

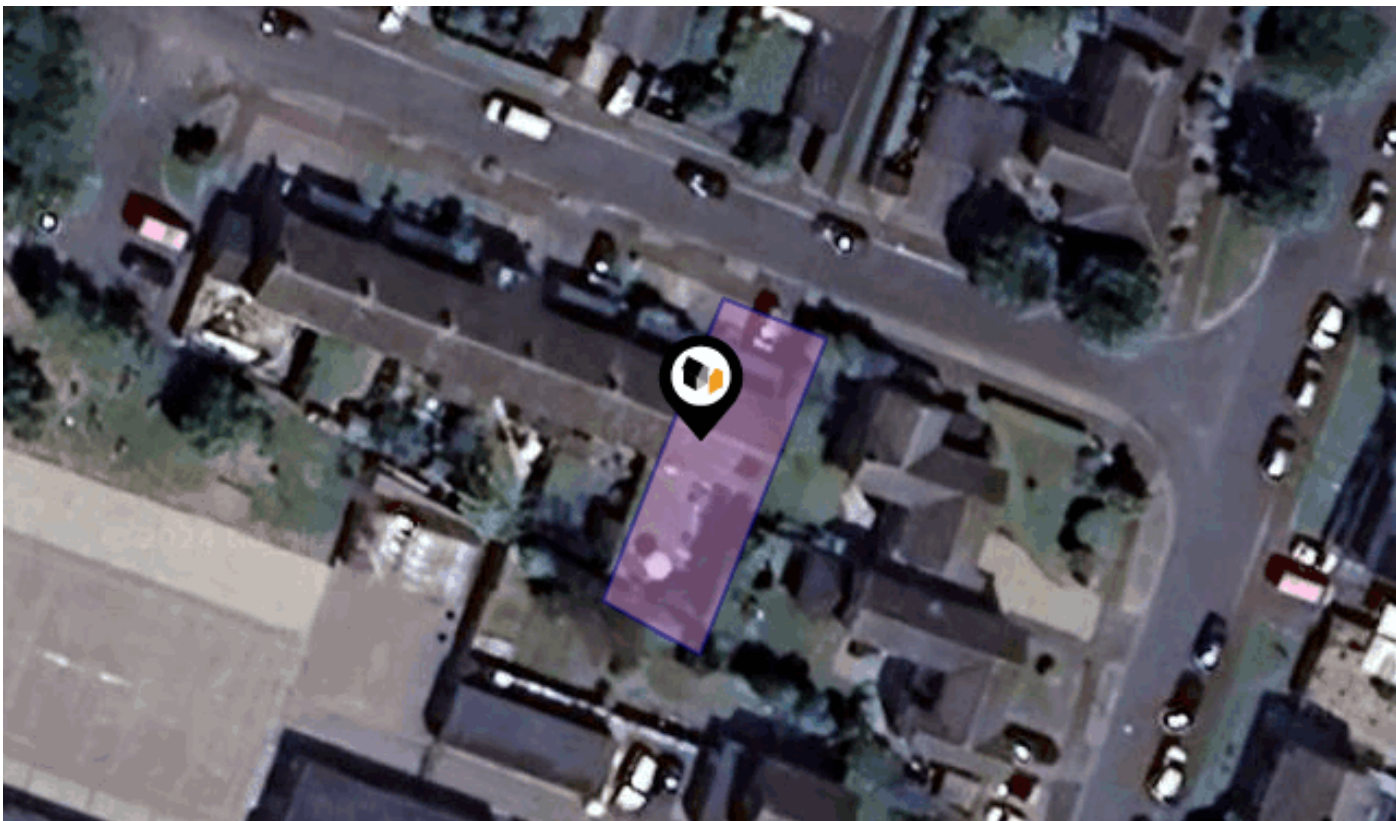


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 27th November 2024



WEST WALK, BOTTISHAM, CAMBRIDGE, CB25

Cooke Curtis & Co

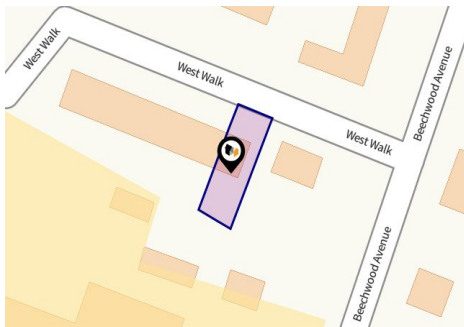
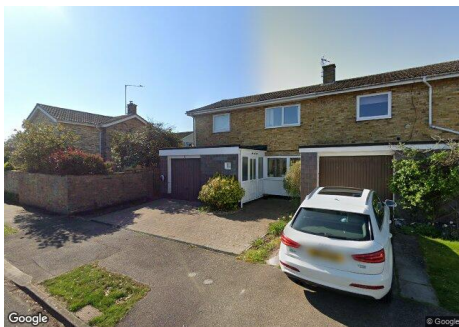
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	CB305061		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

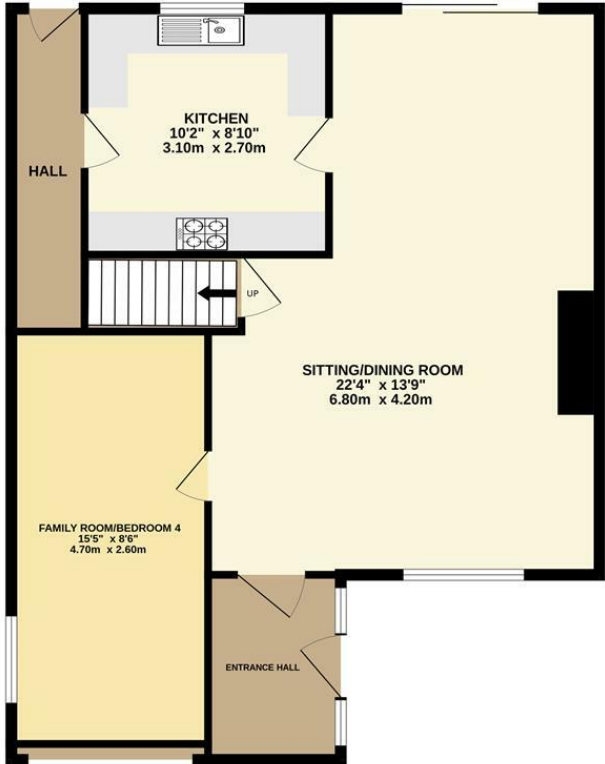




