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MIR: Material Info

The Material Information Affecting this Property

Monday 06th January 2025



THE HAWTREYS, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

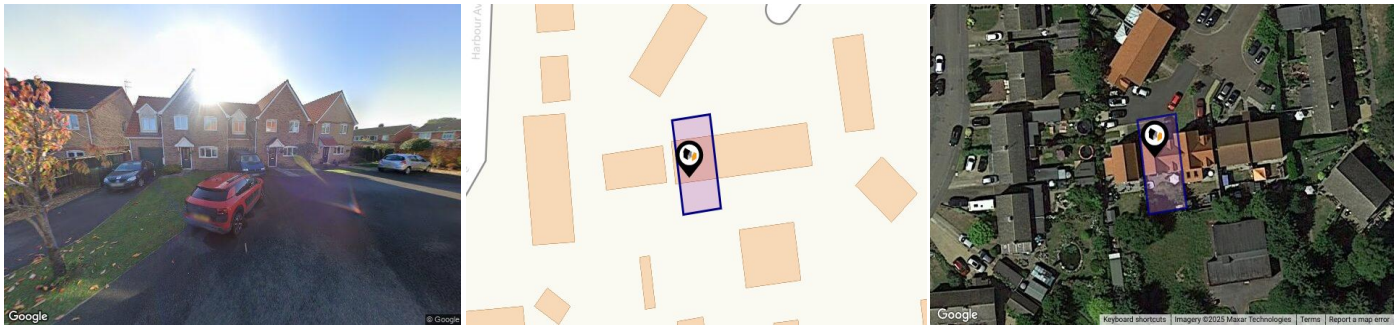
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.05 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB319168		

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	47 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 The Hawtreys Comberton Cambridge Cambridgeshire CB23 7EP**

Reference - S/0823/14/LD	
Decision:	Decided
Date:	11th April 2014
Description:	Application for lawful development certificate for a proposed single storey rear extension

Planning records for: **4 The Hawtreys Comberton Cambridge Cambridgeshire CB23 7EP**

Reference - S/2471/14/FL	
Decision:	Decided
Date:	27th October 2014
Description:	Part conversion of garage (retrospective)

The Hawtreys, Comberton, CB23

Energy rating

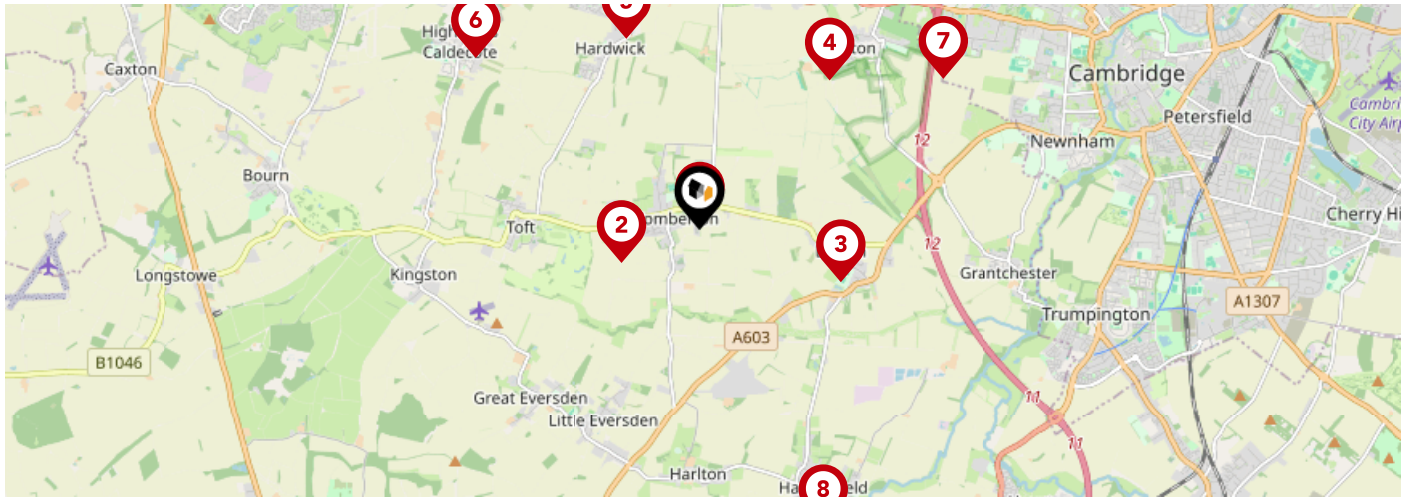
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Valid until 20.09.2024

