

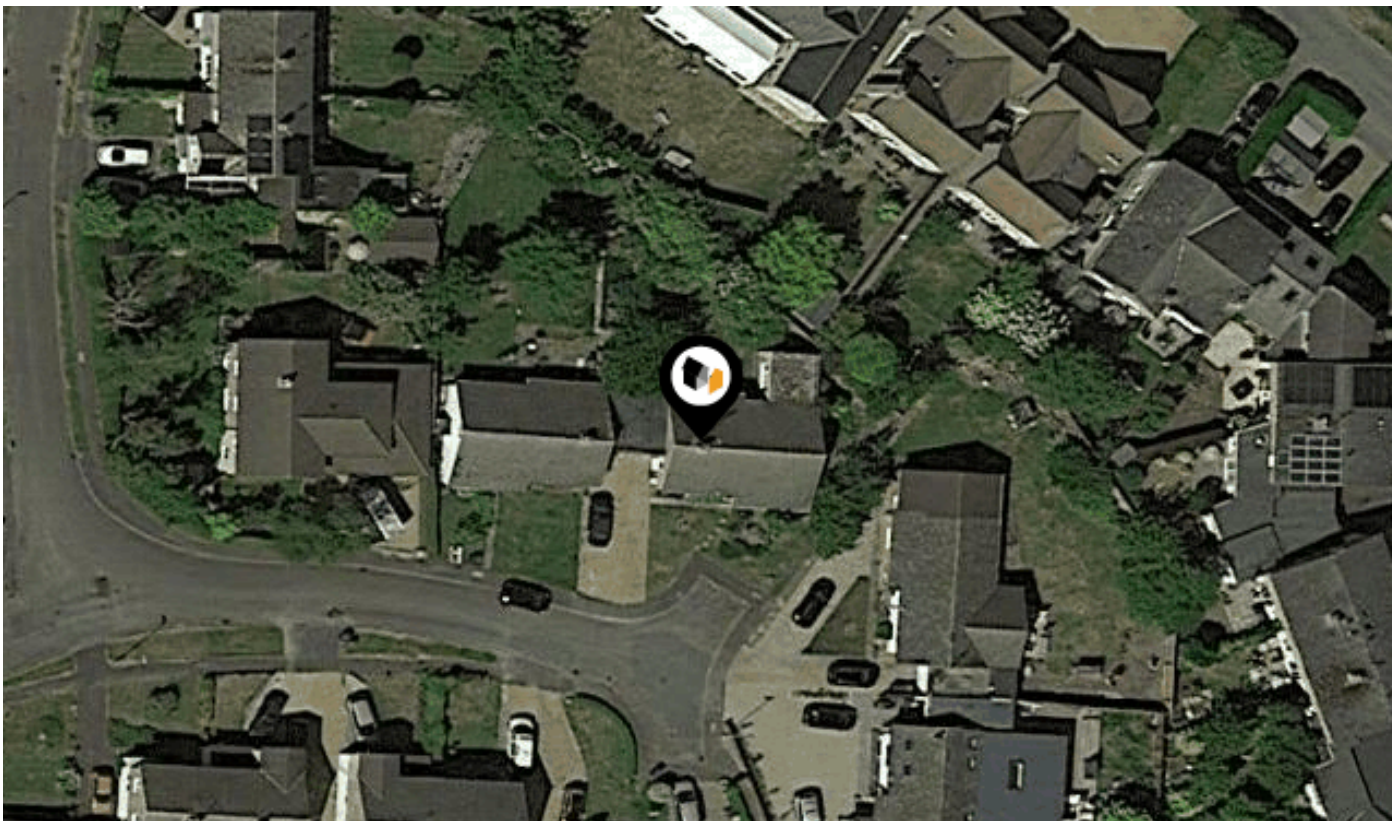


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MIR: Material Info

The Material Information Affecting this Property

Monday 18th November 2024



TRINITY CLOSE, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

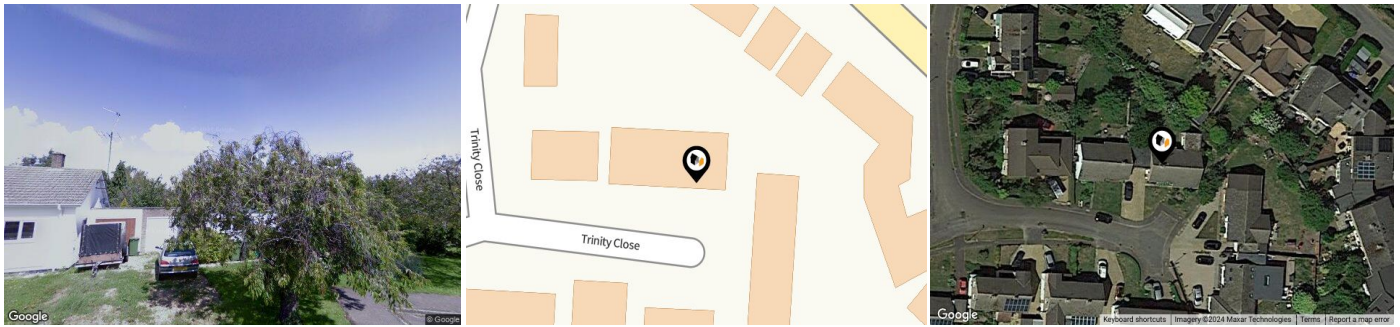
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Council Tax :	Band E
Annual Estimate:	£2,816

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	40 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1a Trinity Close Haslingfield Cambridgeshire CB23 1LS*

Reference - S/2215/10	
Decision:	Decided
Date:	15th December 2010
Description:	Single storey rear extension & pitch roof over existing

Reference - S/0041/10/F	
Decision:	Decided
Date:	14th January 2010
Description:	Erection of dwelling & erection of garage for 1A Trinity Close

Planning records for: *2 Trinity Close Haslingfield Cambridge CB23 1LS*

Reference - S/0238/19/FL	
Decision:	Decided
Date:	21st January 2019
Description:	First floor front extension

Planning records for: *6 Trinity Close Haslingfield Cambridge Cambridgeshire CB23 1LS*

Reference - S/2329/14/FL	
Decision:	Decided
Date:	29th September 2014
Description:	Single storey extension to side and rear of property

