

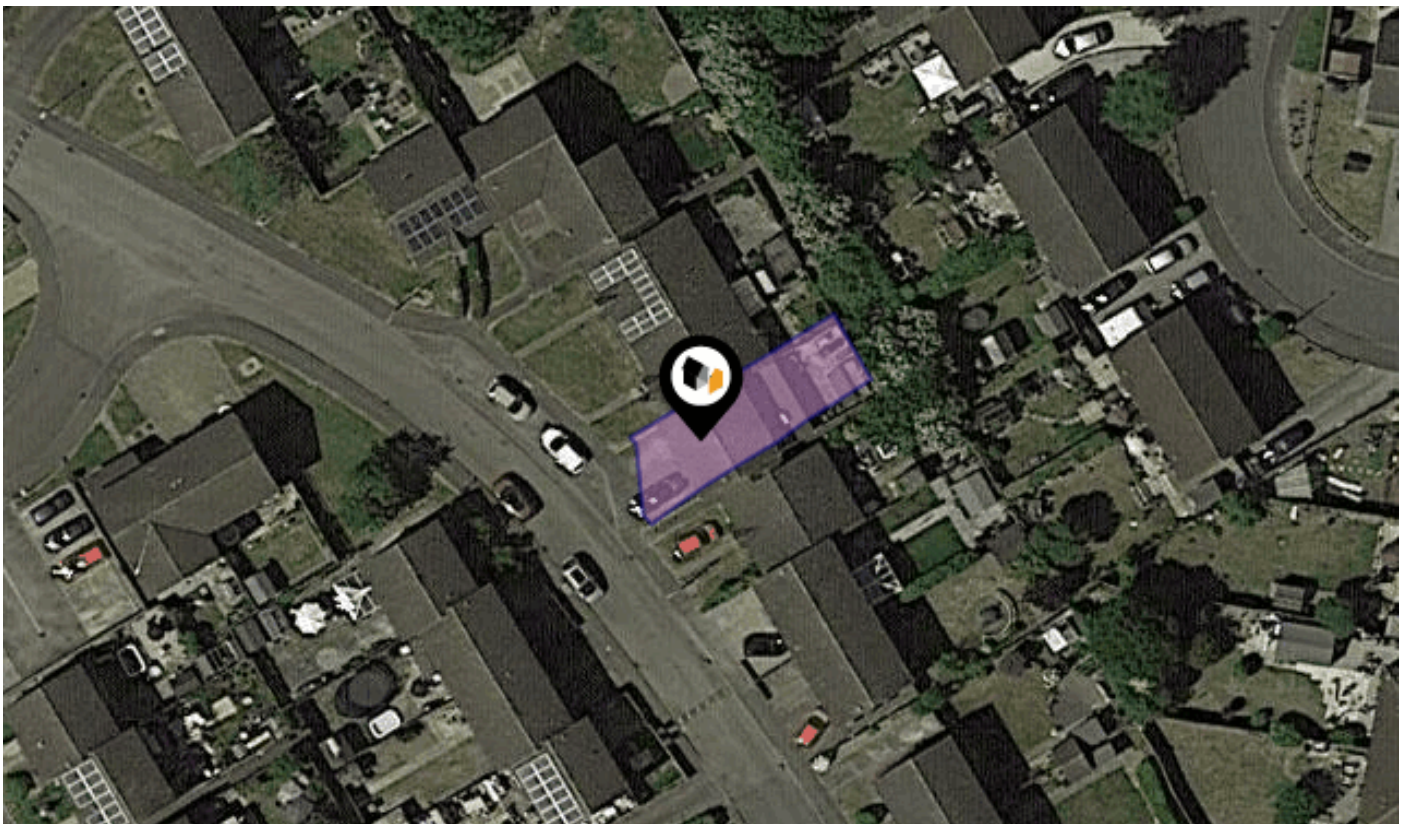


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd September 2024



BRAMLEY AVENUE, MELBOURN, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB76306		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	46 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Melbourn, SG8

Energy rating

B

Valid until 16.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	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:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 m ²

