

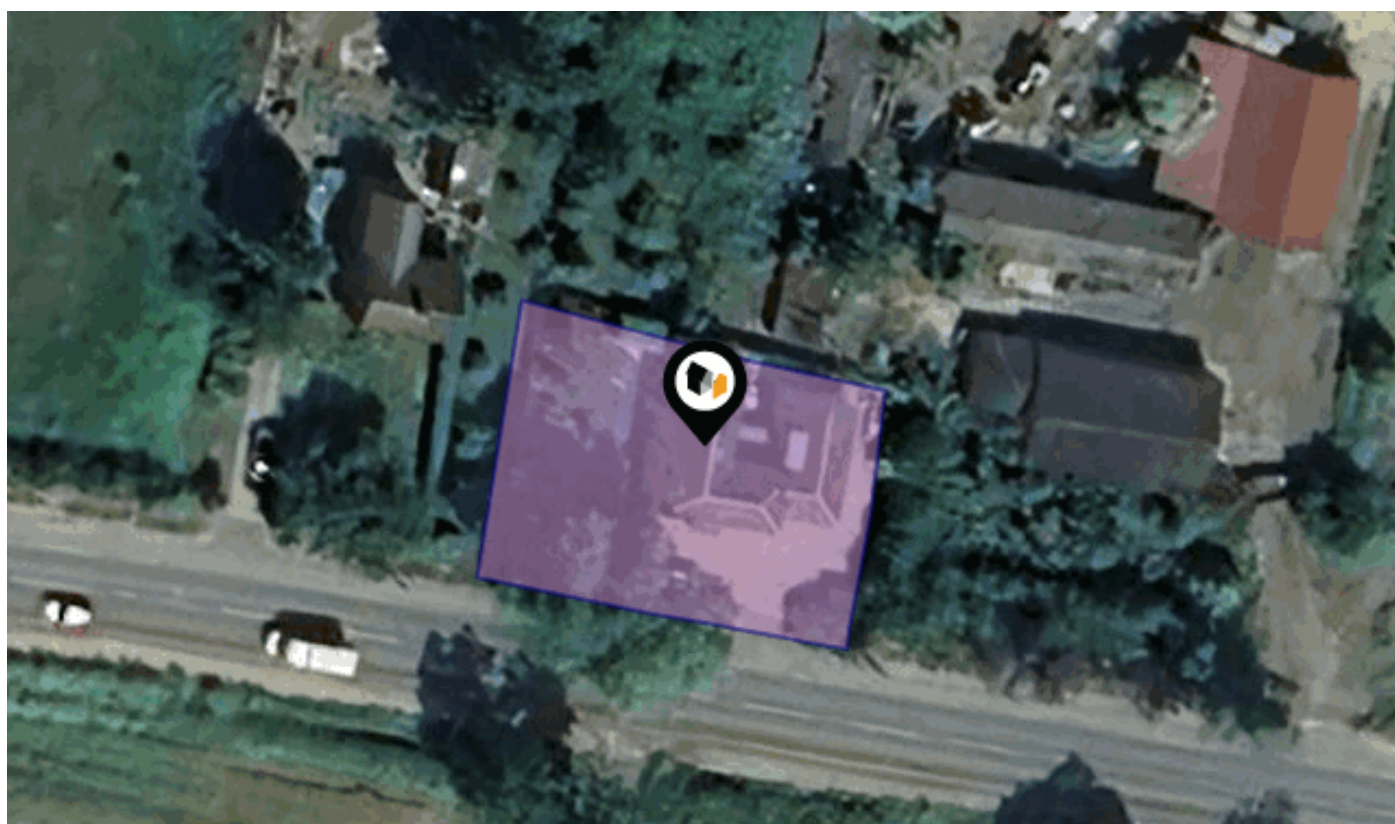


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



STRETHAM ROAD, WILBURTON, ELY, CB6

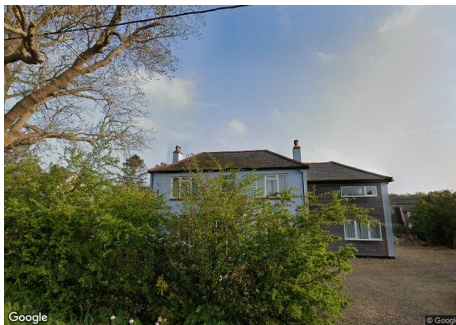
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,701 ft ² / 251 m ²		
Plot Area:	0.17 acres		
Year Built :	After 2007		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	CB286358		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	1800
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Planning History

