

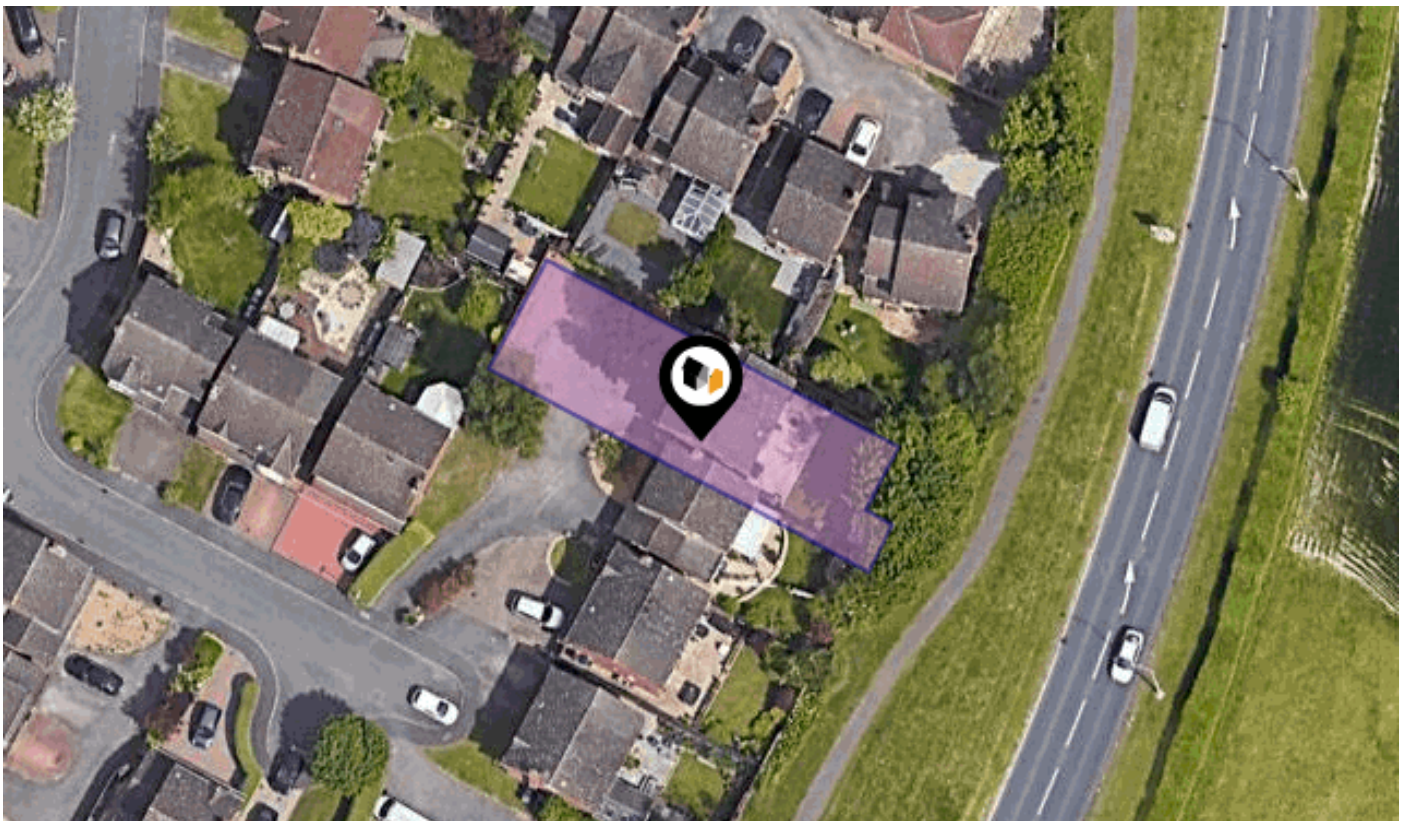


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



FENNEC CLOSE, CAMBRIDGE, CB1

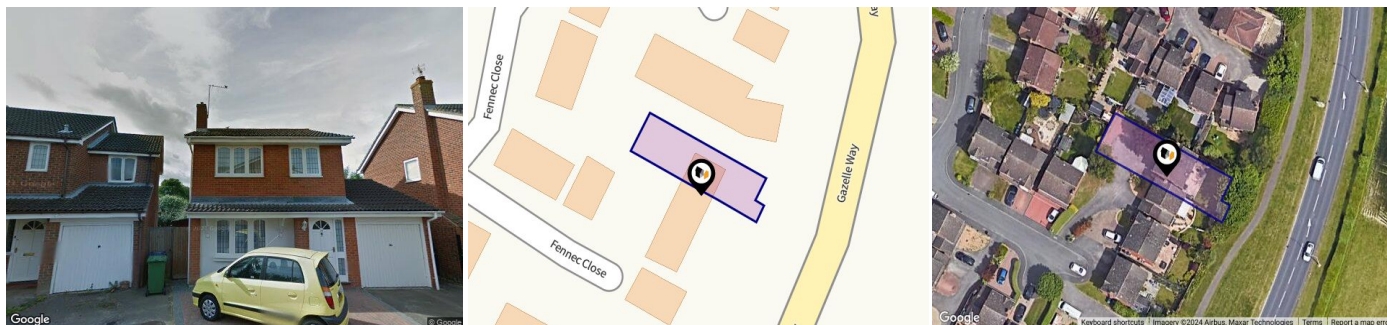
iad UK

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iadgroup.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,278 ft ² / 118 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB96052		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	76 mb/s	1000 mb/s