Electricity Supply

Ovo Energy

Central Heating

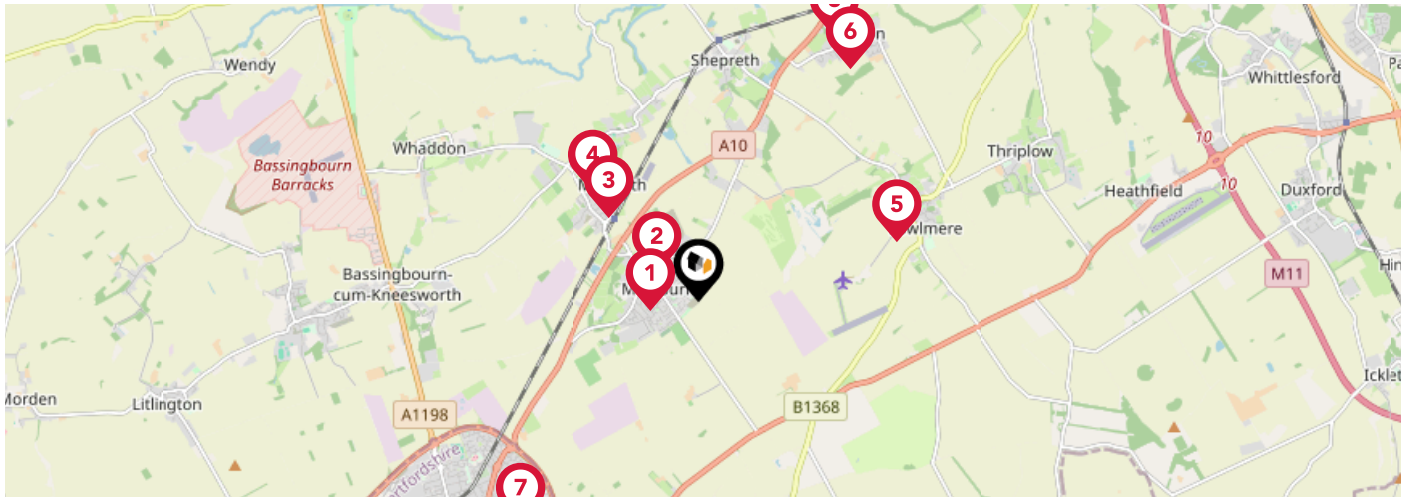
Air source heat Pump

Water Supply

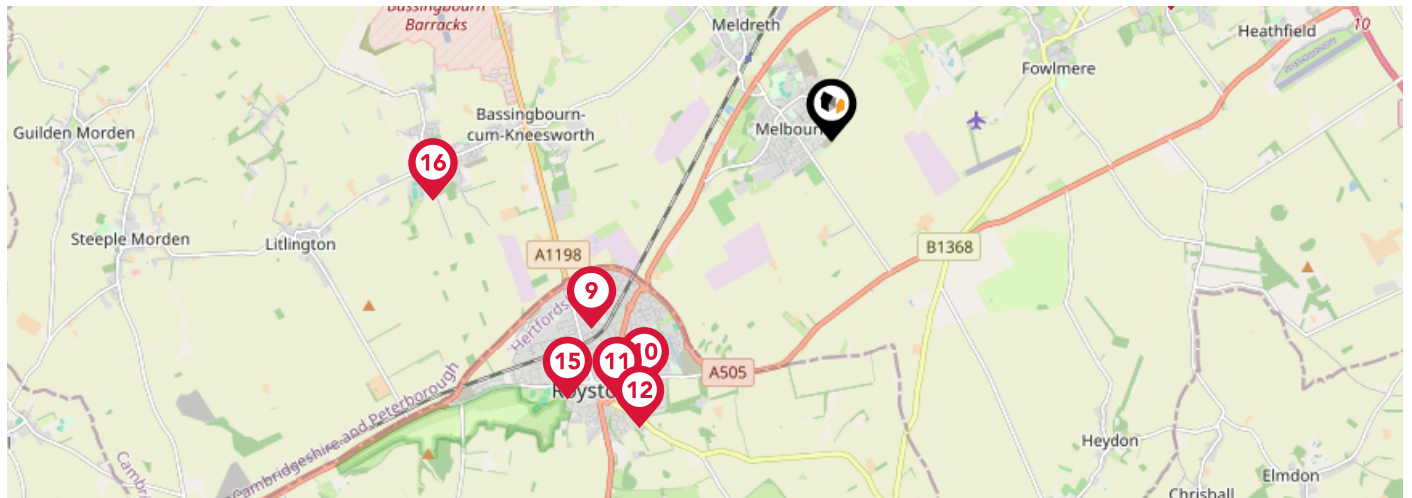
Cambridge Water

Drainage

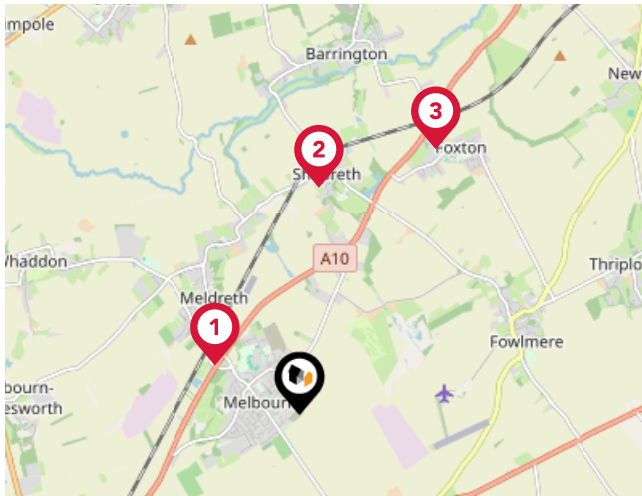
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King James Academy Royston Ofsted Rating: Good Pupils: 957 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

