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MIR: Material Info

The Material Information Affecting this Property

Monday 24th February 2025



SWIFT'S CORNER, FULBOURN, CAMBRIDGE, CB21

Price Estimate : £332,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

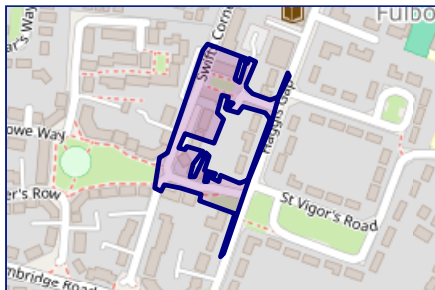
Jenny@cookecurtis.co.uk

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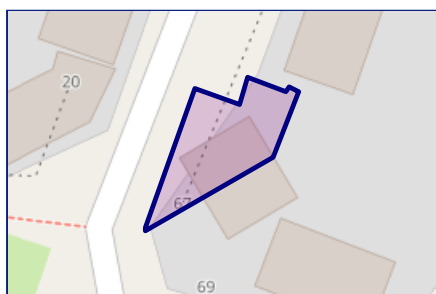
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Freehold Title Plan



CB333246

Leasehold Title Plan



CB350164

Start Date:	29/10/2009
End Date:	30/10/2134
Lease Term:	125 years from 30 October 2009
Term Remaining:	109 years



Property

Type:	Semi-Detached	Price Estimate:	£332,000
Bedrooms:	0	Rental Estimate:	£1,050
Floor Area:	807 ft ² / 75 m ²	Yield:	3.8 %
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	After 2007	Start Date:	29/10/2009
Council Tax :	Band C	End Date:	30/10/2134
Annual Estimate:	£2,048	Lease Term:	125 years from 30 October 2009
Title Number:	CB350164	Term Remaining:	109 years

Local Area

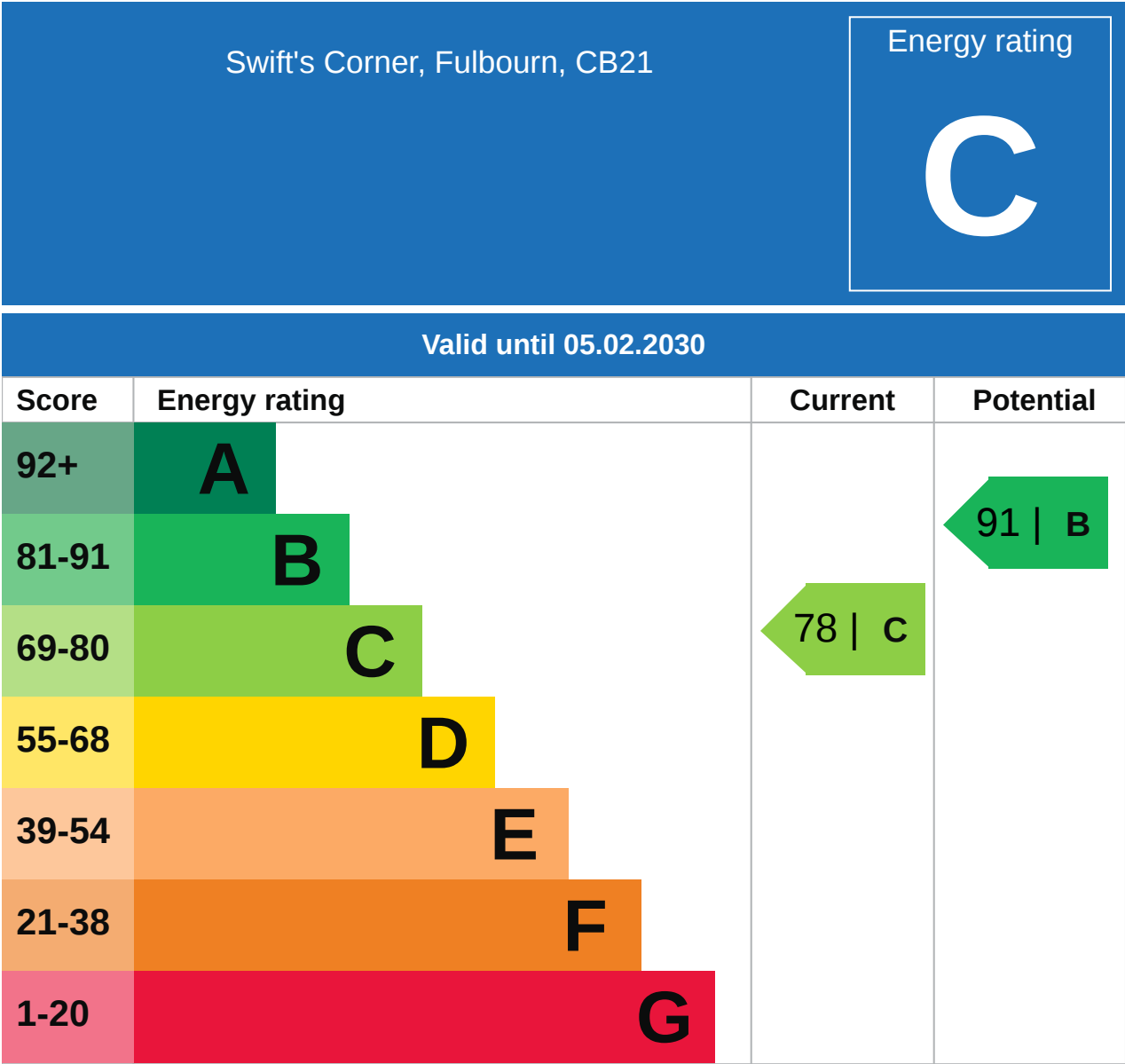
Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	20	80	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	High			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 75% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	75 m ²

