

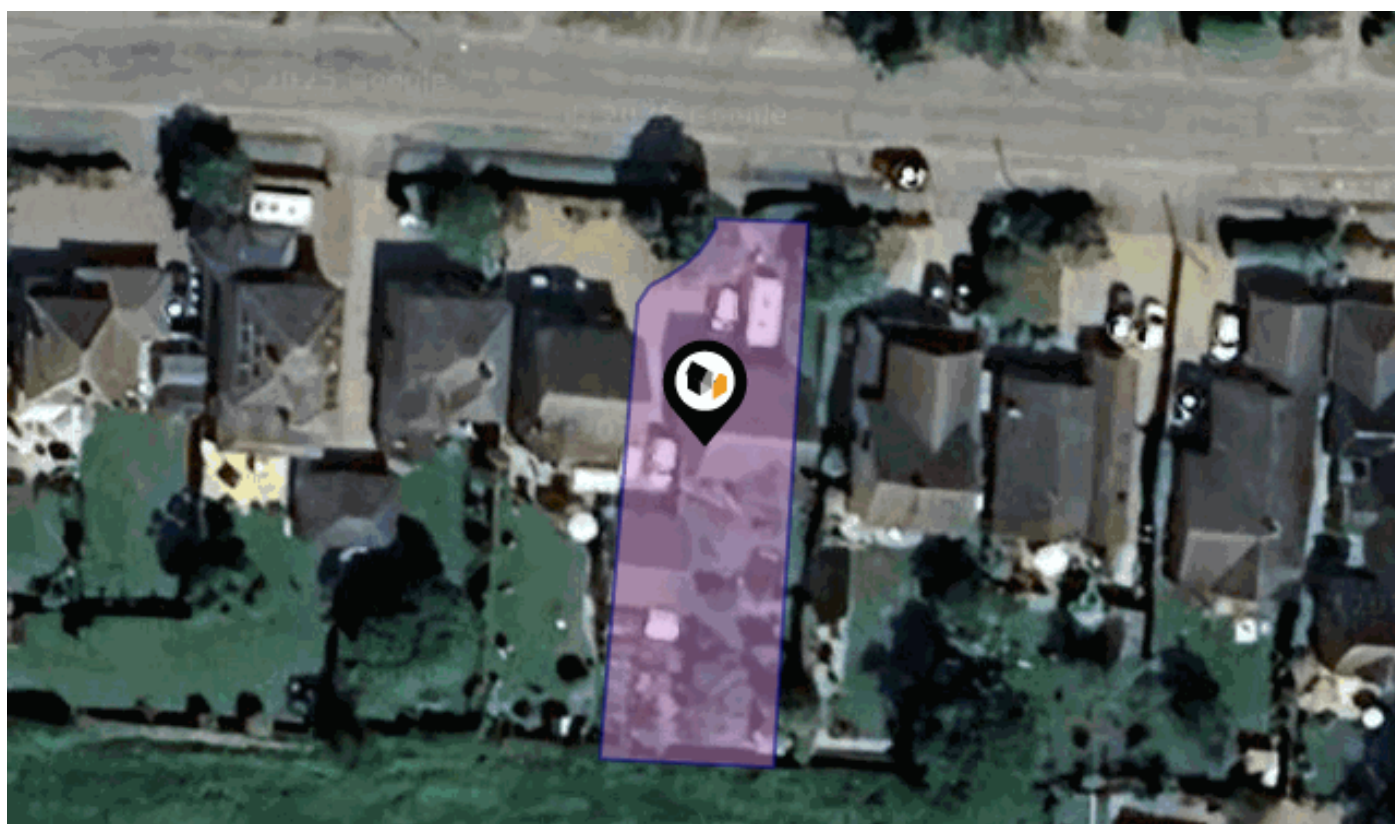


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th January 2025



SUTTON ROAD, WITCHFORD, ELY, CB6

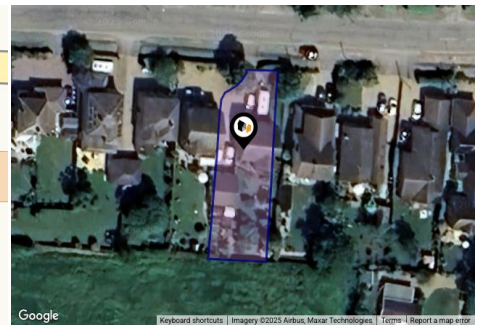
iad UK

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft ² / 154 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	CB127754		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

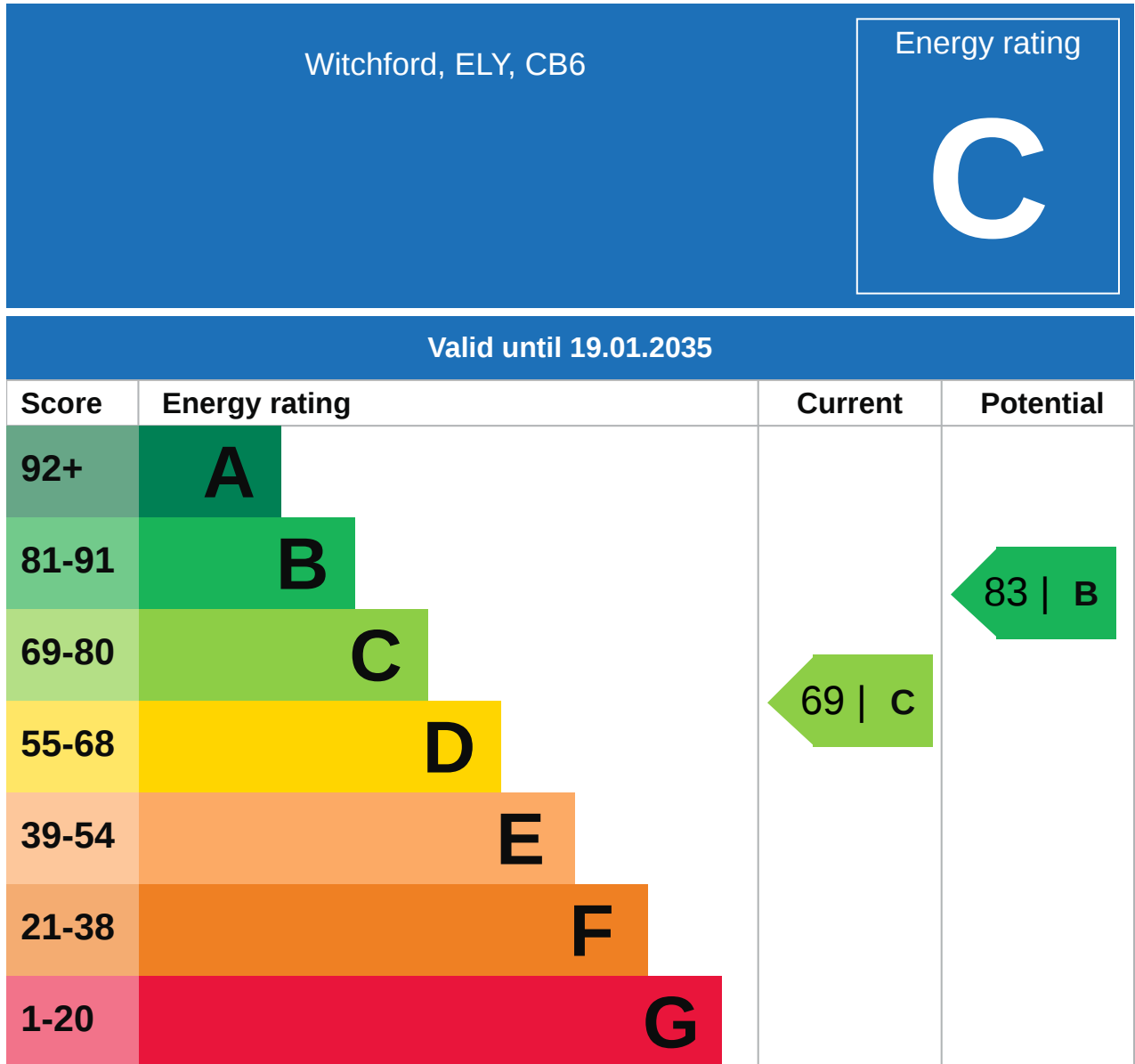
30 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



