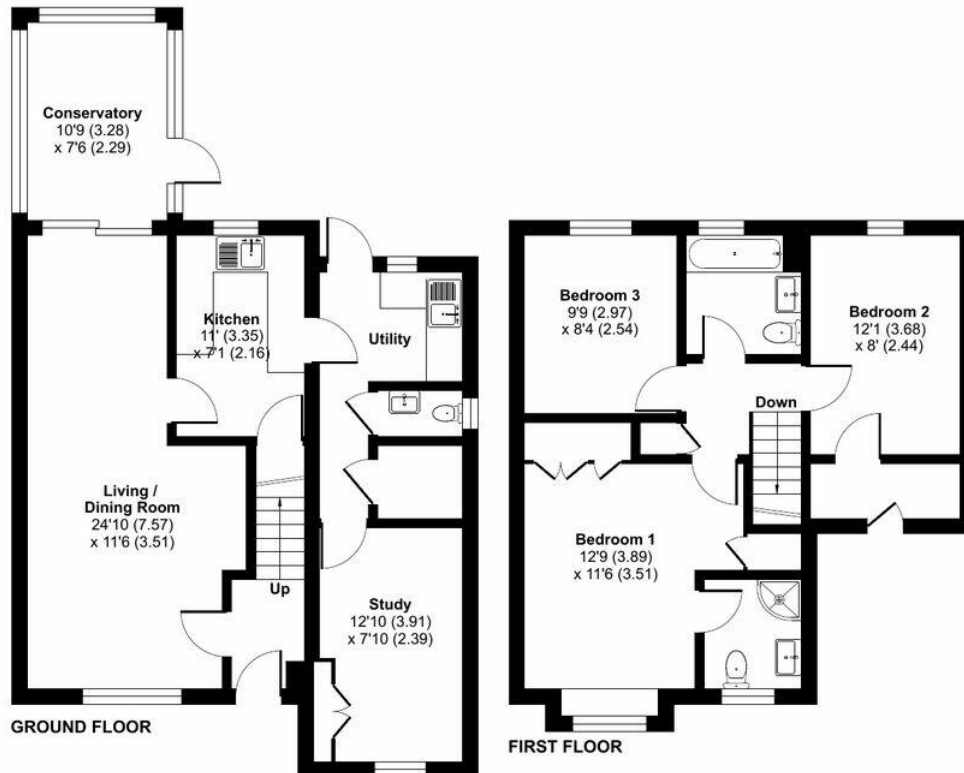


CARIBOU WAY, CAMBRIDGE, CB1

Caribou Way, Cambridge, CB1

Approximate Area = 1217 sq ft / 113 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for I A Estates Limited. REF: 1117089



