

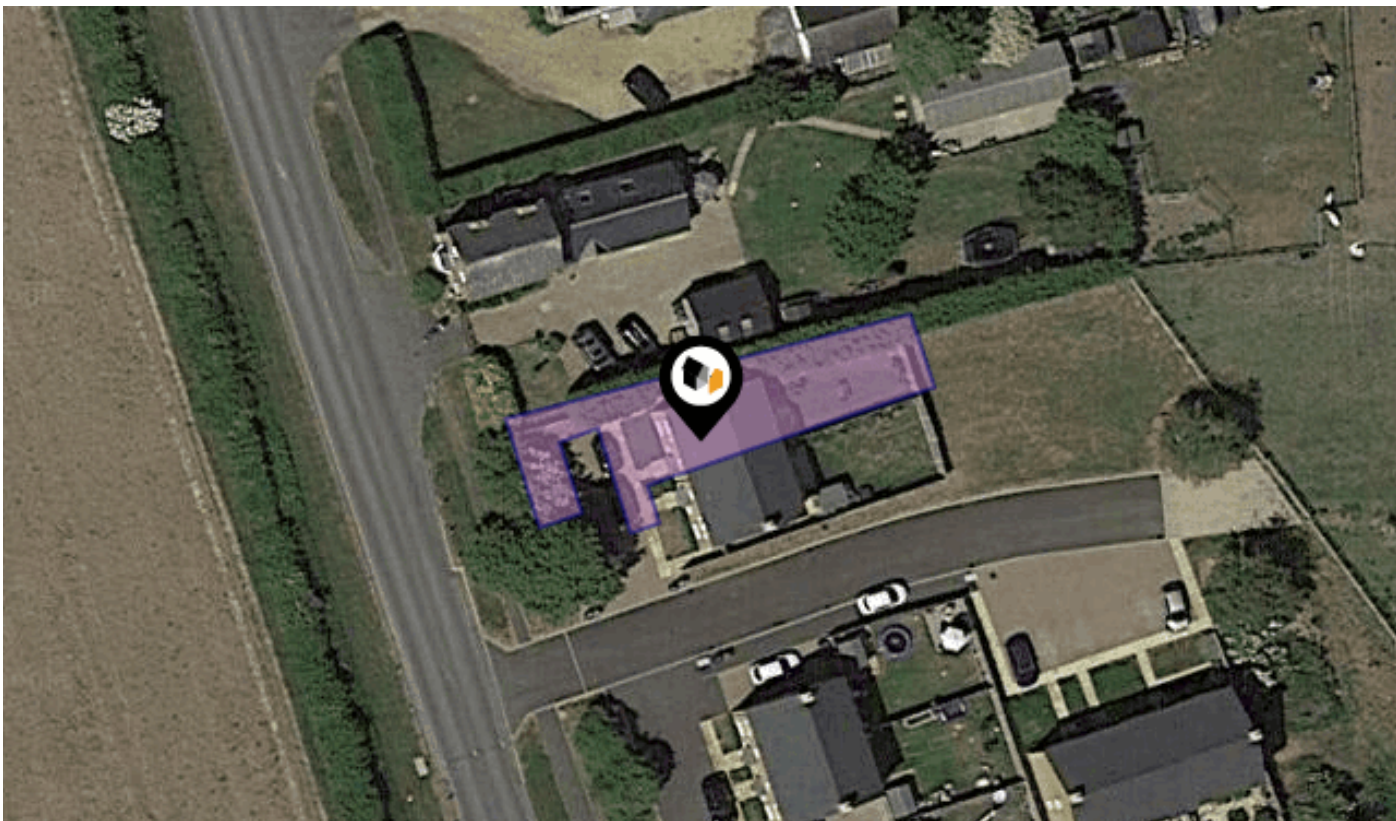


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 24th July 2024



ERMINE STREET, CAXTON, CAMBRIDGE, CB23

Cooke Curtis & Co

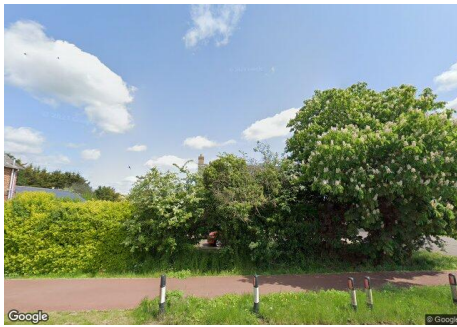
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 957 ft² / 89 m²
Plot Area: 0.06 acres
Council Tax : Band C
Annual Estimate: £2,048
Title Number: CB422315

