

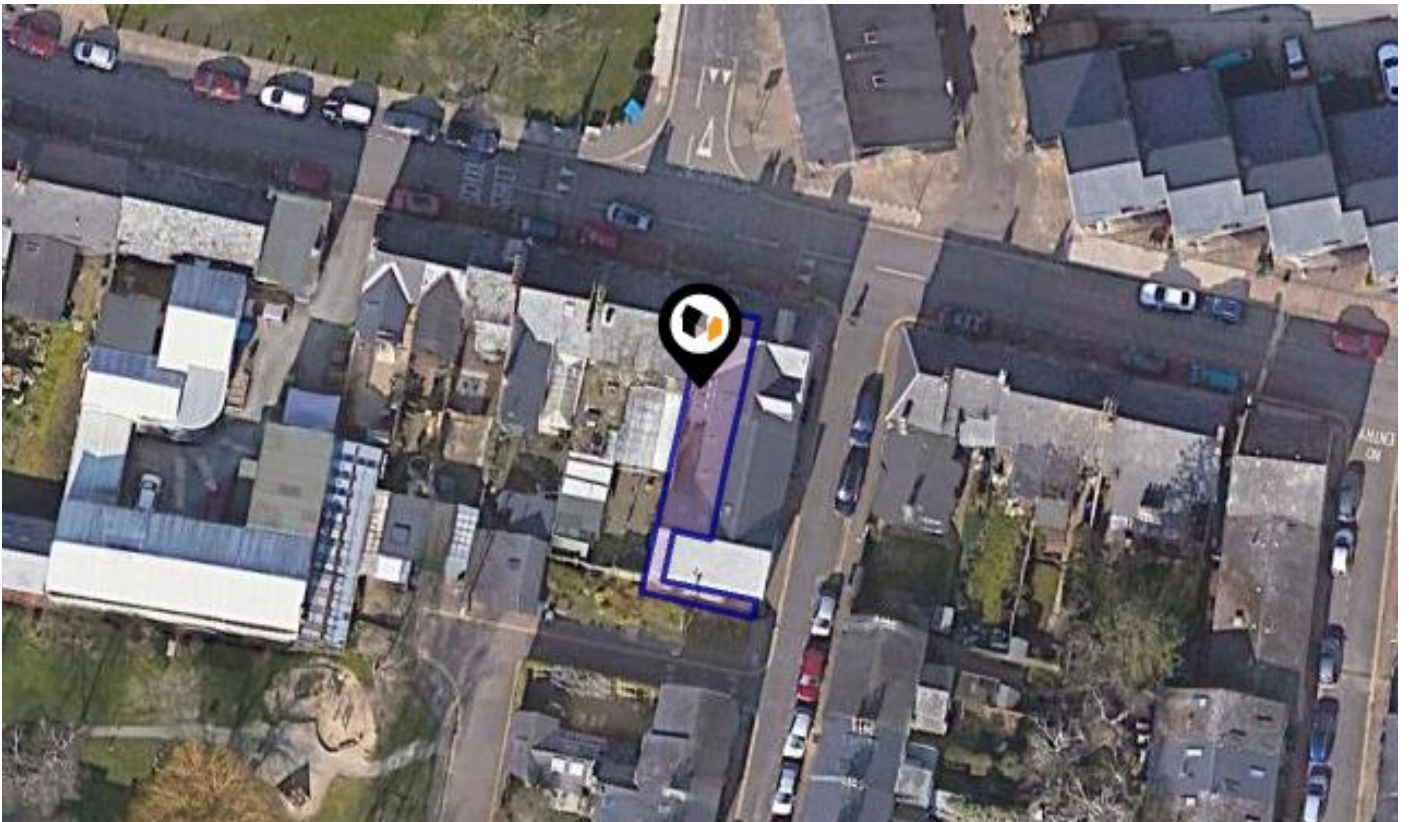


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 05<sup>th</sup> October 2024**