Caribou Way, CB1

Energy rating

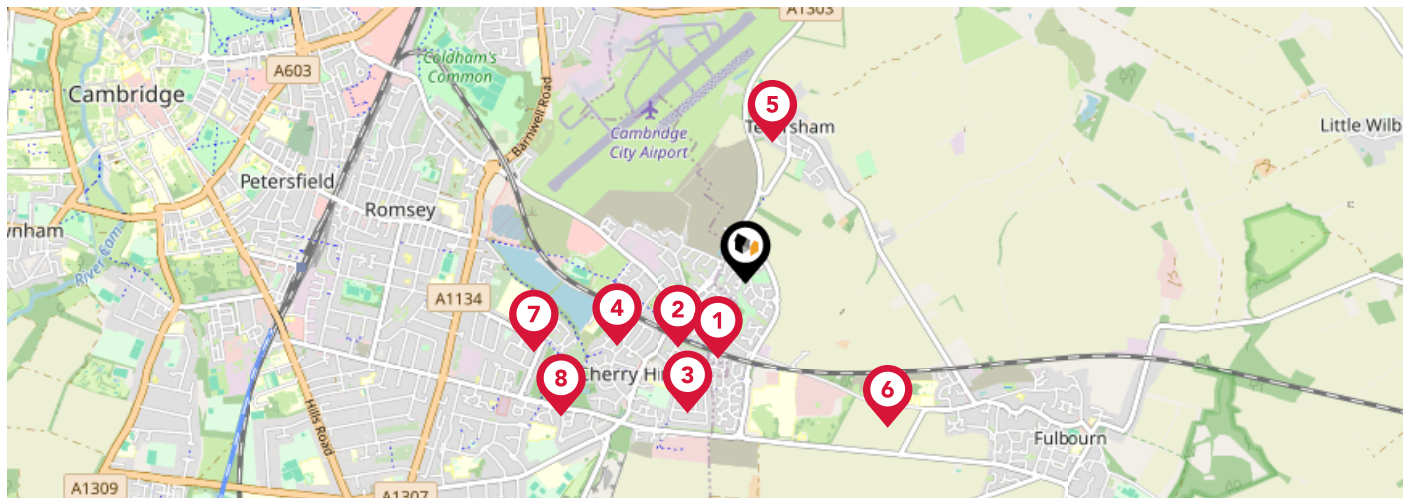
C

Valid until 15.10.2024

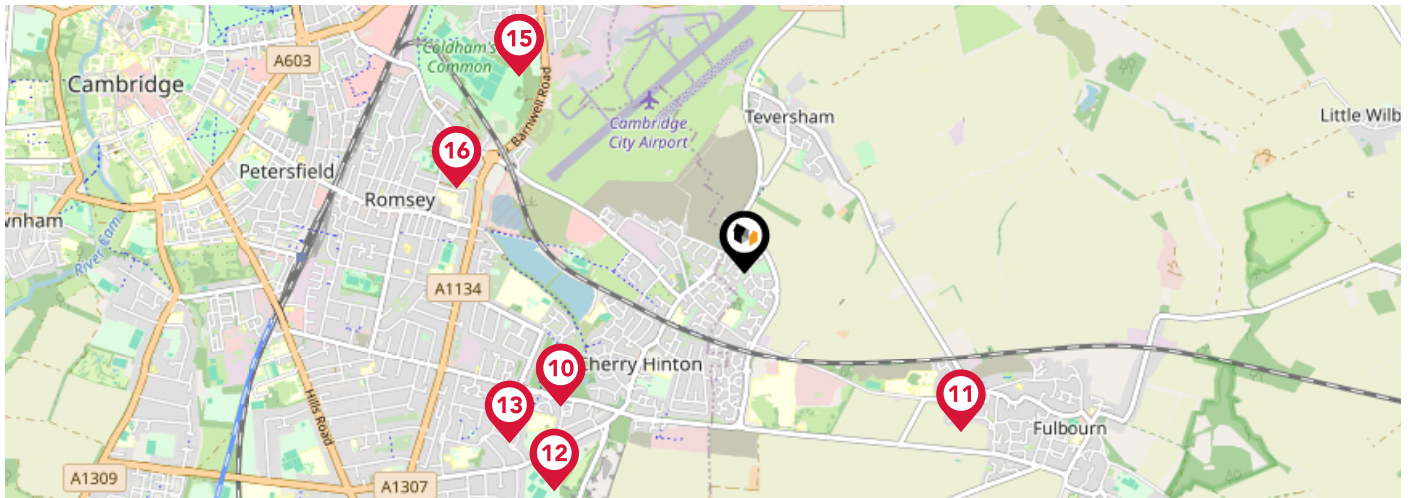
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very 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 68% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²