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)

16
 mb/s



1000
 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **150 Ermine Street Caxton Cambridgeshire CB23 3PG**

Reference - 23/03416/HFUL	
Decision:	Decided
Date:	06th September 2023
Description:	Part single storey, part two storey extension to rear.

Reference - 23/80365/COND	
Decision:	Decided
Date:	06th September 2023
Description:	Discharge of conditions 8 (Electric Vehicle Charging Points), 14 (Lighting) and 20 (Management and Maintenance of Streets) for 22/00305/REM

Planning records for: **158 Ermine Street Caxton Cambridge Cambridgeshire CB23 3PG**

Reference - 21/03227/HFUL	
Decision:	Decided
Date:	08th July 2021
Description:	Two storey side extension and single storey rear extension

Planning records for: **176 Ermine Street Caxton Cambridge Cambridgeshire CB23 3PG**

Reference - S/2764/17/DC	
Decision:	Decided
Date:	07th August 2017
Description:	Discharge Condition 3 (Materials) of Planning Permission S/3066/15/FL

Planning records for: *176 Ermine Street Caxton Cambridge Cambridgeshire CB23 3PG*

Reference - S/3066/15/FL	
Decision:	Decided
Date:	06th January 2016
Description:	Single storey replacement extension to back of existing property

Caxton, CB23

Energy rating

C

Valid until 29.01.2027

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	89 m ²

Central Heating

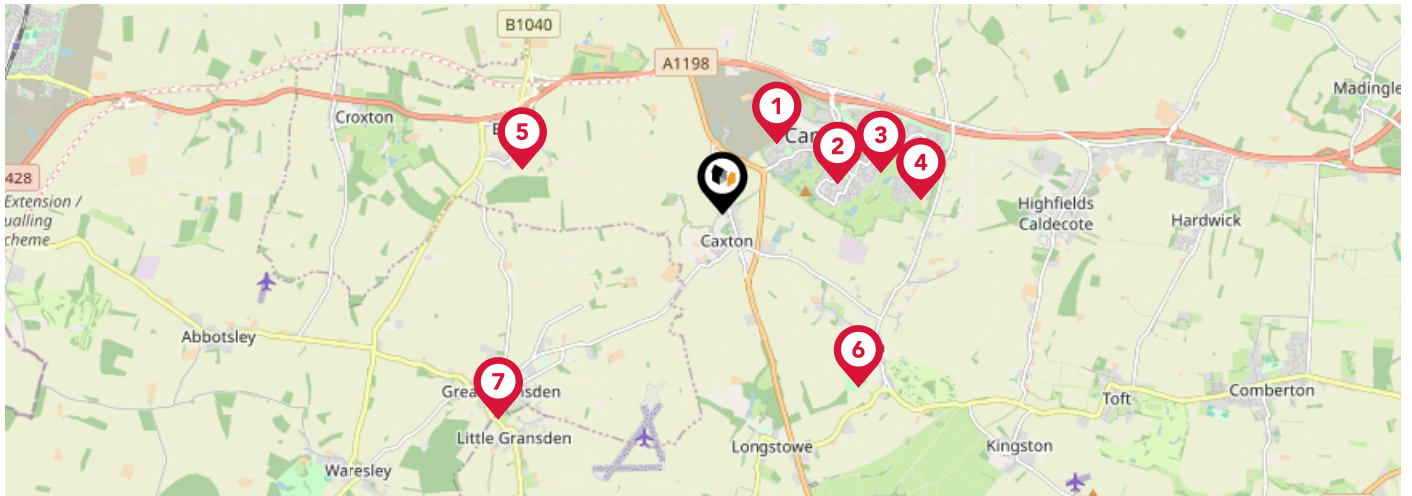
Air source pump, under floor heating on ground floor, radiators on 1st