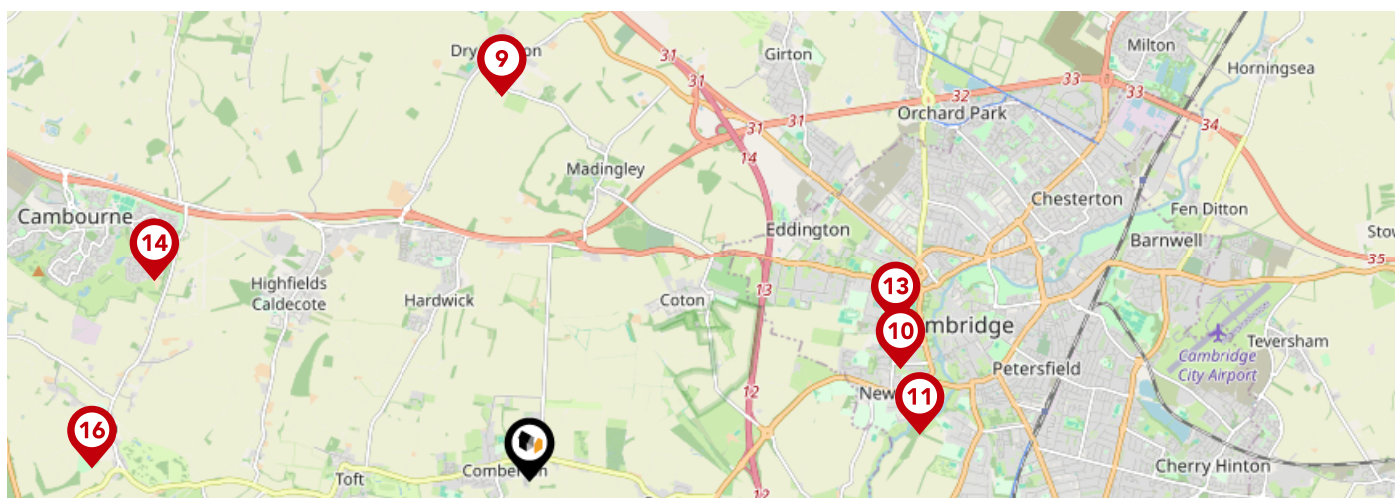
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

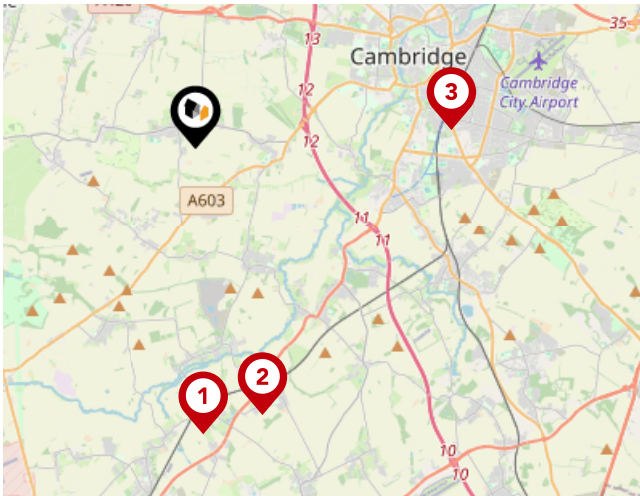
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 84% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	108 m ²