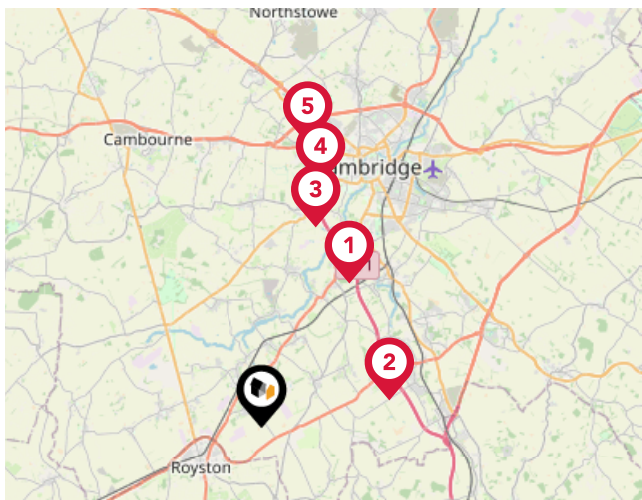


		Nursery	Primary	Secondary	College	Private
	Roman Way Academy Ofsted Rating: Good Pupils: 214 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Icknield Walk First School Ofsted Rating: Outstanding Pupils: 337 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 234 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Studlands Rise First School Ofsted Rating: Good Pupils: 169 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tannery Drift School Ofsted Rating: Good Pupils: 321 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Basingstoke Village College Ofsted Rating: Good Pupils: 666 Distance:3.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



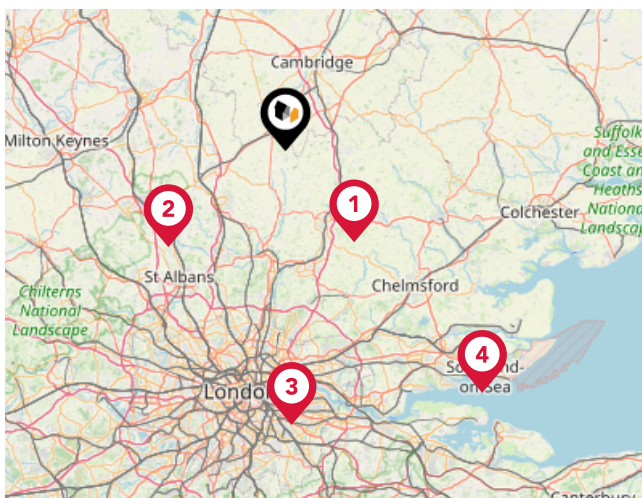
National Rail Stations

Pin	Name	Distance
1	Meldreth Rail Station	0.9 miles
2	Shepreth Rail Station	2.08 miles
3	Foxton Rail Station	2.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	6.18 miles
2	M11 J10	4.82 miles
3	M11 J12	7.57 miles
4	M11 J13	9.11 miles
5	M11 J14	10.47 miles

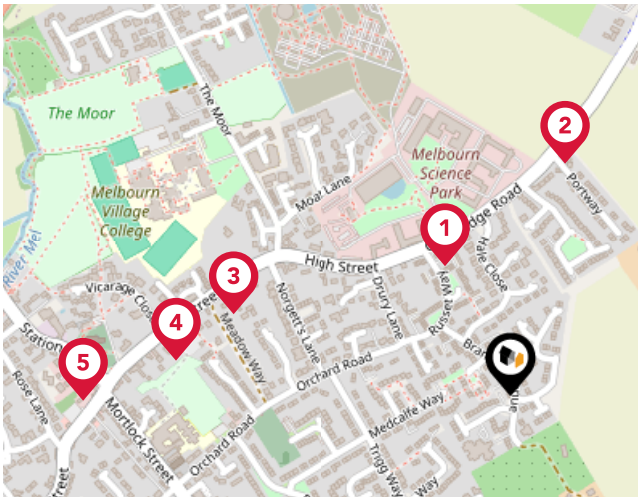


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	16.8 miles
2	Luton Airport	22.24 miles
3	Silvertown	40.19 miles
4	Southend-on-Sea	45.91 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Melbourn Science Park	0.17 miles
2	Portway	0.27 miles
3	Norgett's Lane	0.33 miles
4	Vicarage Close	0.38 miles
5	Church	0.49 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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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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