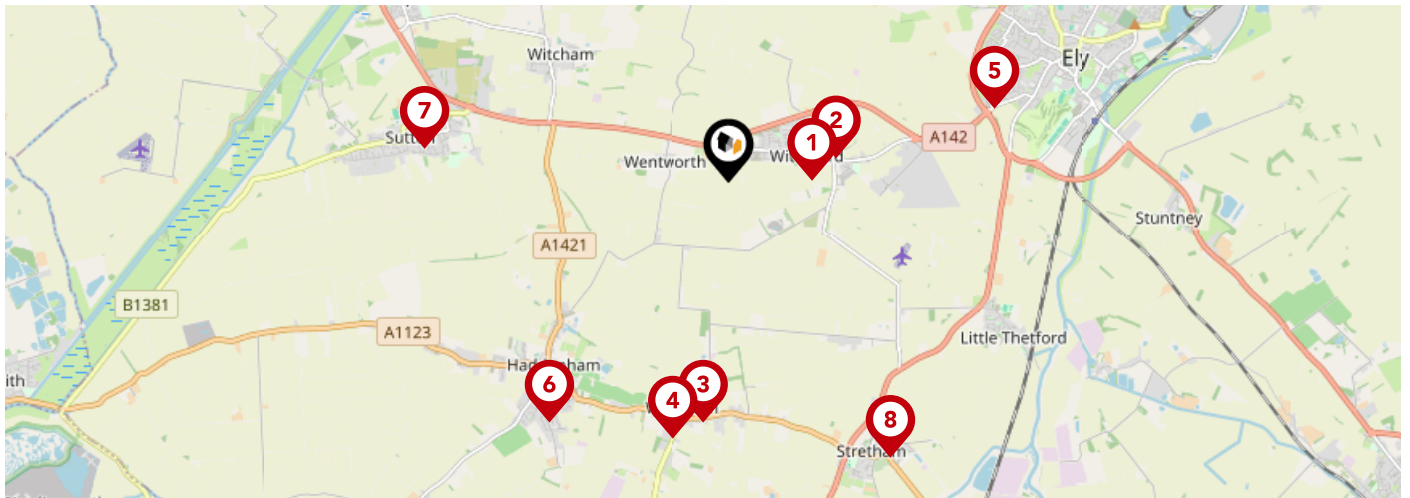
Satellite/Fibre TV Availability:













Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 6% of fixed outlets
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	107 m ²