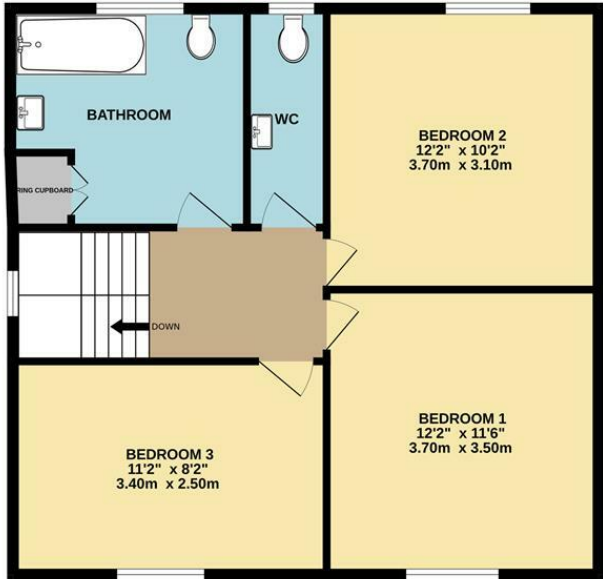


WEST WALK, BOTTISHAM, CAMBRIDGE, CB25

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating

C

Valid until 05.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	106 m ²

Other

Former garage has been converted into a room by previous owners. Airing cupboard wall in the bathroom has been removed to create space for 3 piece bathroom suite