**63, NORFOLK STREET, CAMBRIDGE, CB1 2LD**

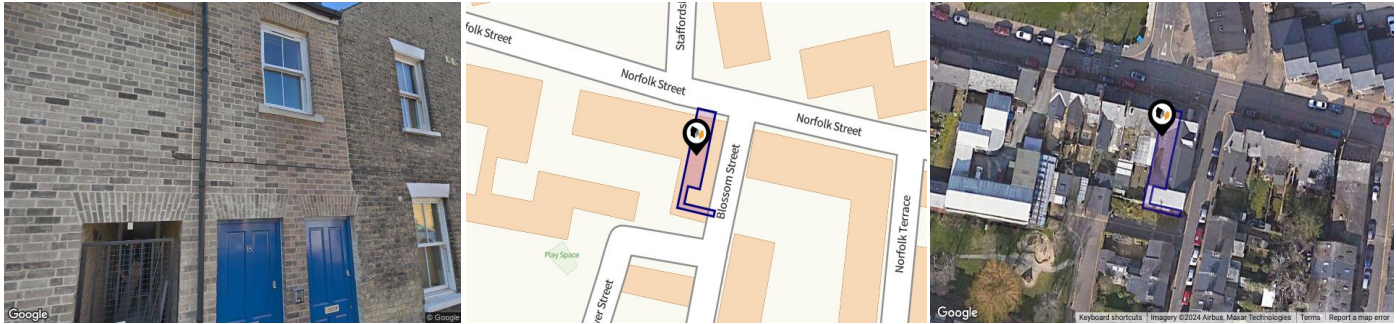
## **Kingsman Real Estate**

Kingsman Real Estate Signet Court, 5 Swann Road, Cambridge CB5 8LA

01223 655156

n.ahmed@kingsmanrealestate.co.uk

www.kingsmanrealestate.co.uk




## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	22/09/2005
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£225,000
<b>Floor Area:</b>	1,216 ft <sup>2</sup> / 113 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£184
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,999		
<b>Title Number:</b>	CB43377		
<b>UPRN:</b>	200004176141		

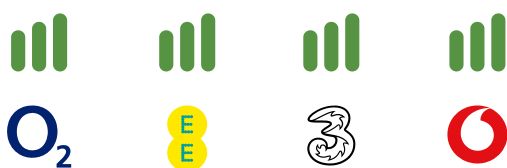
## Local Area

<b>Local Authority:</b>	Cambridge
<b>Conservation Area:</b>	Mill Road
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

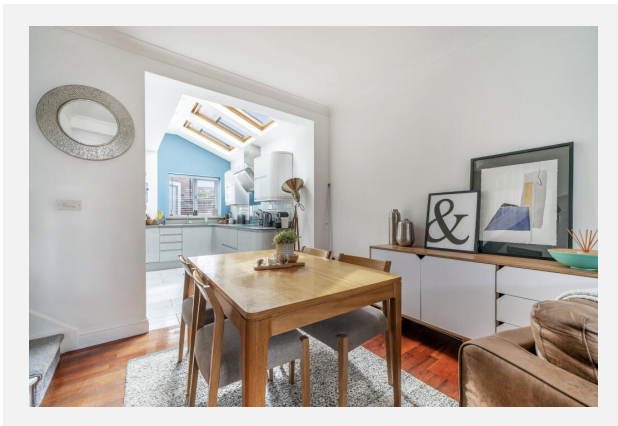
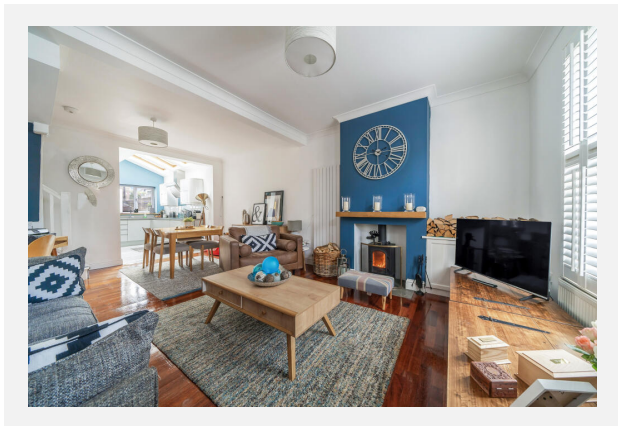