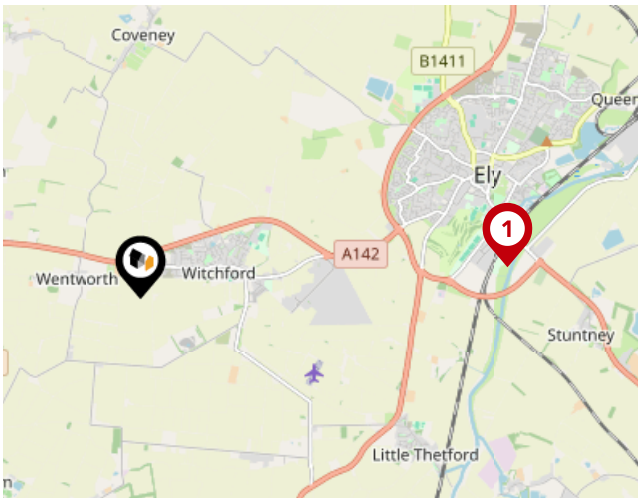
		Nursery	Primary	Secondary	College	Private
1	The Rackham Church of England Primary School Ofsted Rating: Good Pupils: 311 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Witchford Village College Ofsted Rating: Good Pupils: 749 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Harbour School Ofsted Rating: Requires improvement Pupils: 101 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilburton CofE Primary School Ofsted Rating: Good Pupils: 112 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ely St John's Community Primary School Ofsted Rating: Good Pupils: 364 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Robert Arkenstall Primary School Ofsted Rating: Good Pupils: 281 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sutton CofE VC Primary School Ofsted Rating: Good Pupils: 255 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stretham Community Primary School Ofsted Rating: Good Pupils: 171 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Little Thetford CofE Primary School Ofsted Rating: Good Pupils: 94 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ely College Ofsted Rating: Good Pupils: 1628 Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Ely Ofsted Rating: Not Rated Pupils: 1119 Distance:3.14	<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:3.25	<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:3.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mepal and Witcham Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lantern Community Primary School Ofsted Rating: Good Pupils: 407 Distance:3.39	<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:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

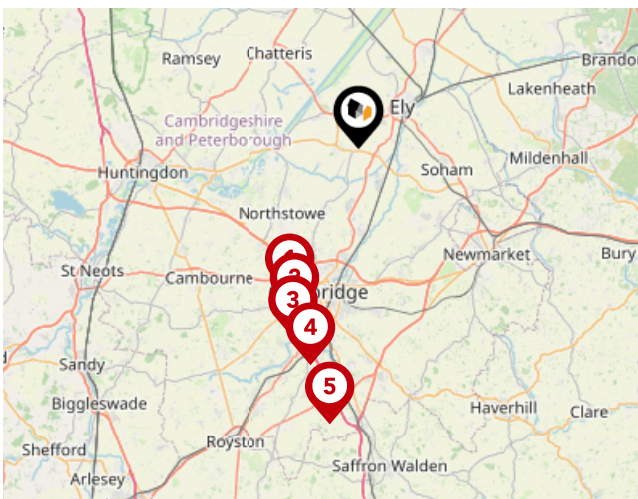
Area

Transport (National)



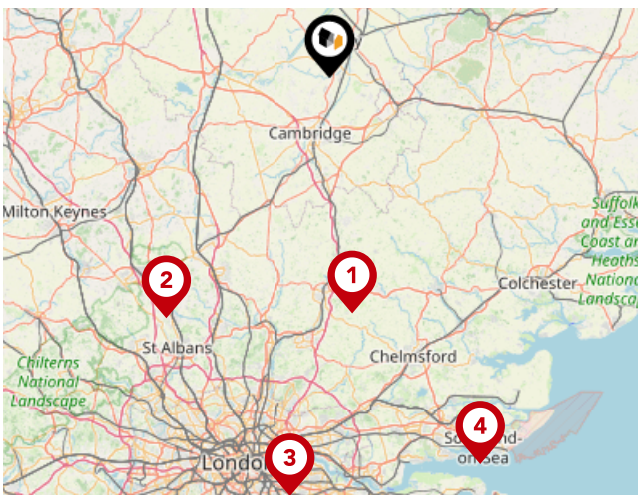
National Rail Stations

Pin	Name	Distance
1	Ely Railway Station Forecourt	3.34 miles
2	Ely Rail Station	3.34 miles
3	Littleport Rail Station	7.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	11.75 miles
2	M11 J13	12.94 miles
3	M11 J12	14.45 miles
4	M11 J11	16.07 miles
5	M11 J10	20.04 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	34.56 miles
2	Luton Airport	42.45 miles
3	Silvertown	61.39 miles
4	Southend-on-Sea	60.7 miles

