

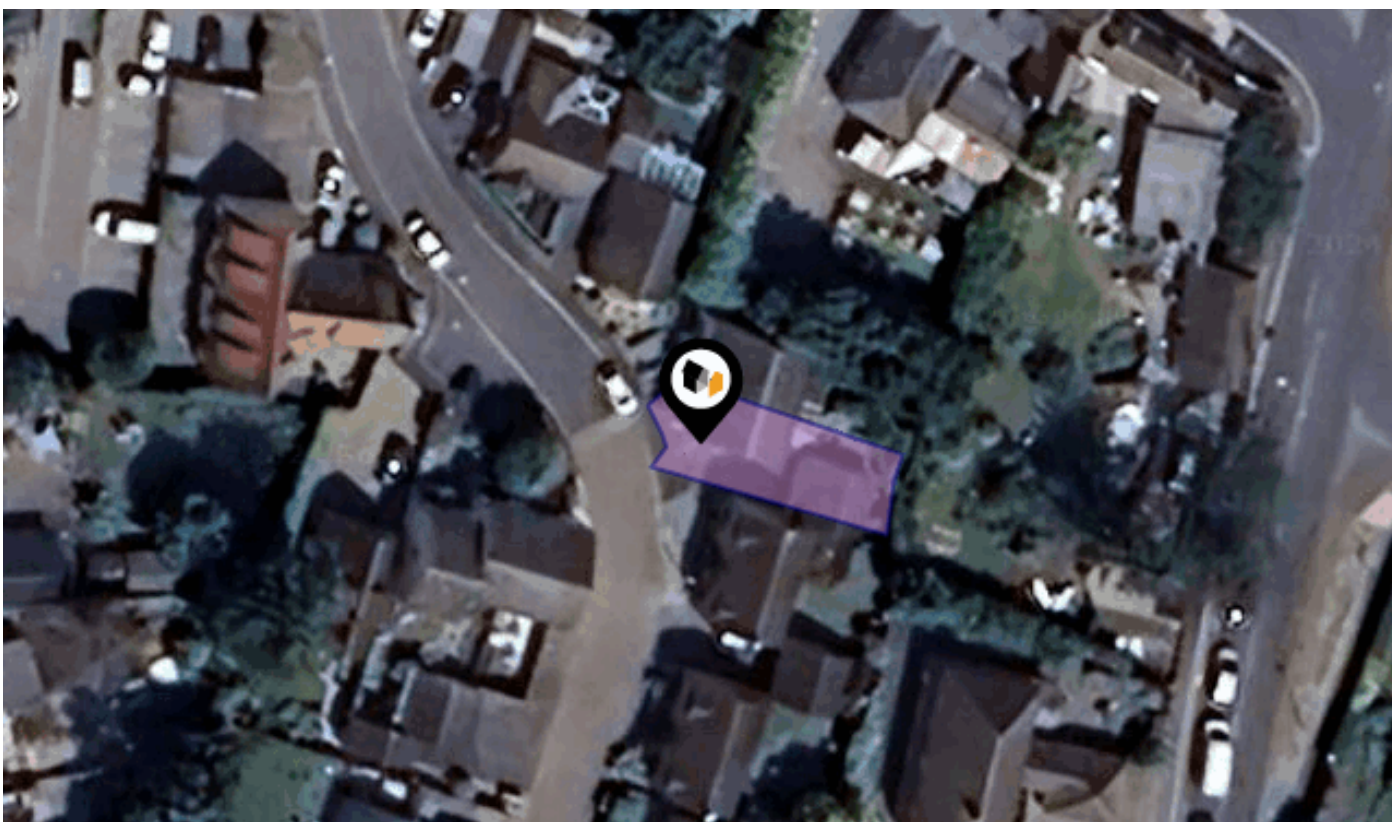


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 14th October 2024



BROOK CLOSE, HISTON, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 688 ft² / 64 m²
Plot Area: 0.04 acres
Year Built : 1998
Council Tax : Band C
Annual Estimate: £2,048
Title Number: CB217397

Tenure: Freehold

Local Area

Local Authority: Cambridgeshire
Conservation Area: Histon and Impington
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Medium

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

21
 mb/s



1000
 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *14 Brook Close Histon CB24 9XL*

Reference - 21/01816/HFUL	
Decision:	Decided
Date:	21st April 2021
Description:	Single storey side extension.