Property Lease Information

60% shared ownership property

£285.99 Rent paid monthly for the share of the property

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

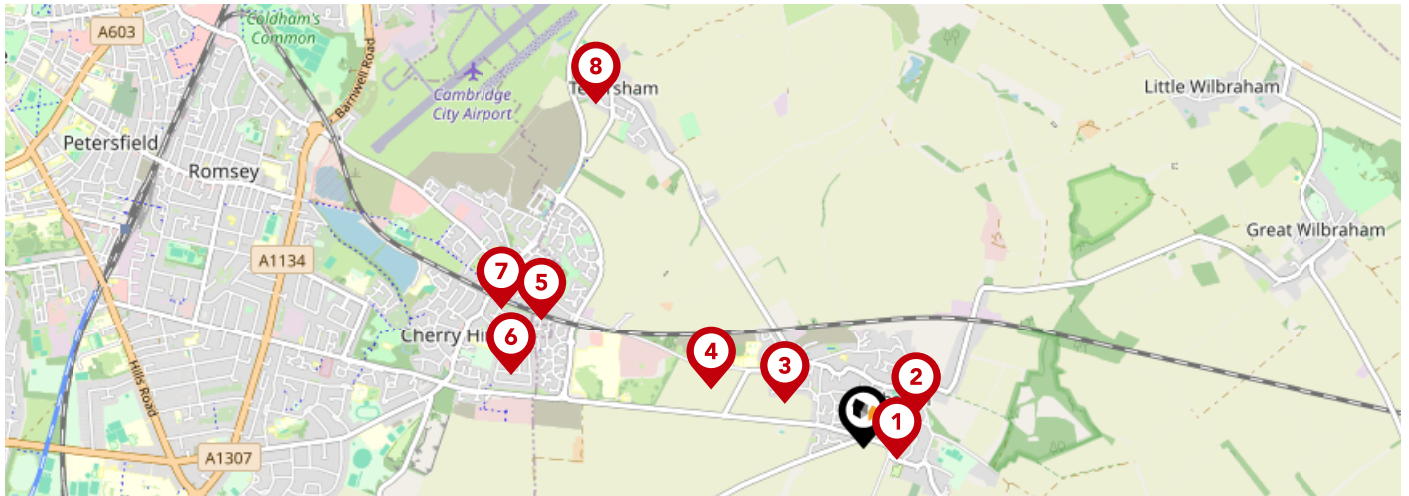
Gas central heating

Water Supply

