

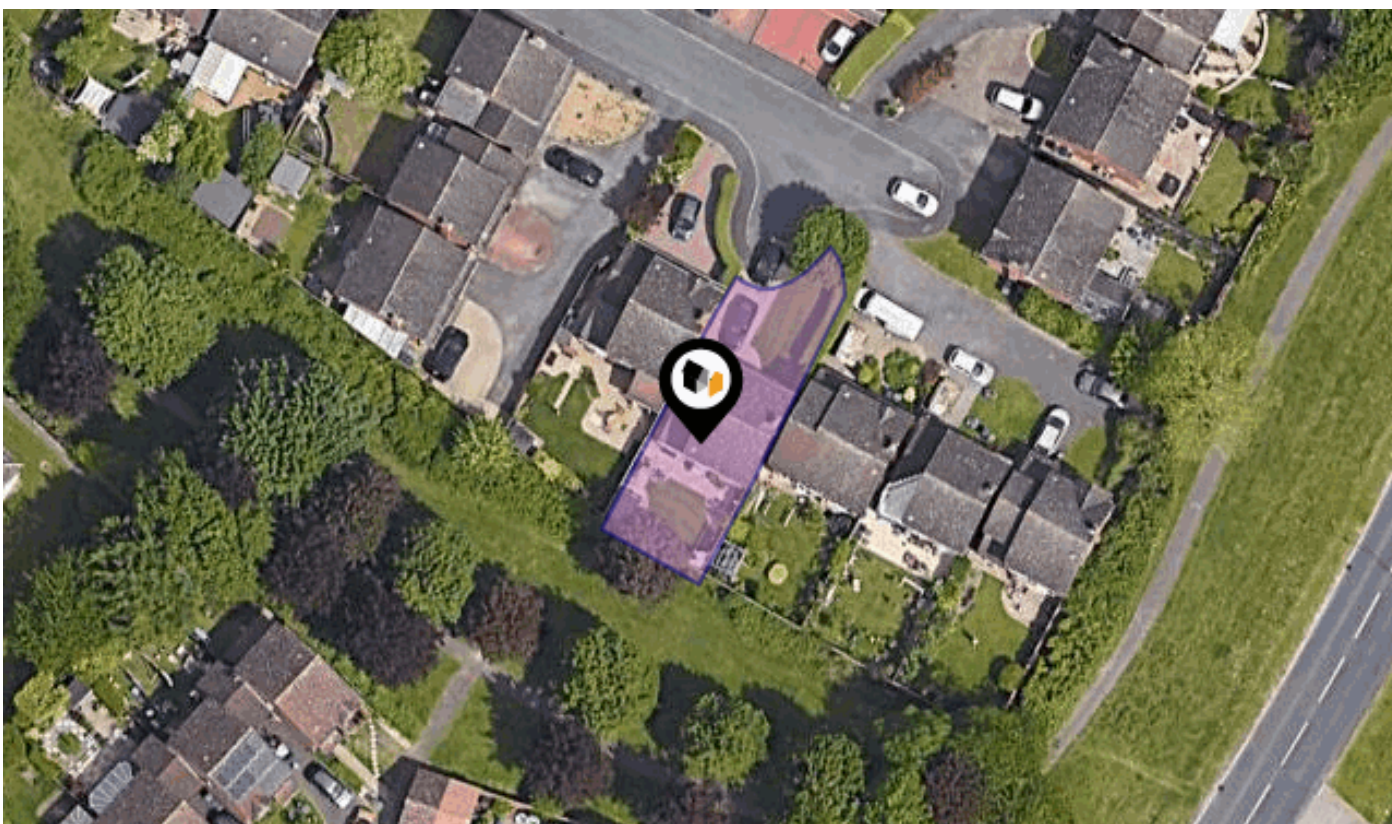


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 15<sup>th</sup> July 2024



## FENNEC CLOSE, CAMBRIDGE, CB1

### Cooke Curtis & Co

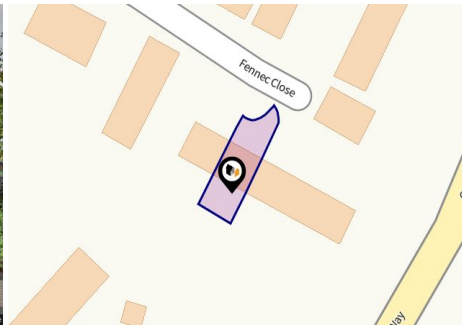
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.06 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,304  
**Title Number:** CB95626