Planning records for: **8 Trinity Close Haslingfield Cambridgeshire CB23 1LS**

Reference - 24/02833/HFUL	
Decision:	Awaiting decision
Date:	29th July 2024
Description:	Demolition of existing outbuilding and erection of outbuilding/home gym to rear

Planning records for: **11 Trinity Close Haslingfield Cambridge Cambridgeshire CB23 1LS**

Reference - S/1241/16/FL	
Decision:	Decided
Date:	24th May 2016
Description:	First Floor Front Extension Part Two Storey Part Single Storey Rear Extension

Reference - S/2891/15/FL	
Decision:	Decided
Date:	01st December 2015
Description:	Demolition of rear garage and replace with rear and side extension.

Planning records for: **18 Trinity Close Haslingfield Cambridge Cambridgeshire CB23 1LS**

Reference - S/2394/13/FL	
Decision:	Decided
Date:	23rd December 2013
Description:	Erection of garage

Planning records for: *24 Trinity Close Haslingfield Cambridge Cambridgeshire CB23 1LS*

Reference - S/1870/12/FL	
Decision:	Decided
Date:	06th September 2012
Description:	Extension to garage and conversion to habitable room

Planning records for: *25 Trinity Close Haslingfield Cambridge Cambridgeshire CB23 1LS*

Reference - S/3698/18/FL	
Decision:	Decided
Date:	28th September 2018
Description:	Construction of a single storey rear extension and covered seating area.