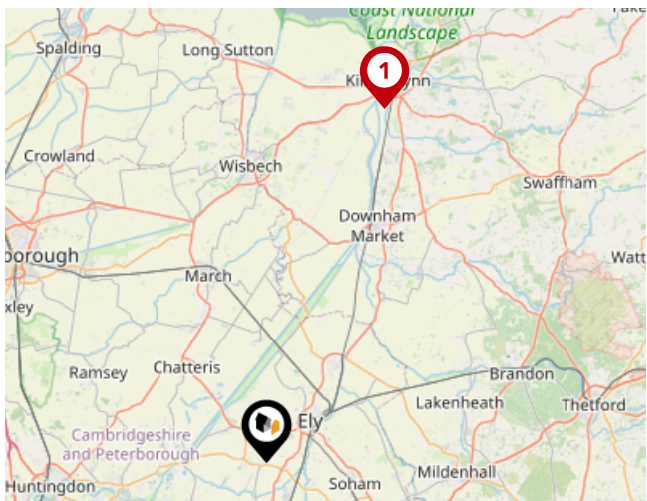
Area

Transport (Local)



Bus Stops/Stations

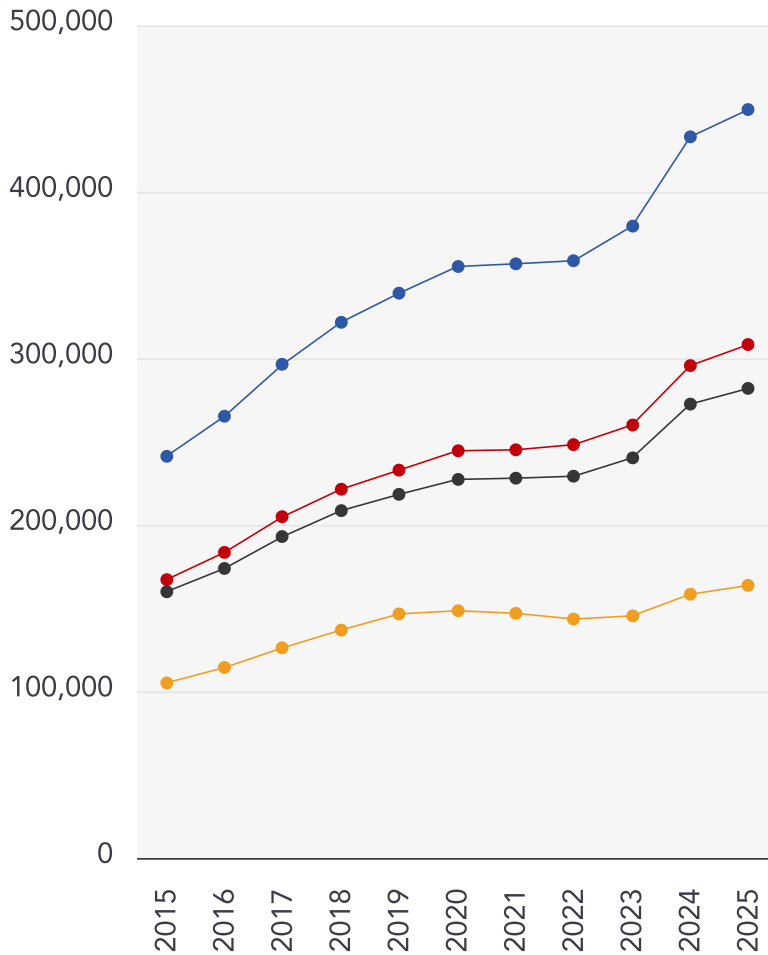
Pin	Name	Distance
1	New Road	0.07 miles
2	New Road	0.12 miles
3	Granta Close	0.39 miles
4	Church Road	0.48 miles
5	Church Road	0.62 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	26.92 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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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.

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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

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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