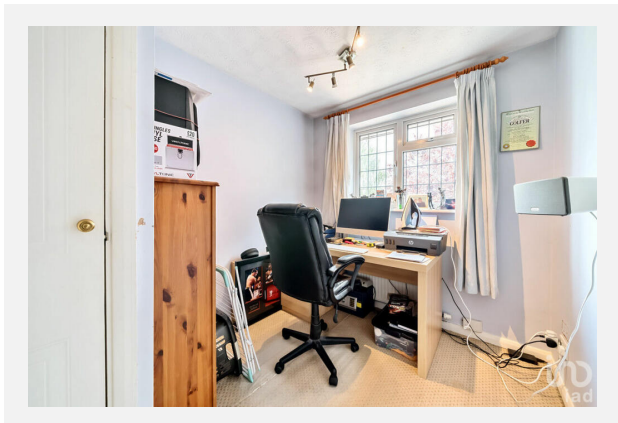
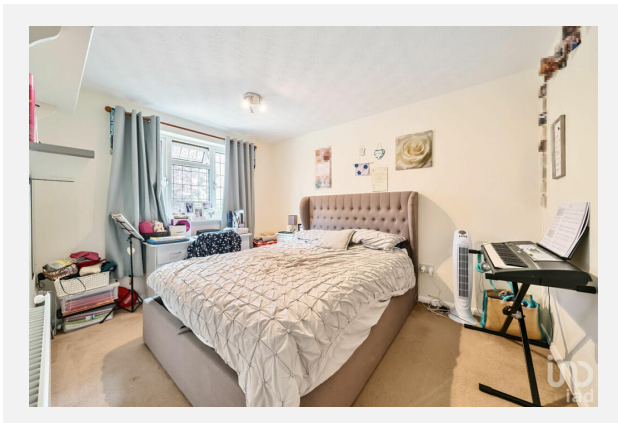
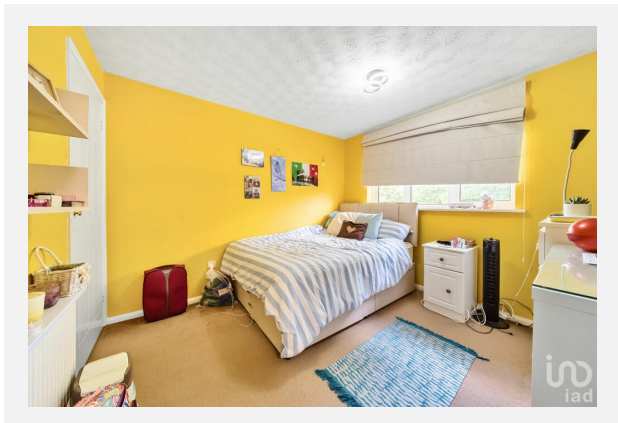
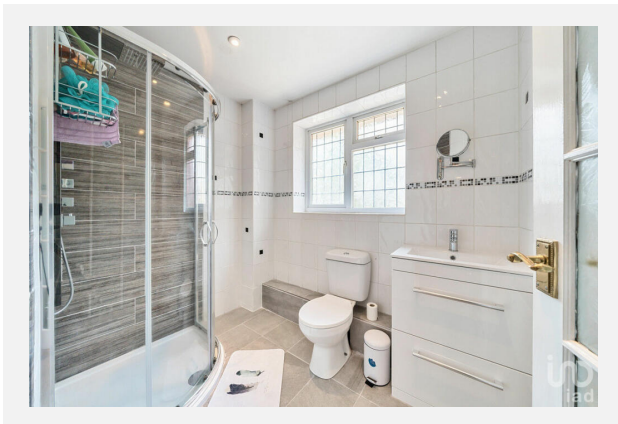
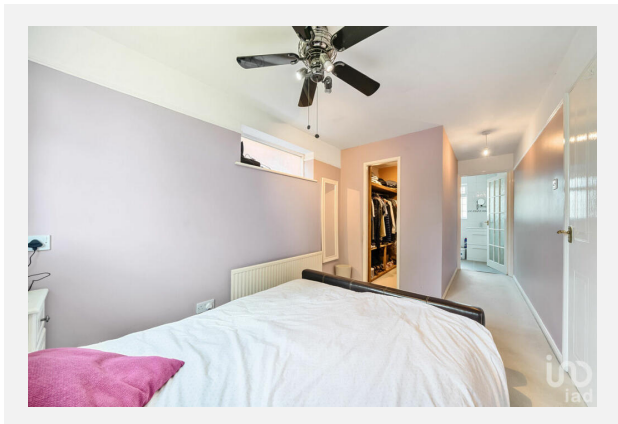