Planning records for: *16 Brook Close Histon CB24 9XL*

Reference - 21/1423/TTCA	
Decision:	Decided
Date:	26th October 2021
Description:	T1 and T2 - 2 x Holm Oaks, reduce by half (5m) and reduce sides by 2m.

Planning records for: *20 Brook Close Histon CB24 9XL*

Reference - 20/03301/CONDA	
Decision:	Decided
Date:	15th January 2021
Description:	Submission of details required by condition 4 (Arboricultural Method Statement) of planning permission 20/03301/HFUL

Reference - 20/03301/HFUL	
Decision:	Awaiting decision
Date:	30th July 2020
Description:	Proposed single storey gym in rear garden

Histon, CAMBRIDGE, CB24

Energy rating

D

Valid until 07.10.2034

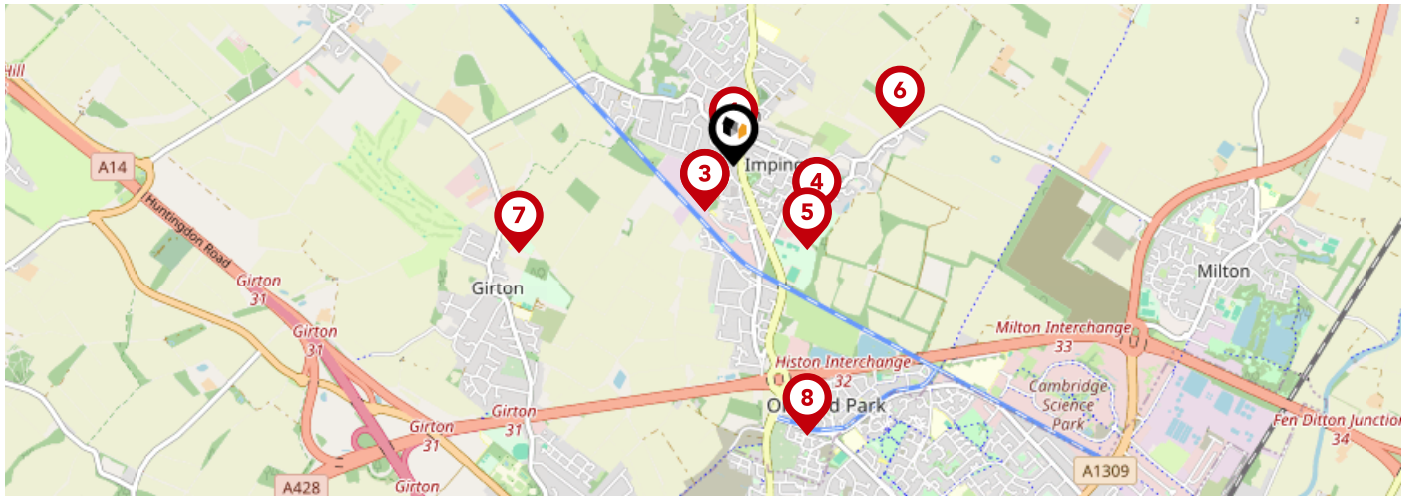
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	64 m ²

Central Heating

Gas central heating

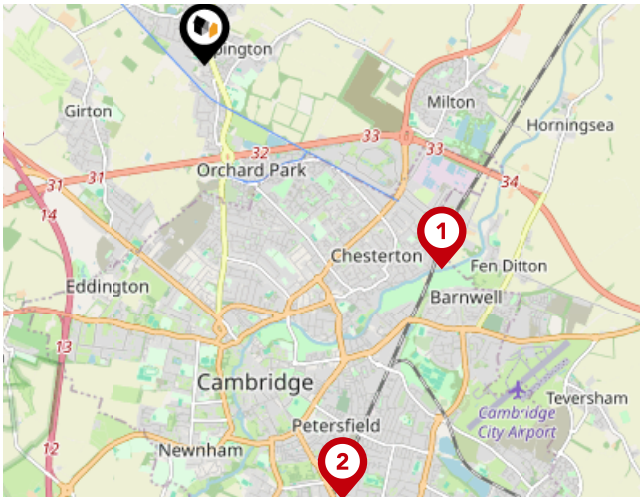


		Nursery	Primary	Secondary	College	Private
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