**Tenure:** Freehold

## Local Area

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

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

<b>2</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



Planning records for: *7 Fennec Close Teversham Cambridge Cambridgeshire CB1 9GG*

Reference - 21/03665/HFUL	
Decision:	Decided
Date:	11th August 2021
Description:	Erection of a 1.8m fence to the Eastern boundary

Reference - 21/03665/HFUL	
Decision:	Decided
Date:	04th August 2021
Description:	Erection of a 1.8m fence to the Eastern boundary

Reference - 21/03665/HFUL	
Decision:	Decided
Date:	11th August 2021
Description:	Erection of a 1.8m fence to the Eastern boundary

Planning records for: *9 Fennec Close Teversham CB1 9GG*

Reference - S/1522/10	
Decision:	Decided
Date:	08th October 2010
Description:	First Floor Rear Extension

Planning records for: *9 Fennec Close Teversham Cambridge Cambridgeshire CB1 9GG*

Reference - S/1743/10	
Decision:	Decided
Date:	07th October 2010
Description:	First Floor Rear Extension

Planning records for: *10 Fennec Close Cherry Hinton Parish of Teversham Cambridge CB1 9GG*

Reference - S/1688/09/F	
Decision:	Decided
Date:	10th December 2009
Description:	Erection of lamp post

Planning records for: *11 Fennec Close Teversham CB1 9GG*

Reference - S/1978/13/FL	
Decision:	Decided
Date:	13th December 2013
Description:	First Floor Rear Extension

Reference - S/1121/10	
Decision:	Decided
Date:	05th July 2010
Description:	Extension

Planning records for: *16 Fennec Close Teversham Cambridge Cambridgeshire CB1 9GG*

<b>Reference - S/1348/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th June 2012
<b>Description:</b>	First Floor Rear Extension

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas Combi Boiler

## Water Supply

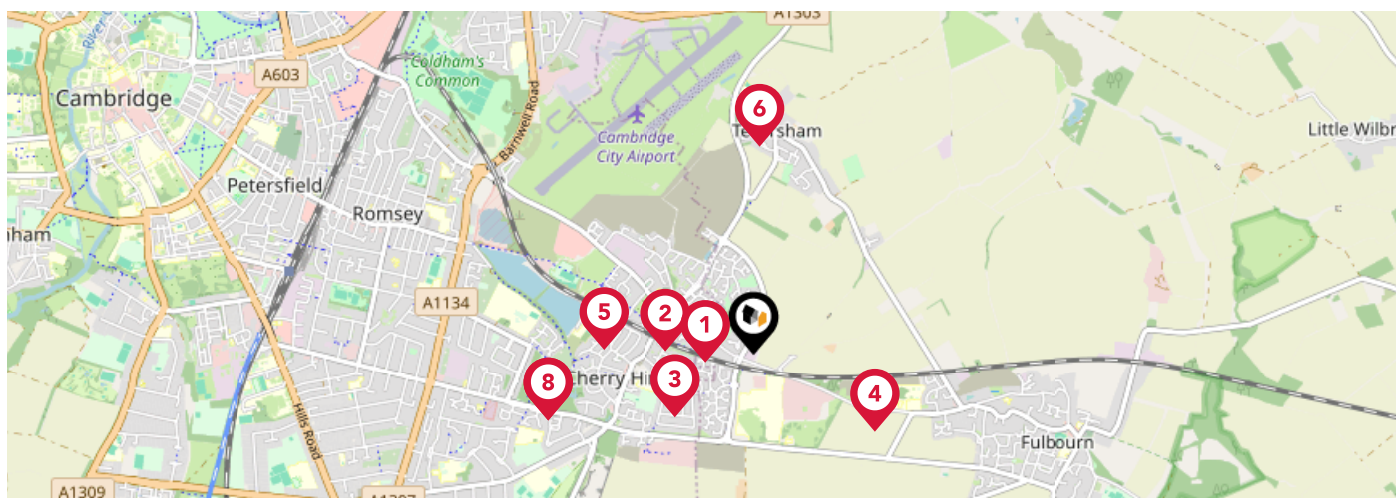
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Anglian Water