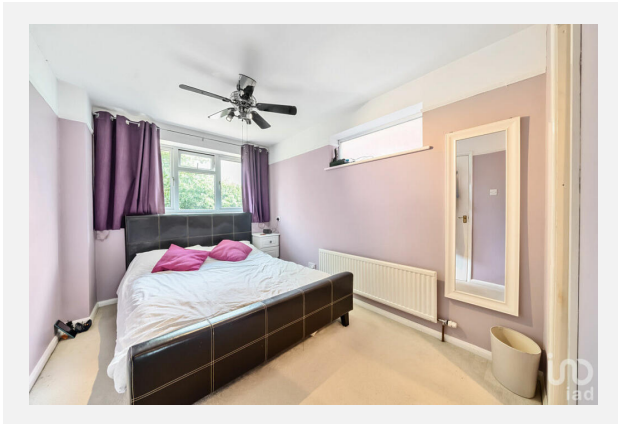
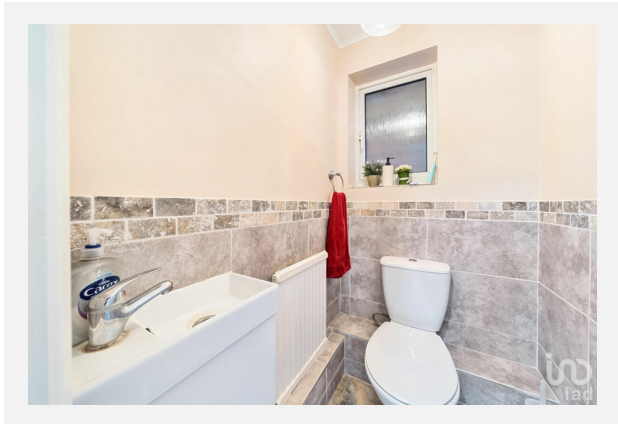
Mobile Coverage: (based on calls indoors)

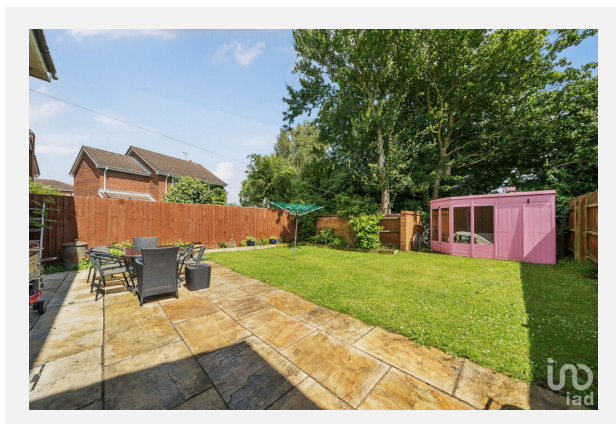


Satellite/Fibre TV Availability:







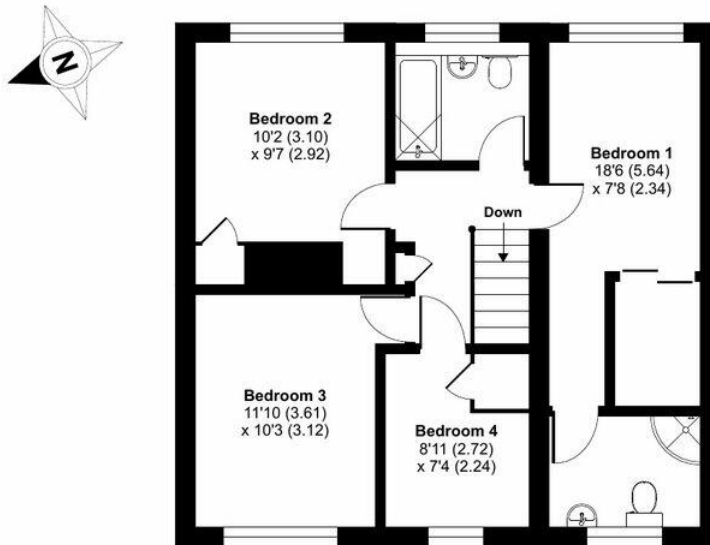


FENNEC CLOSE, CAMBRIDGE, CB1

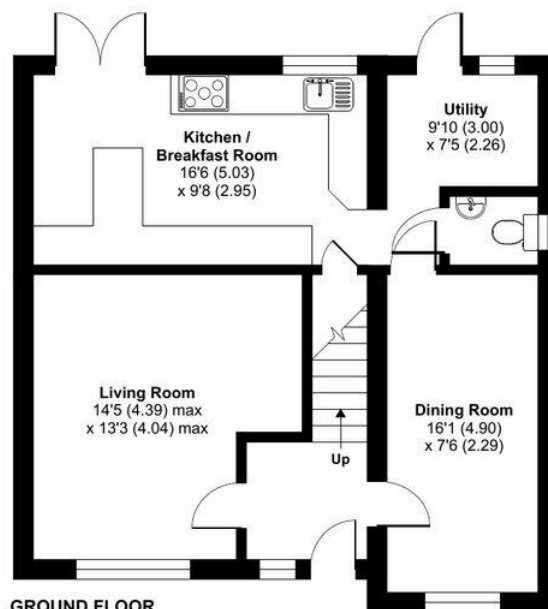
Fennec Close, CB1

Approximate Area = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1141023



CAMBRIDGE, CB1

Energy rating

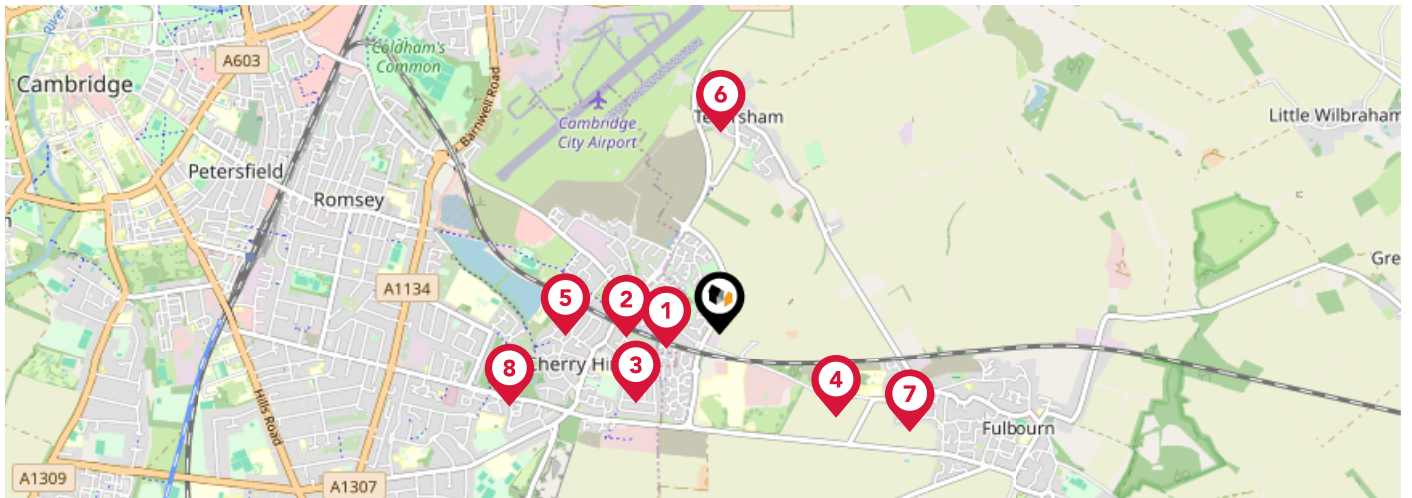
C

Valid until 11.06.2034

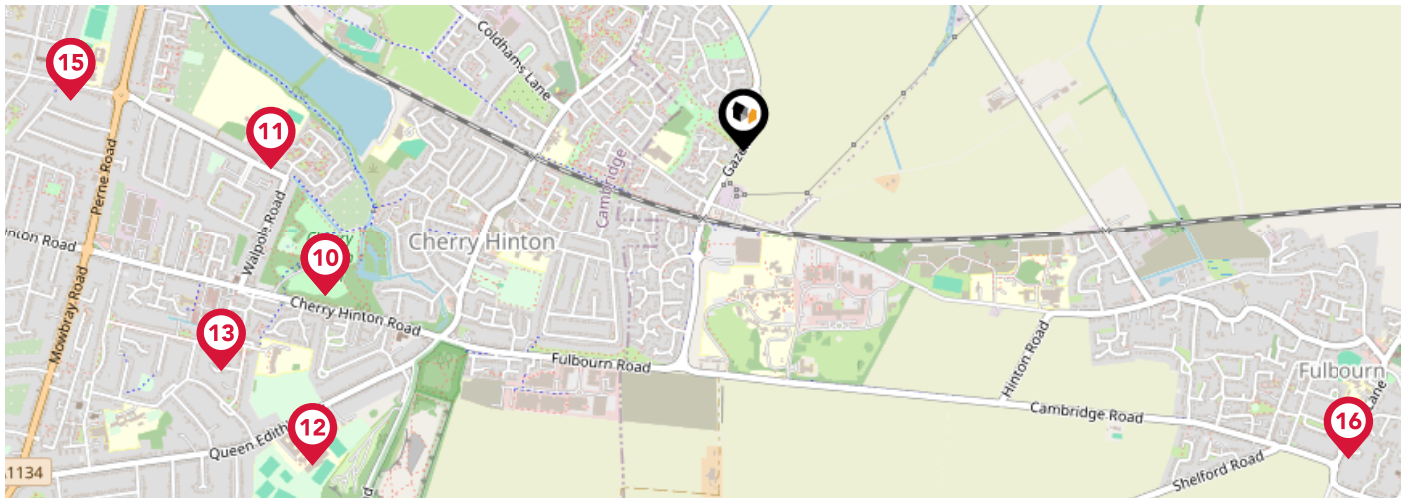
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	121 m ²



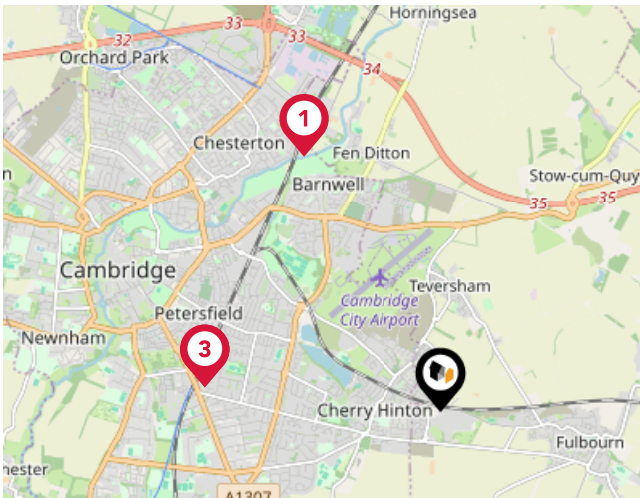
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Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 210 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 219 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colville Primary School Ofsted Rating: Good Pupils: 278 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pilgrim PRU Ofsted Rating: Outstanding Pupils:0 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Spinney Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 179 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambridge Steiner School Ofsted Rating: Requires improvement Pupils: 91 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oaks International School Ofsted Rating: Good Pupils: 65 Distance:1.01	<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:1.01	<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:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 882 Distance:1.08	<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:1.21	<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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 240 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 532 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulbourn Primary School Ofsted Rating: Good Pupils: 295 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