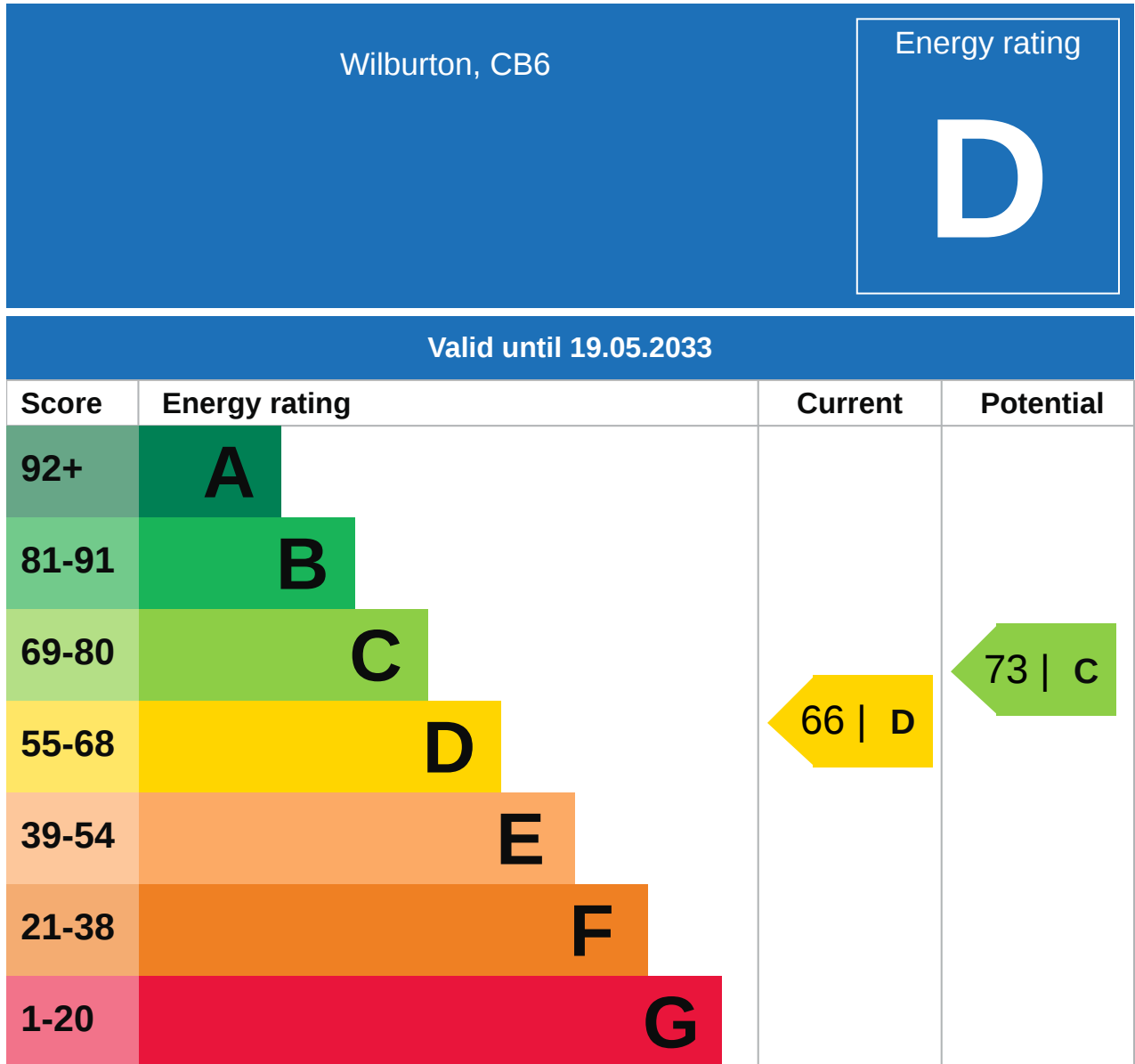
This Address



Planning records for: ***Stretham Road, Wilburton, Ely, CB6***

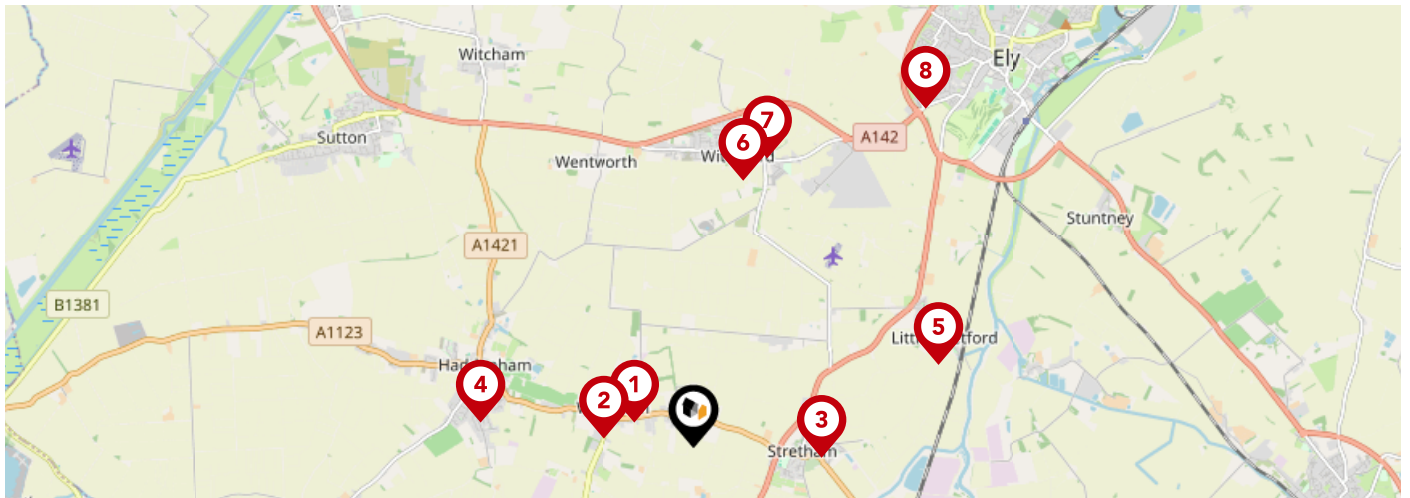
Reference - 05/01268/FUL	
Decision:	Permitted
Date:	23rd December 2005
Description:	Two storey extension to main house with velux to roof, two storey adjoining granny annex and integral garage to side of house adjoined by single storey playroom.









Reference - 05/00918/FUL	
Decision:	Withdrawn
Date:	11th August 2005
Description:	Construction of 2no. two storey extensions, a single storey extension and detached double garage and new gates to entrance