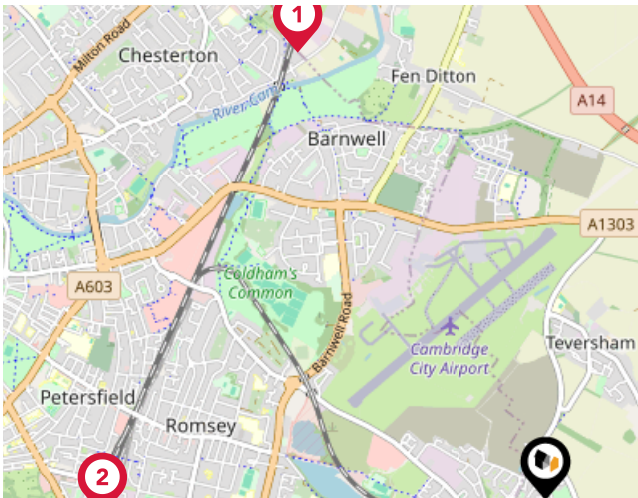
	Nursery	Primary	Secondary	College	Private
<p>1 Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 210 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 219 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Colville Primary School Ofsted Rating: Good Pupils: 278 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Spinney Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 179 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Pilgrim PRU Ofsted Rating: Outstanding Pupils:0 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 882 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Oaks International School Ofsted Rating: Good Pupils: 65 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holme Court School Ofsted Rating: Outstanding Pupils: 31 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 36 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Steiner School Ofsted Rating: Requires improvement Pupils: 91 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1057 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 472 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Children's Centre Ofsted Rating: Outstanding Pupils: 113 Distance:1.36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Galfrid School Ofsted Rating: Inadequate Pupils: 360 Distance:1.36	<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: 313 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

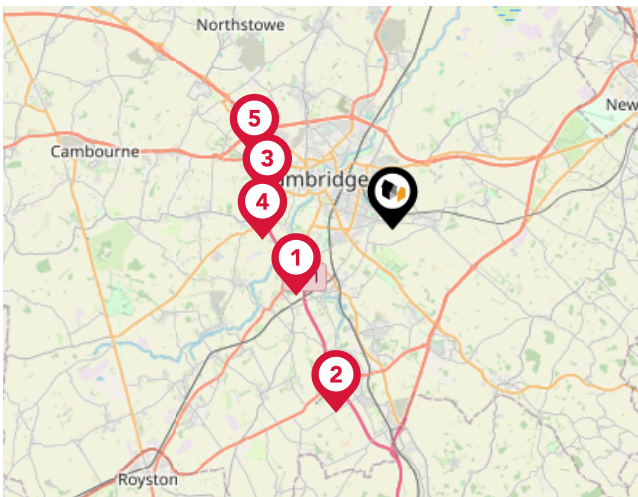
Area

Transport (National)



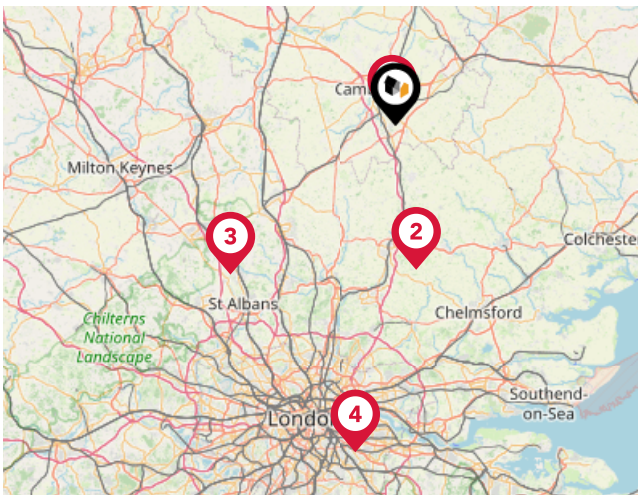
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.32 miles
2	Cambridge Rail Station	2.02 miles
3	Shelford (Cams) Rail Station	3.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.22 miles
2	M11 J10	6.97 miles
3	M11 J13	4.7 miles
4	M11 J12	4.7 miles
5	M11 J14	5.64 miles