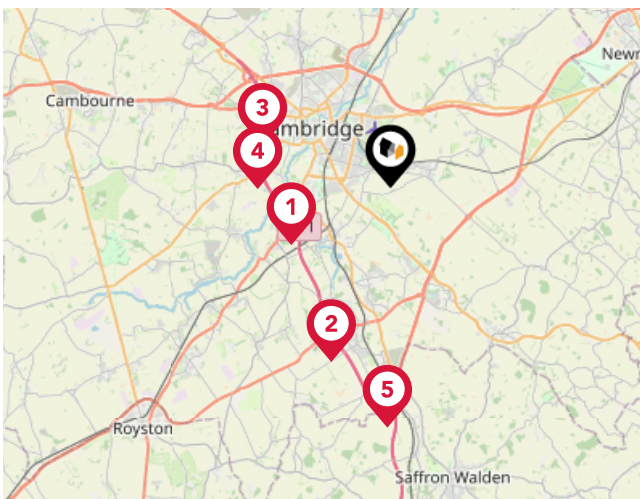
Area

Transport (National)



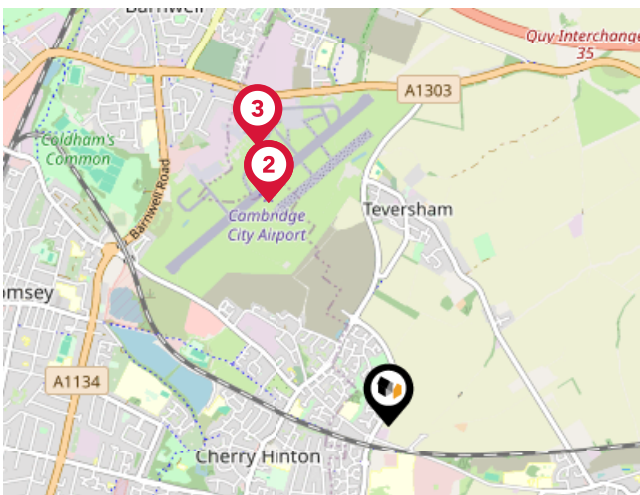
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.62 miles
2	Cambridge Rail Station	2.15 miles
3	Cambridge Rail Station	2.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.17 miles
2	M11 J10	6.74 miles
3	M11 J13	4.89 miles
4	M11 J12	4.81 miles
5	M11 J9	8.77 miles

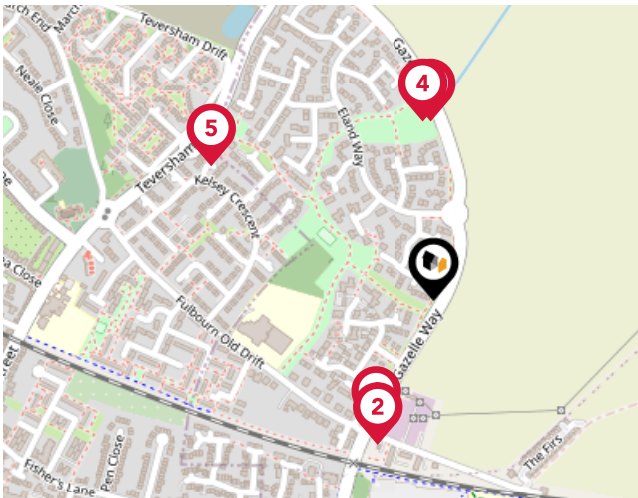


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.16 miles
2	Cambridge Airport	1.16 miles
3	Cambridge Airport	1.41 miles
4	London Stansted Airport	21.01 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tamarin Gardens	0.16 miles
2	Tamarin Gardens	0.18 miles
3	Impala Drive Walkway	0.2 miles
4	Impala Drive Walkway	0.2 miles
5	Teversham Drift	0.3 miles



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