Planning records for: *63, Norfolk Street, Cambridge, CB1 2LD*

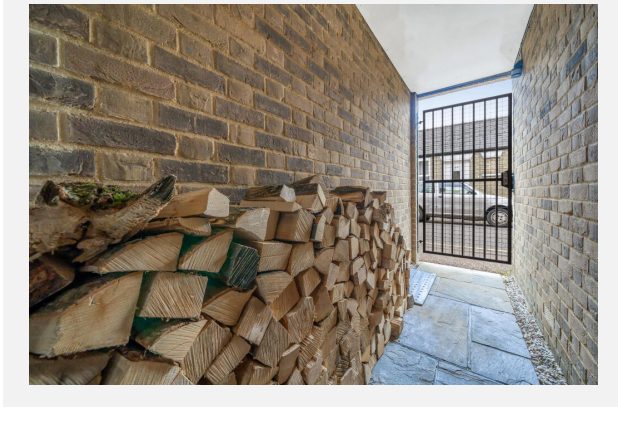
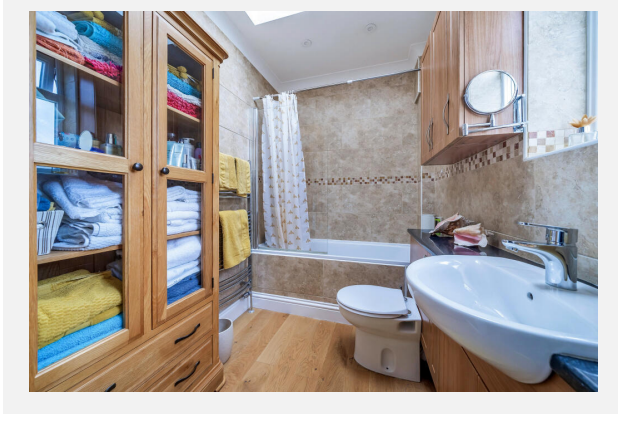
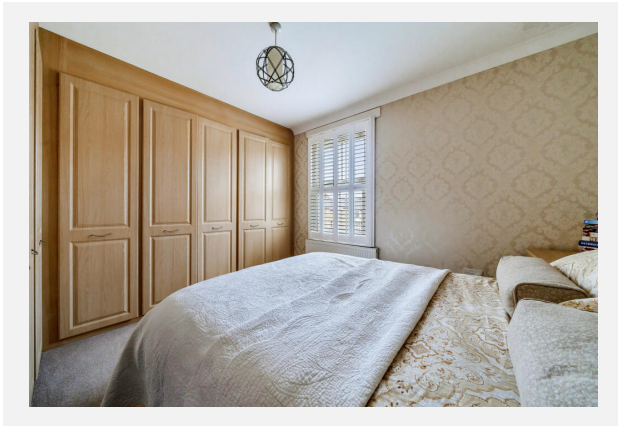
Reference - 07/1019/FUL
<b>Decision:</b> Decided
<b>Date:</b> 05th September 2007
<b>Description:</b> Single storey rear extension.

Reference - 07/1321/FUL
<b>Decision:</b> Decided
<b>Date:</b> 08th November 2007
<b>Description:</b> Erection of a single storey rear extension and dormer to front.