Water Supply

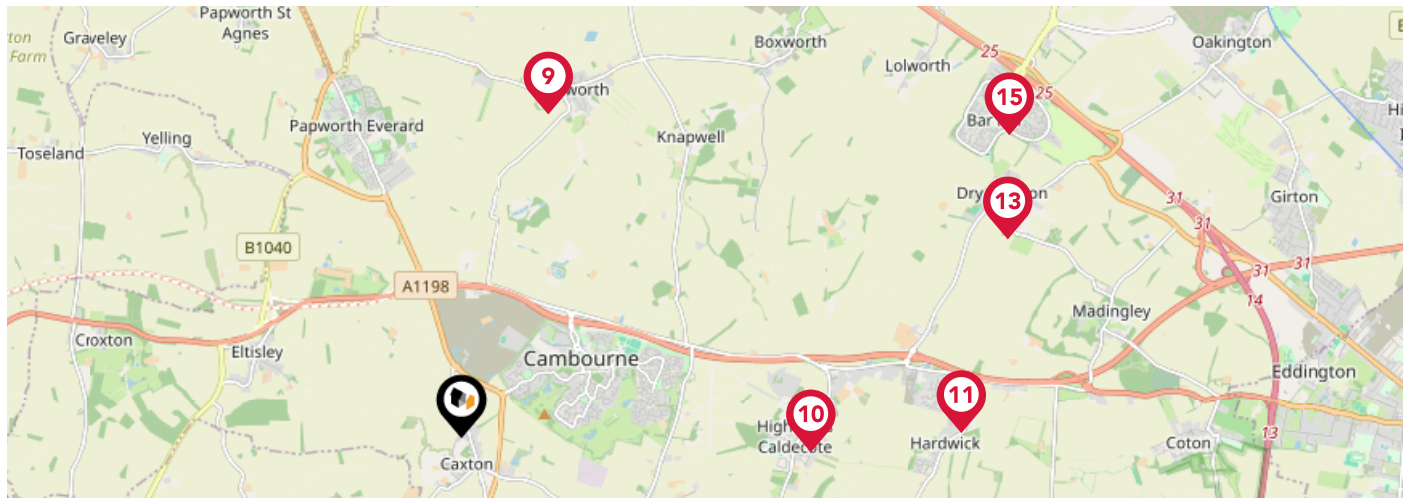
Cambridge Water

Drainage

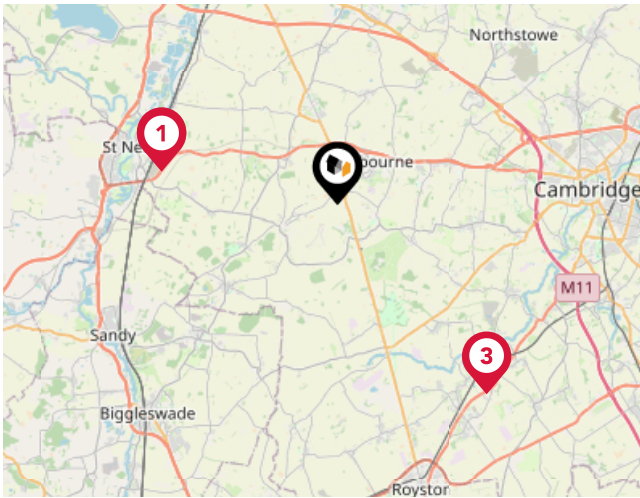
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1120 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkfield Park Primary School Ofsted Rating: Good Pupils: 385 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 418 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 417 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Newton Community Primary School Ofsted Rating: Good Pupils: 88 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bourn CofE Primary Academy Ofsted Rating: Outstanding Pupils: 206 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnabas Oley CofE Primary School Ofsted Rating: Outstanding Pupils: 141 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pendragon Community Primary School Ofsted Rating: Good Pupils: 369 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