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Combi-boiler, installed 2016

Water Supply

Cambridge Water

Drainage

Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

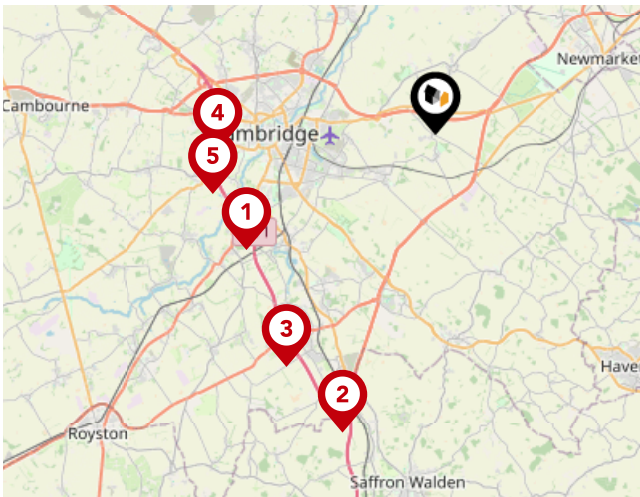


		Nursery	Primary	Secondary	College	Private
	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:3.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



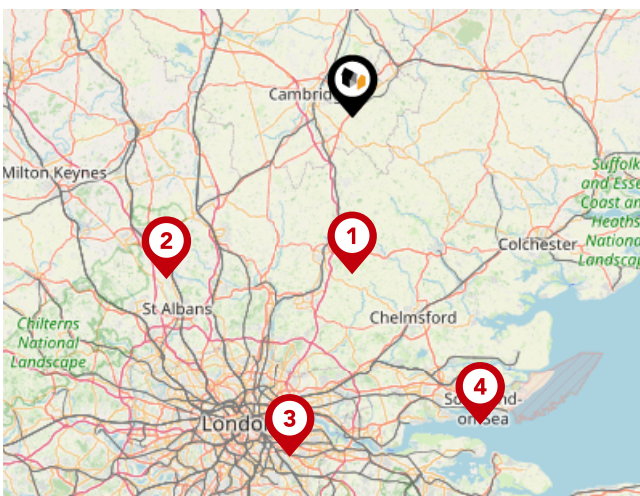
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	4.05 miles
2	Dullingham Rail Station	4.51 miles
3	Cambridge North Rail Station	4.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	8.02 miles
2	M11 J9	11.34 miles
3	M11 J10	10.03 miles
4	M11 J13	7.94 miles
5	M11 J12	8.35 miles

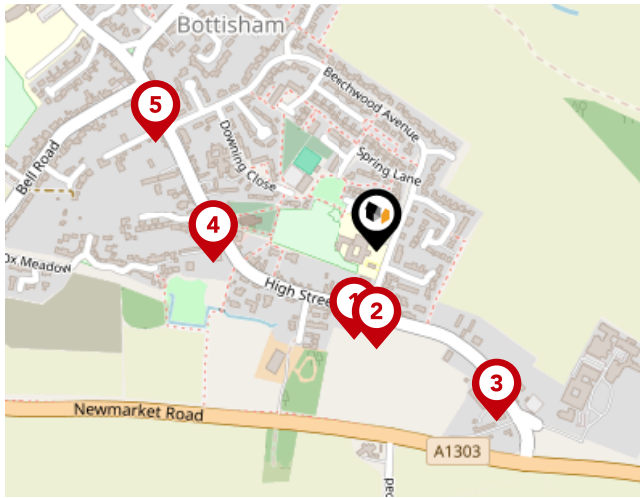


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.94 miles
2	Luton Airport	36.05 miles
3	Silvertown	50.48 miles
4	Southend-on-Sea	48.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Avenue	0.1 miles
2	Beechwood Avenue	0.11 miles
3	High Street	0.24 miles
4	Stocks Close	0.19 miles
5	Bell Road	0.28 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.



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/cookecurtisco

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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