		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

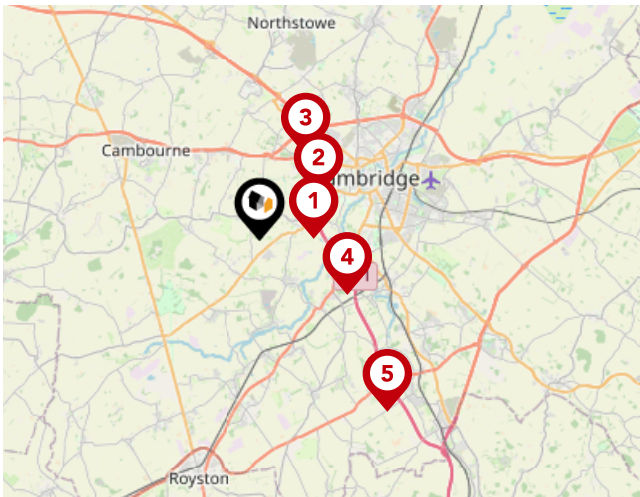


	Nursery	Primary	Secondary	College	Private
Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:3.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



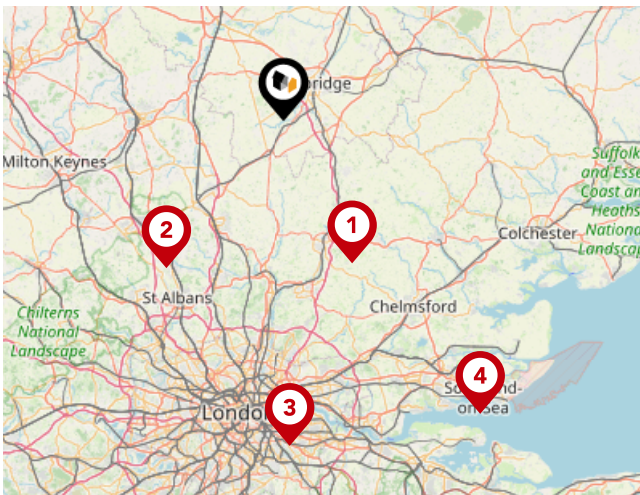
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	5.19 miles
2	Foxton Rail Station	4.99 miles
3	Cambridge Rail Station	4.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2 miles
2	M11 J13	2.67 miles
3	M11 J14	3.52 miles
4	M11 J11	3.79 miles
5	M11 J10	7.83 miles

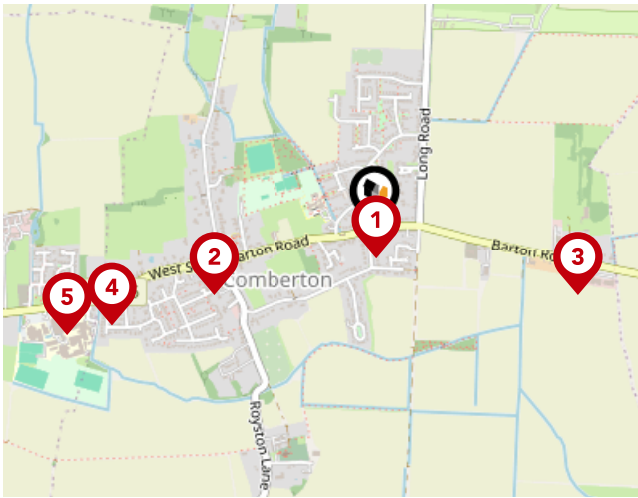


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	23.03 miles
2	Luton Airport	27.42 miles
3	Silvertown	47.44 miles
4	Southend-on-Sea	51.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.07 miles
2	South Street	0.39 miles
3	Horizon Park	0.49 miles
4	Kentings	0.63 miles
5	Village College	0.74 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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