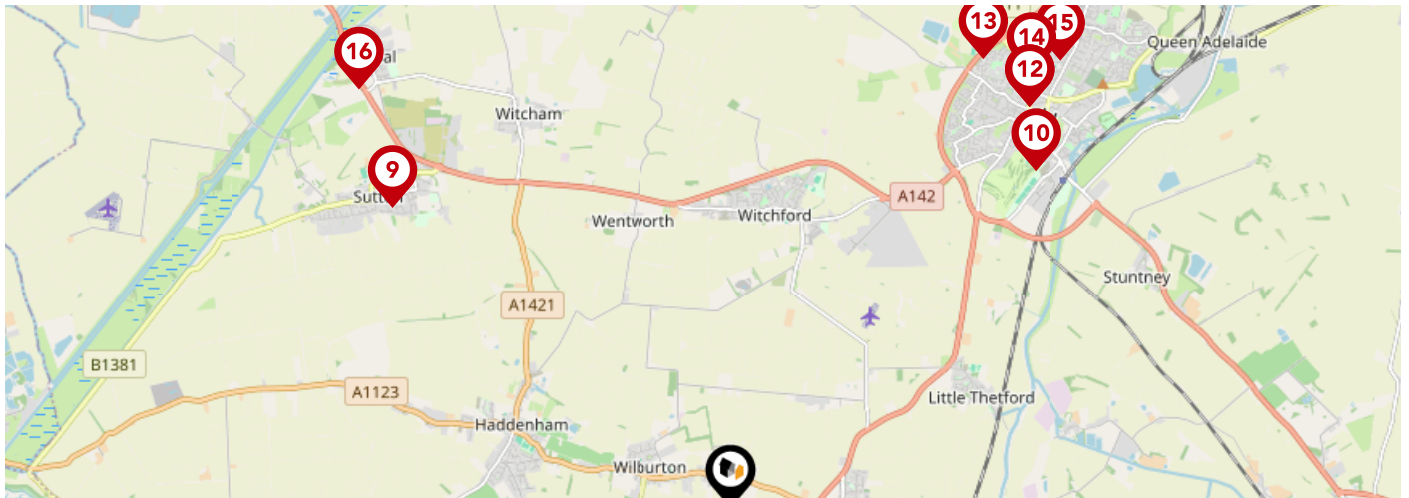










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	202 m ²



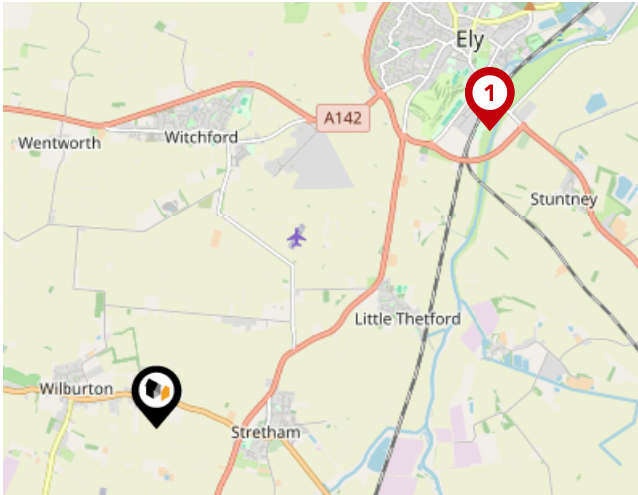
		Nursery	Primary	Secondary	College	Private
	The Harbour School Ofsted Rating: Requires improvement Pupils: 101 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilburton CofE Primary School Ofsted Rating: Good Pupils: 112 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stretham Community Primary School Ofsted Rating: Good Pupils: 171 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Arkenstall Primary School Ofsted Rating: Good Pupils: 281 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Thetford CofE Primary School Ofsted Rating: Good Pupils: 94 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Rackham Church of England Primary School Ofsted Rating: Good Pupils: 311 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Witchford Village College Ofsted Rating: Good Pupils: 749 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ely St John's Community Primary School Ofsted Rating: Good Pupils: 364 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sutton CofE VC Primary School Ofsted Rating: Good Pupils: 255 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Ely Ofsted Rating: Not Rated Pupils: 1119 Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Ely Academy Ofsted Rating: Good Pupils: 124 Distance:4.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Active Learning Trust Linc 19 - 25 Ofsted Rating: Not Rated Pupils:0 Distance:4.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ely College Ofsted Rating: Good Pupils: 1628 Distance:4.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lantern Community Primary School Ofsted Rating: Good Pupils: 407 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Isle of Ely Primary School Ofsted Rating: Good Pupils: 447 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mepal and Witcham Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

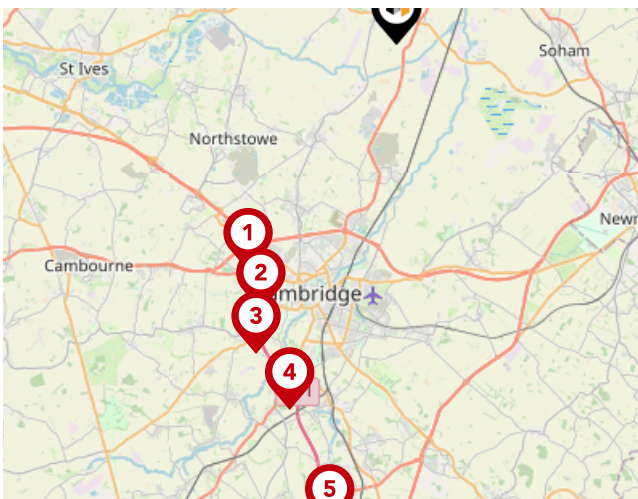
Area

Transport (National)