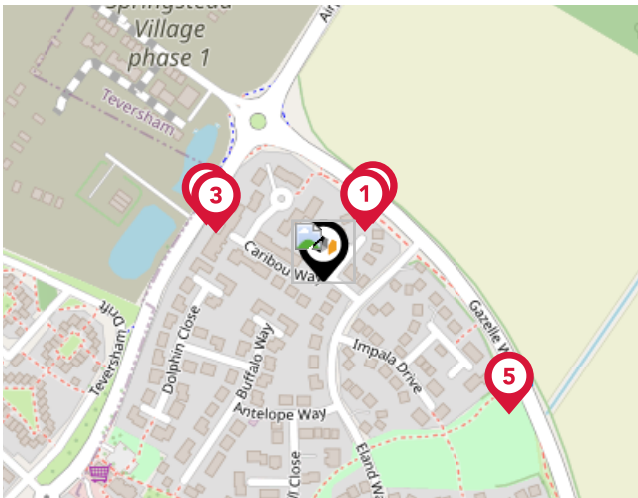


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	1.11 miles
2	London Stansted Airport	21.31 miles
3	London Luton Airport	32.38 miles
4	London City Airport	48.19 miles

Area

Transport (Local)



Bus Stops/Stations

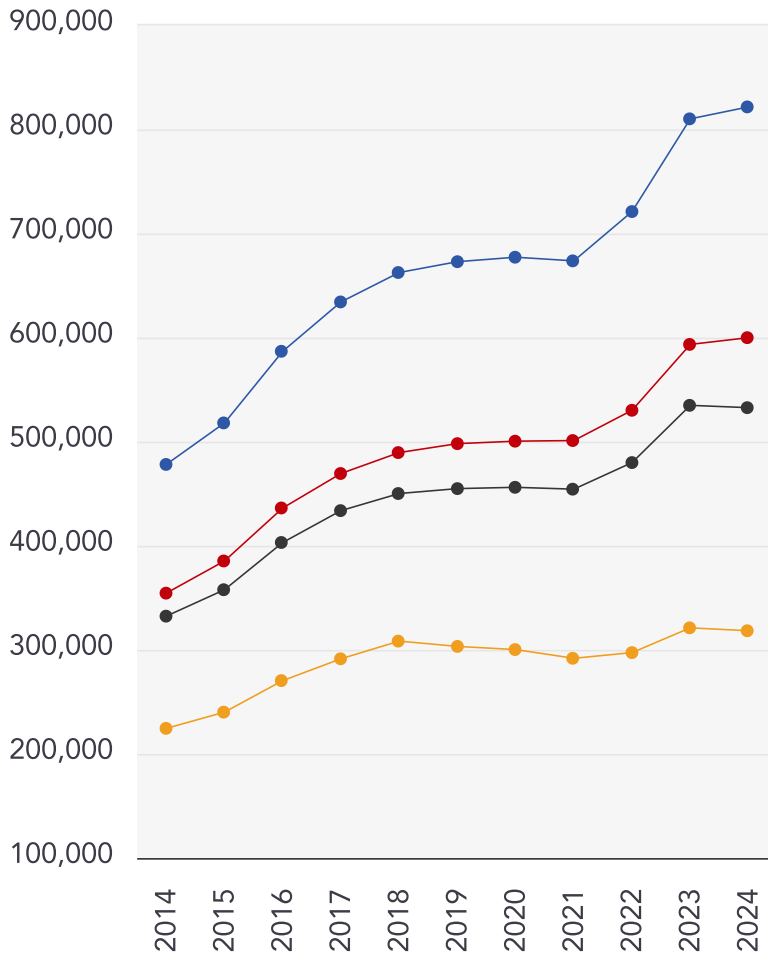
Pin	Name	Distance
1	Eland Way	0.04 miles
2	Eland Way	0.04 miles
3	Gazelle Way	0.07 miles
4	Gazelle Way	0.07 miles
5	Impala Drive Walkway	0.13 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CB1



Detached

+71.83%

Semi-Detached

+69.24%

Terraced

+60.25%

Flat

+41.75%



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