# Gallery Photos

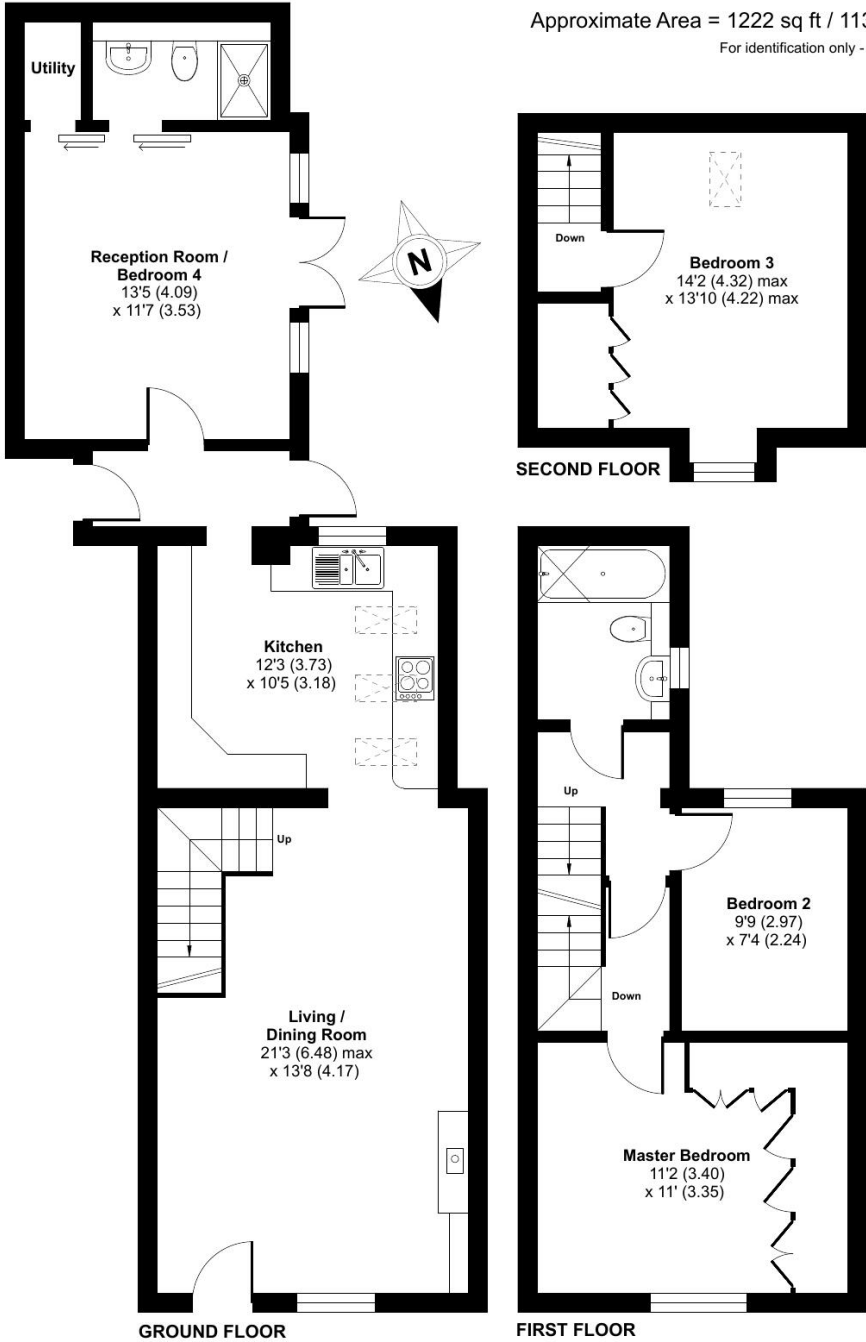


# 63, NORFOLK STREET, CAMBRIDGE, CB1 2LD

## Norfolk Street, Cambridge, CB1

Approximate Area = 1222 sq ft / 113.5 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). © nitchcom 2024. Produced for I A Estates Limited. REF: 1192499

# Property EPC - Certificate



63 Norfolk Street, CB1 2LD

Energy rating

**C**

Valid until 06.08.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	71   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