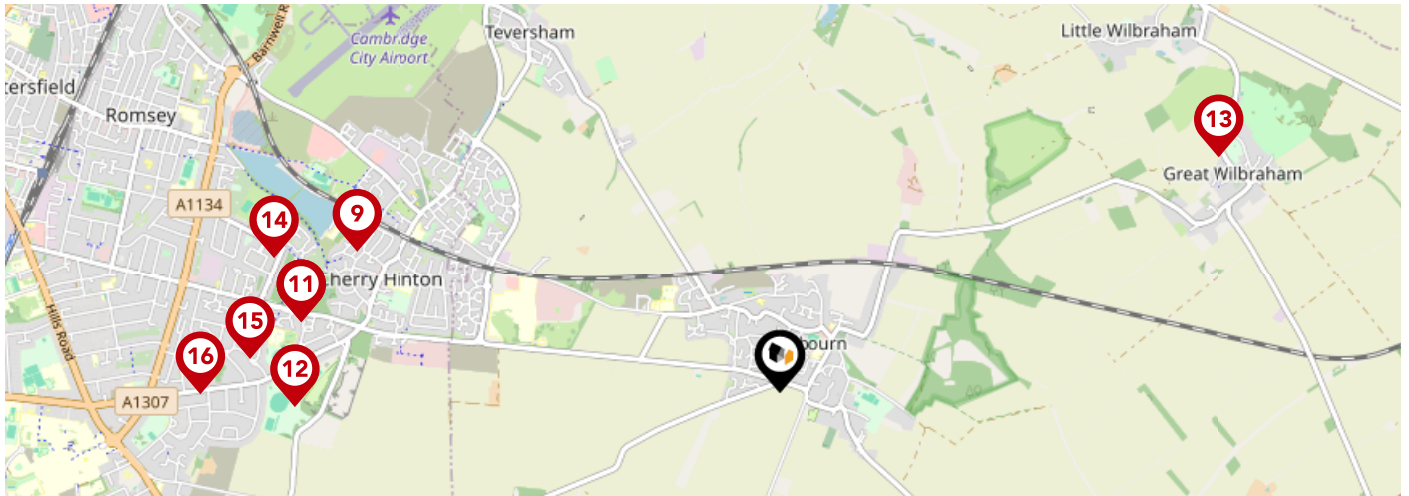
Cambridge Water

Drainage

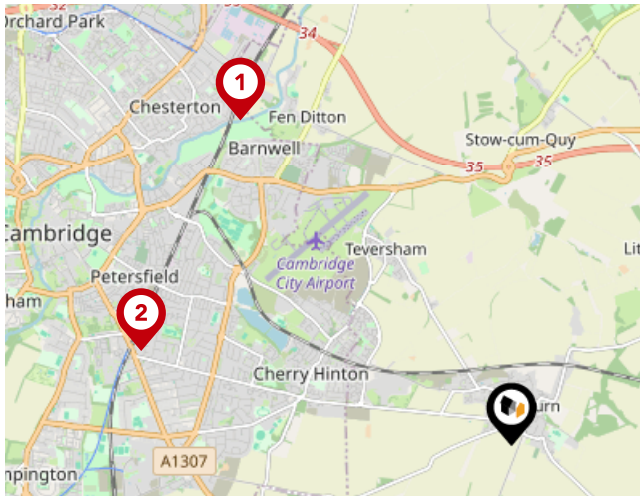
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:1.76	<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:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