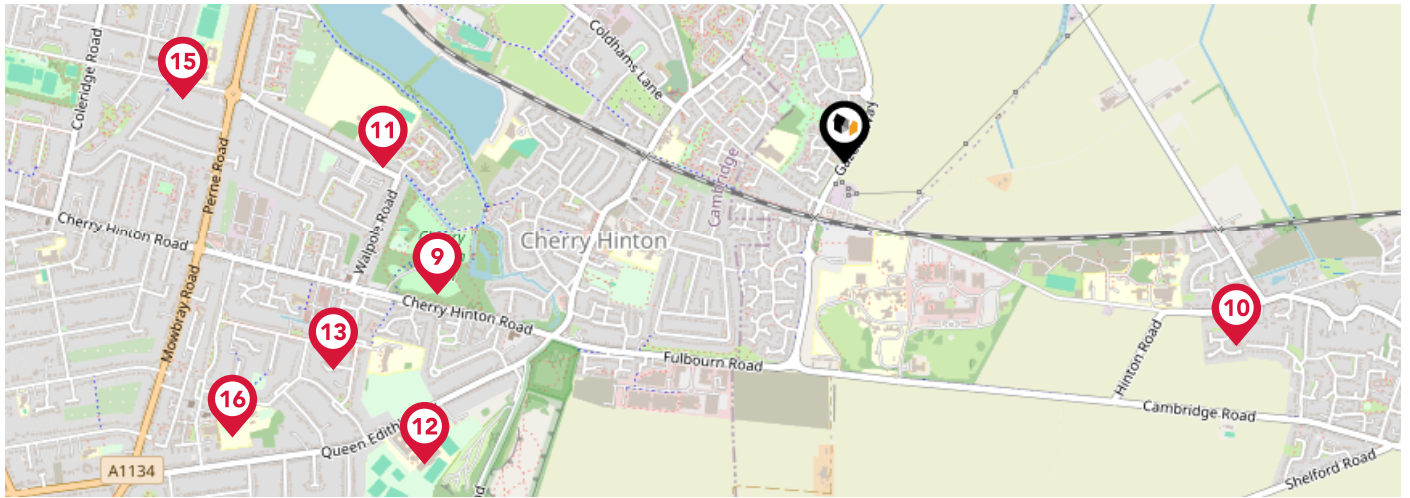
## Drainage

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Anglian Water

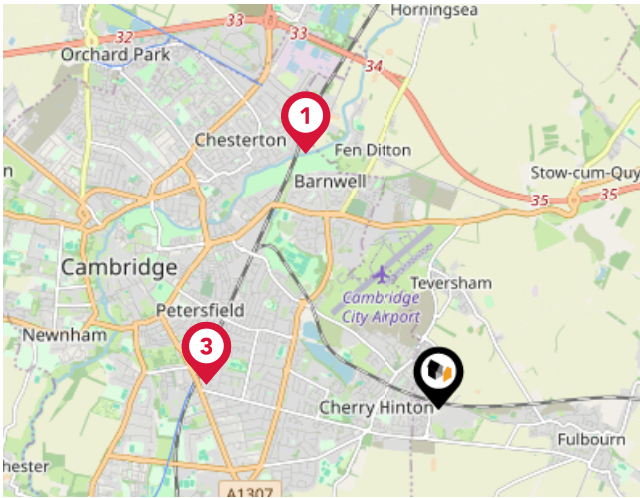


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bewick Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Colville Primary School</b> Ofsted Rating: Good   Pupils: 278   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pilgrim PRU</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Spinney Primary School</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Teversham CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oaks International School</b> Ofsted Rating: Good   Pupils: 65   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Holme Court School</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