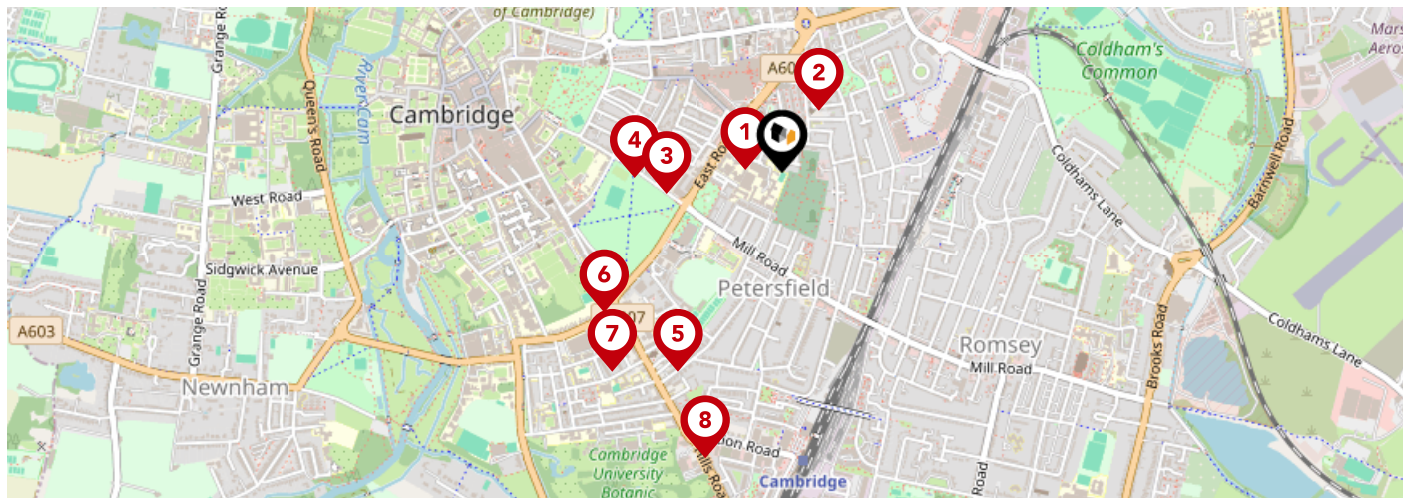


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	113 m <sup>2</sup>

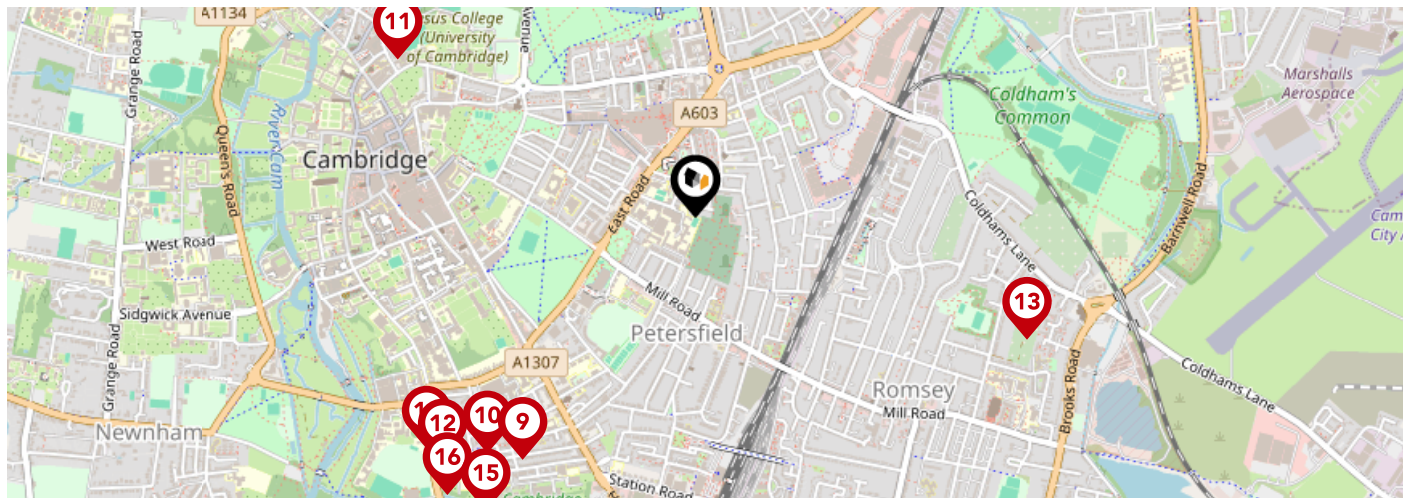










# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Matthew's Primary School</b> Ofsted Rating: Good   Pupils: 664   Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Brunswick Nursery School</b> Ofsted Rating: Outstanding   Pupils: 70   Distance:0.16</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Red Balloon Learner Centre - Cambridge</b> Ofsted Rating: Not Rated   Pupils: 34   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Parkside Community College</b> Ofsted Rating: Outstanding   Pupils: 735   Distance:0.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Cardiff Sixth Form College, Cambridge</b> Ofsted Rating: Good   Pupils: 74   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

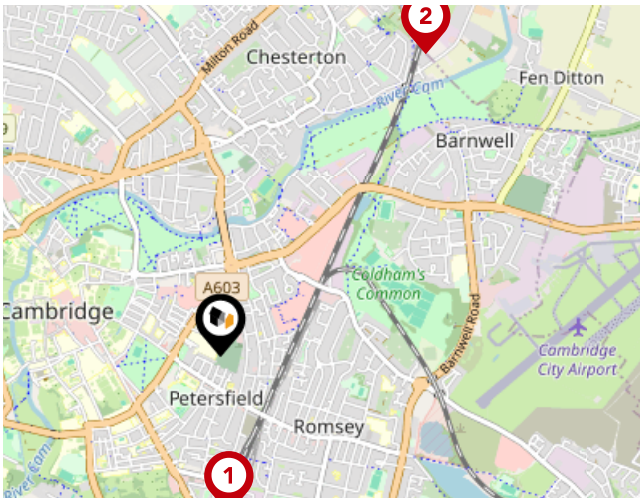
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Stephen Perse Foundation</b> Ofsted Rating: Not Rated   Pupils: 1668   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Park Street CofE Primary School</b> Ofsted Rating: Good   Pupils: 115   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Heritage School</b> Ofsted Rating: Not Rated   Pupils: 194   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