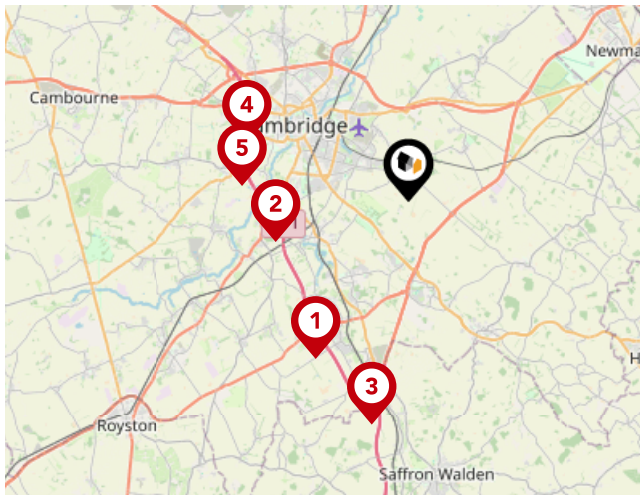


		Nursery	Primary	Secondary	College	Private
9	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



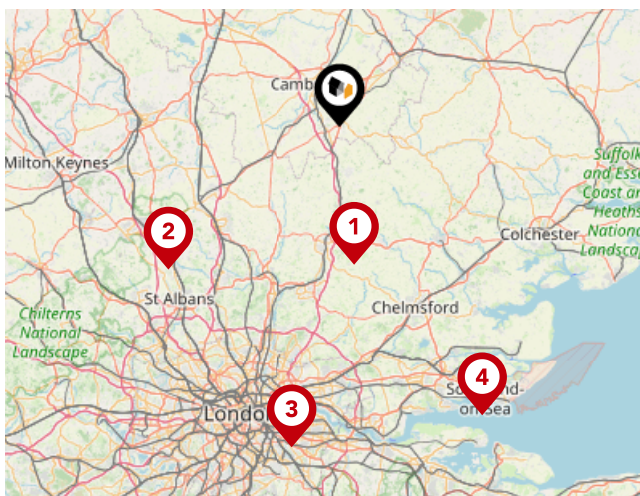
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	3.85 miles
2	Cambridge Rail Station	3.47 miles
3	Waterbeach Rail Station	5.64 miles



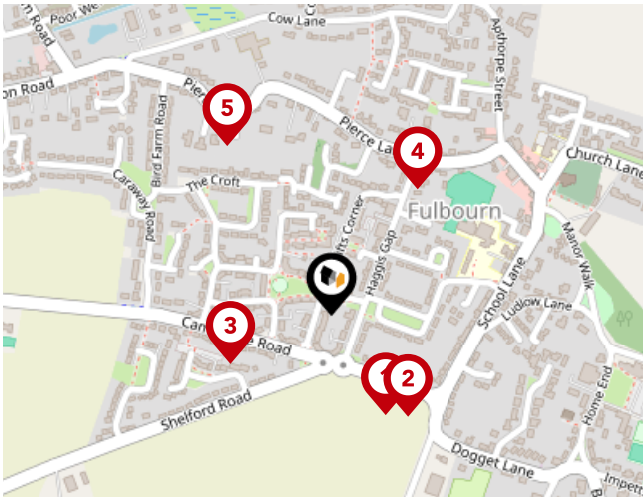
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	6.64 miles
2	M11 J11	5.03 miles
3	M11 J9	8.22 miles
4	M11 J13	6.25 miles
5	M11 J12	6.05 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.32 miles
2	Luton Airport	32.74 miles
3	Silvertown	47.46 miles
4	Southend-on-Sea	47.22 miles



Bus Stops/Stations

Pin	Name	Distance
1	Babraham Road	0.13 miles
2	Babraham Road	0.15 miles
3	Windmill Lane	0.13 miles
4	Haggis Gap	0.18 miles
5	Bird Farm Road	0.22 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.



/cookecurtisco



/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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