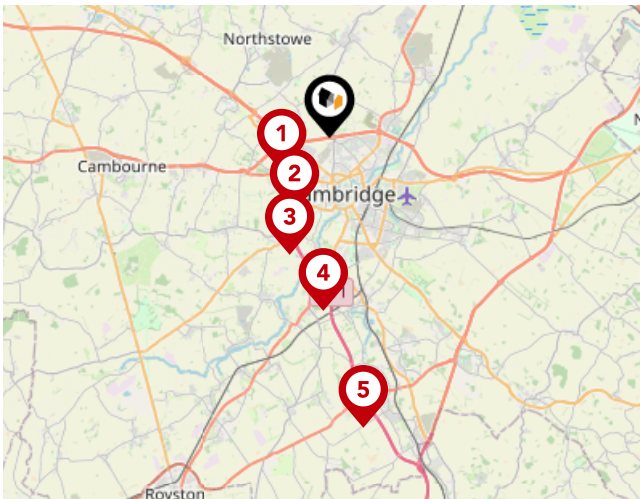
		Nursery	Primary	Secondary	College	Private
	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



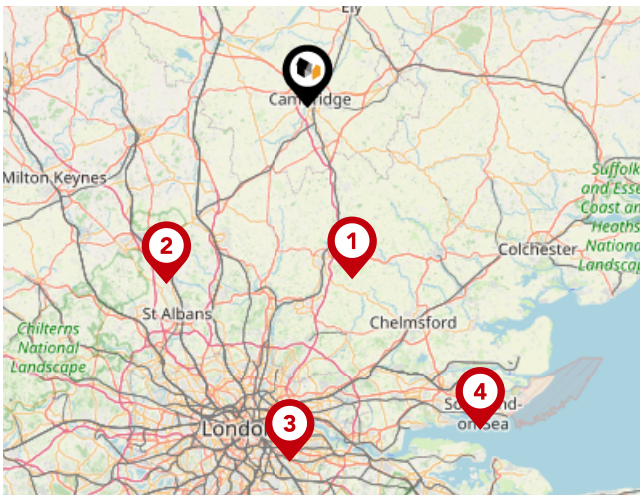
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.83 miles
2	Cambridge Rail Station	4.13 miles
3	Waterbeach Rail Station	3.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	2.09 miles
2	M11 J13	2.98 miles
3	M11 J12	4.47 miles
4	M11 J11	6.28 miles
5	M11 J10	10.63 miles

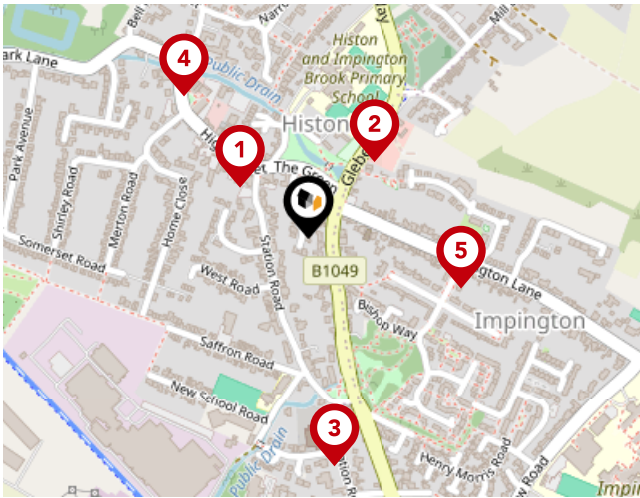


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	25.87 miles
2	Luton Airport	32.91 miles
3	Silvertown	51.78 miles
4	Southend-on-Sea	53.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.1 miles
2	Mill Lane	0.12 miles
3	Poplar Road	0.26 miles
4	School Hill	0.21 miles
5	Hereward Close	0.18 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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