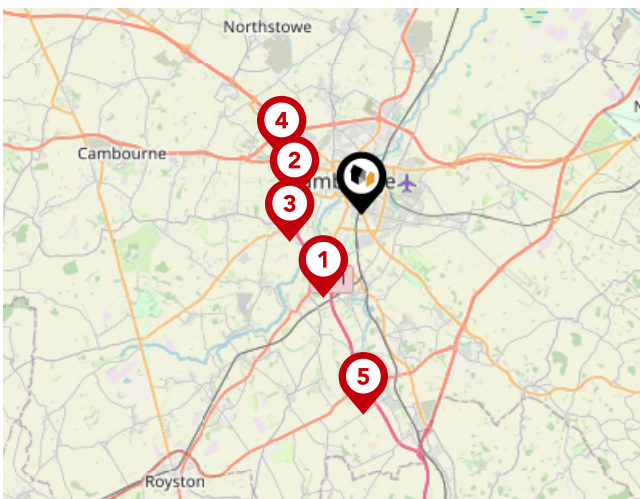
# Area

## Transport (National)



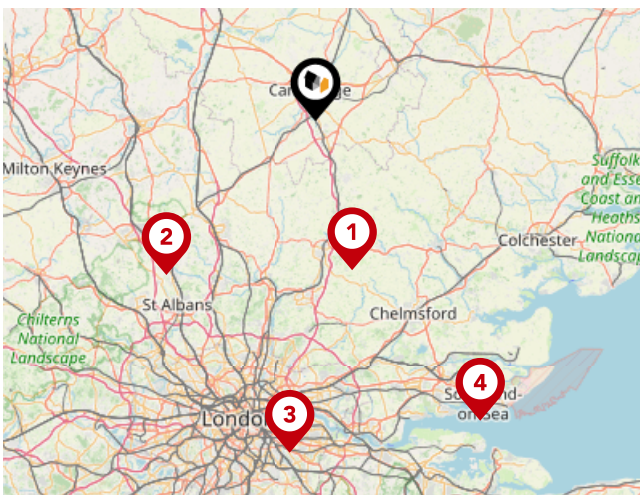
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.72 miles
2	Cambridge North Rail Station	1.66 miles
3	Waterbeach Rail Station	4.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.37 miles
2	M11 J13	2.54 miles
3	M11 J12	2.82 miles
4	M11 J14	3.54 miles
5	M11 J10	7.33 miles

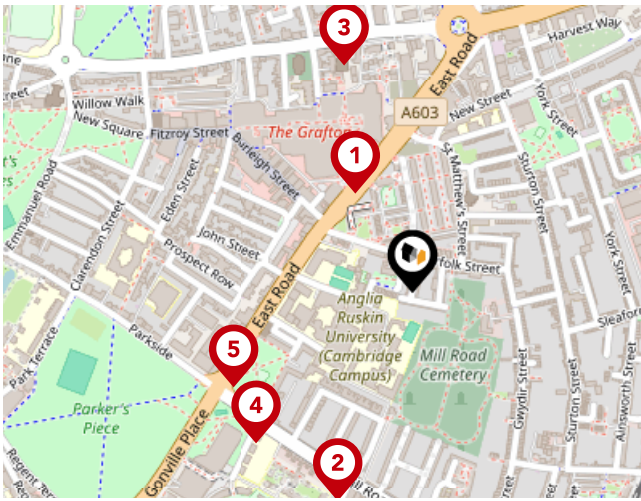


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	22.46 miles
2	Luton Airport	31.3 miles
3	Silvertown	48.65 miles
4	Southend-on-Sea	50.2 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Grafton Centre	0.13 miles
2	Covent Garden	0.25 miles
3	Napier Street	0.27 miles
4	Mortimer Road	0.25 miles
5	Fire Station	0.23 miles

# Kingsman Real Estate

## Data Quality

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