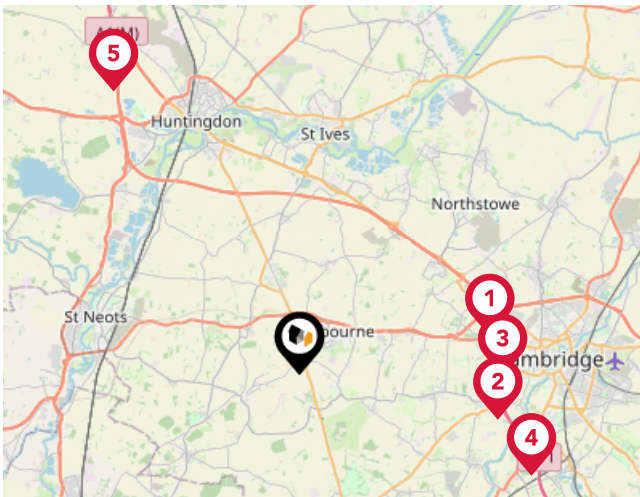


	Nursery	Primary	Secondary	College	Private
Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 125 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caldecote Primary School Ofsted Rating: Good Pupils: 189 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 594 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:4.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dry Drayton CofE (C) Primary School Ofsted Rating: Requires Improvement Pupils: 41 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bar Hill Community Primary School Ofsted Rating: Good Pupils: 276 Distance:5.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gamlingay Village Primary Ofsted Rating: Good Pupils: 315 Distance:5.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



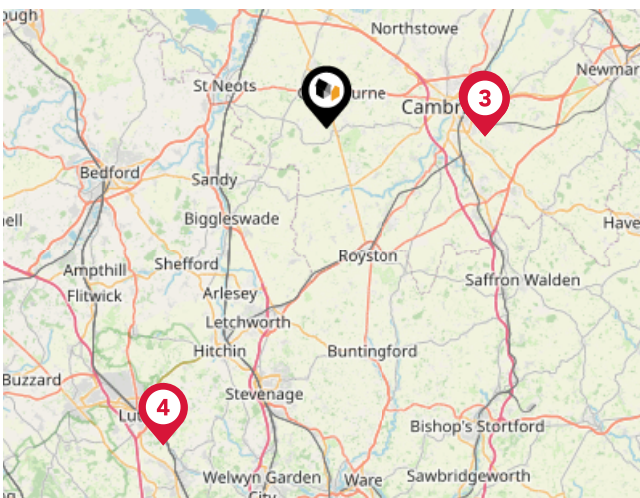
National Rail Stations

Pin	Name	Distance
1	St Neots Rail Station	6.55 miles
2	St Neots Rail Station	6.55 miles
3	Shepreth Rail Station	8.73 miles



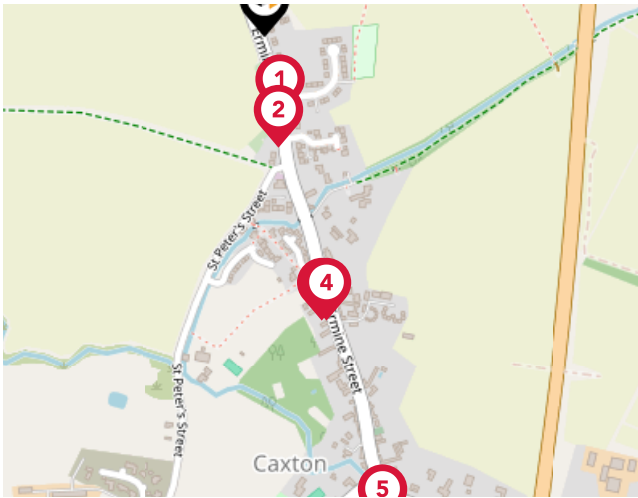
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	7.06 miles
2	M11 J12	7.4 miles
3	M11 J13	7.35 miles
4	M11 J11	9.21 miles
5	A1(M) J13	12.3 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	11.42 miles
2	Cambridge Airport	11.48 miles
3	Cambridge Airport	11.48 miles
4	London Luton Airport	25.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	Brockholt Road	0.09 miles
2	Brockholt Road	0.13 miles
3	King's Gate	0.33 miles
4	King's Gate	0.33 miles
5	Bourn Road	0.57 miles



Cooke Curtis & Co

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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