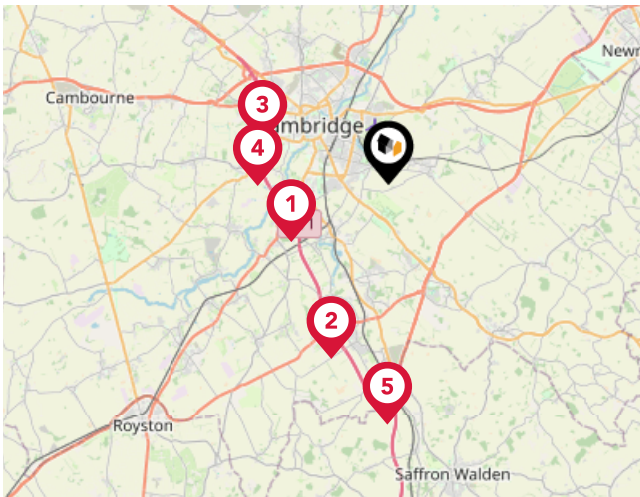
	Nursery	Primary	Secondary	College	Private
<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 36   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cambridge Steiner School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 882   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1057   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 472   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 532   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





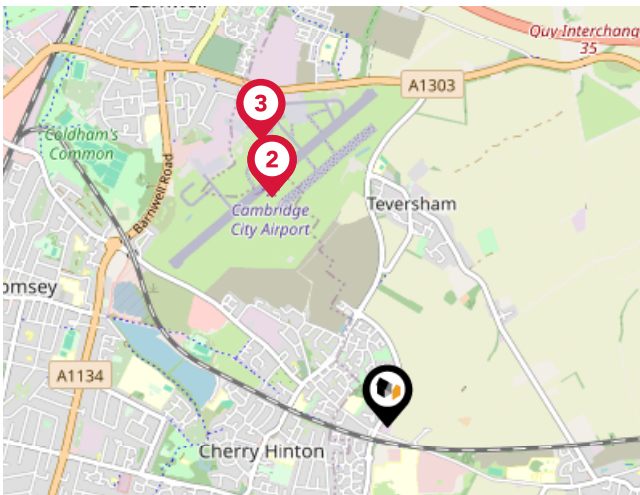
## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.64 miles
2	Cambridge Rail Station	2.12 miles
3	Cambridge Rail Station	2.13 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.13 miles
2	M11 J10	6.7 miles
3	M11 J13	4.87 miles
4	M11 J12	4.78 miles
5	M11 J9	8.74 miles

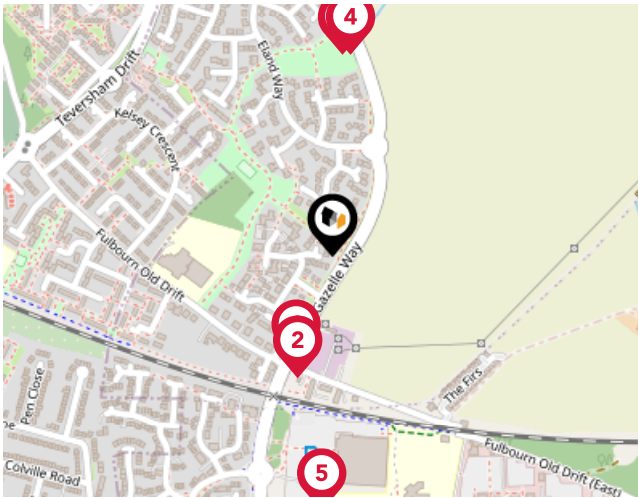


## Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.17 miles
2	Cambridge Airport	1.17 miles
3	Cambridge Airport	1.43 miles
4	London Stansted Airport	20.99 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tamarin Gardens	0.13 miles
2	Tamarin Gardens	0.14 miles
3	Impala Drive Walkway	0.23 miles
4	Impala Drive Walkway	0.23 miles
5	Superstore	0.29 miles



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



# Cooke Curtis & Co

## 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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