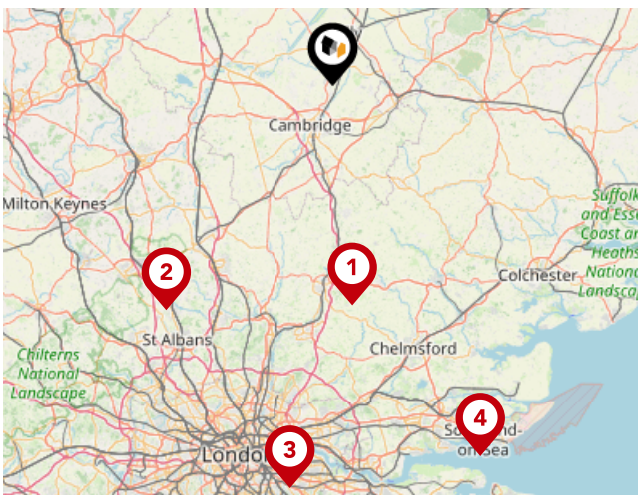
National Rail Stations

Pin	Name	Distance
1	Ely Railway Station Forecourt	4.05 miles
2	Ely Rail Station	4.05 miles
3	Waterbeach Rail Station	6.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	9.8 miles
2	M11 J13	10.86 miles
3	M11 J12	12.32 miles
4	M11 J11	13.81 miles
5	M11 J10	17.68 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	32.12 miles
2	Luton Airport	40.67 miles
3	Silvertown	59.02 miles
4	Southend-on-Sea	58.34 miles

Area

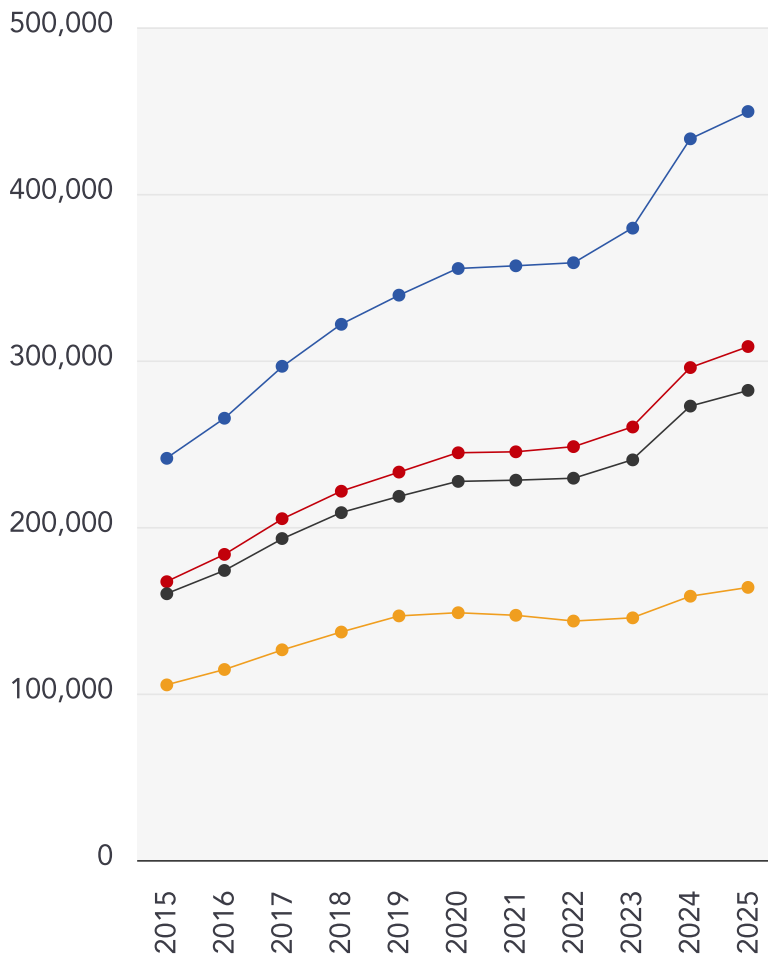
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Millfield Place	0.22 miles
2	Millfield Place	0.25 miles
3	Station Road	0.61 miles
4	Carpond Lane	0.79 miles
5	Carpond Lane	0.83 miles

10 Year History of Average House Prices by Property Type in CB6



Detached

+86.33%

Semi-Detached

+84.48%

Terraced

+76.36%

Flat

+55.67%



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An international success story

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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

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Data Quality

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