Haslingfield, CB23

Energy rating

D

Valid until 18.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

Electricity Supply

Eon

Gas Supply

British Gas

Central Heating

Gas Central heating

Water Supply

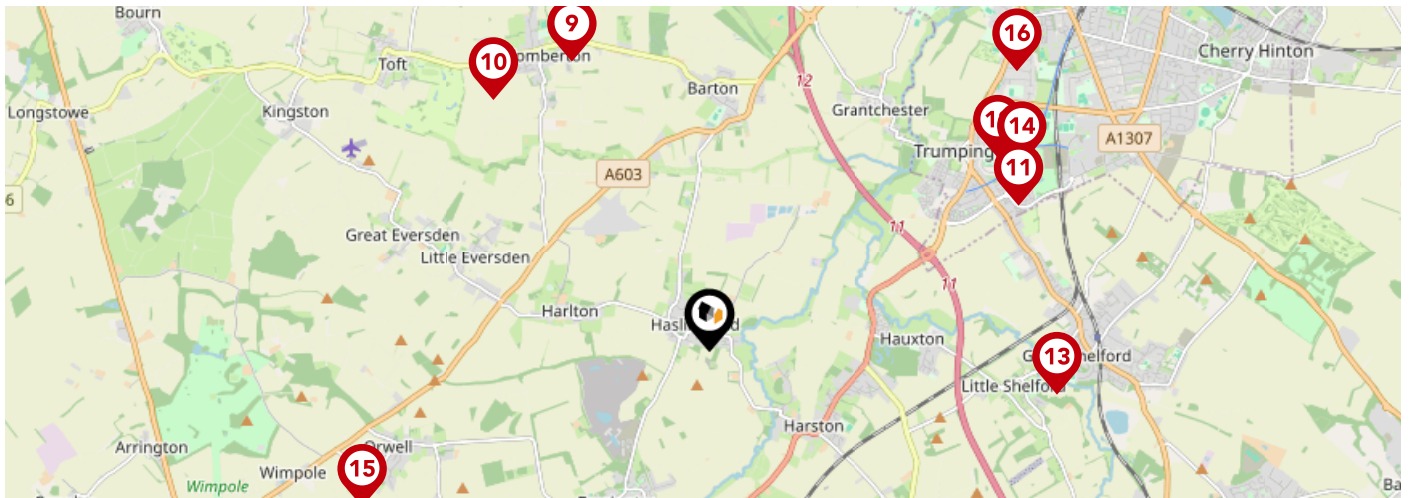
Cambridge Water

Drainage

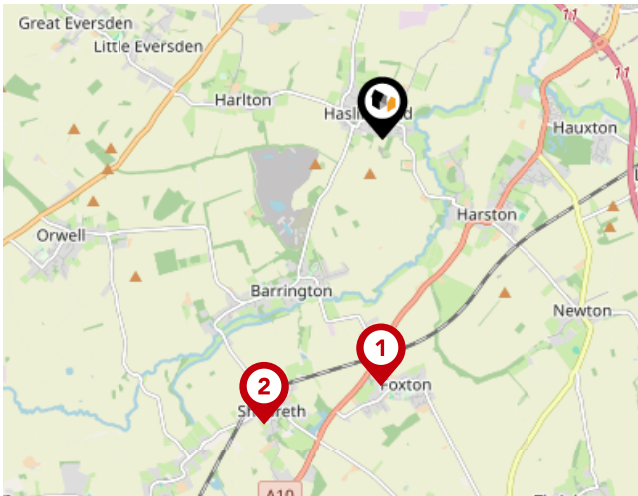
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

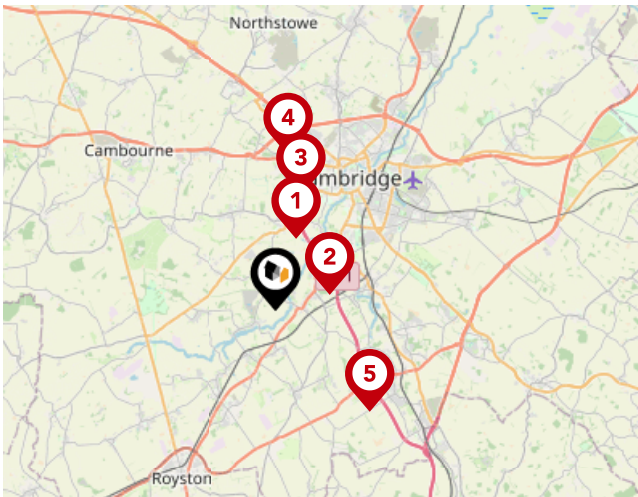


		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.11	<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:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



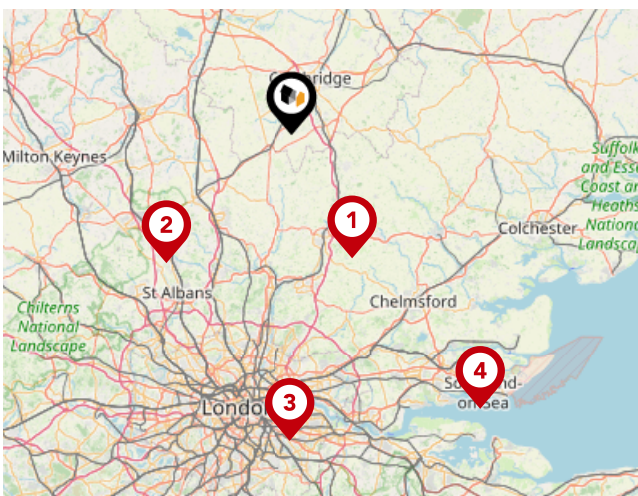
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.25 miles
2	Shepreth Rail Station	2.81 miles
3	Cambridge Rail Station	4.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.74 miles
2	M11 J11	2.07 miles
3	M11 J13	4.29 miles
4	M11 J14	5.69 miles
5	M11 J10	5.04 miles

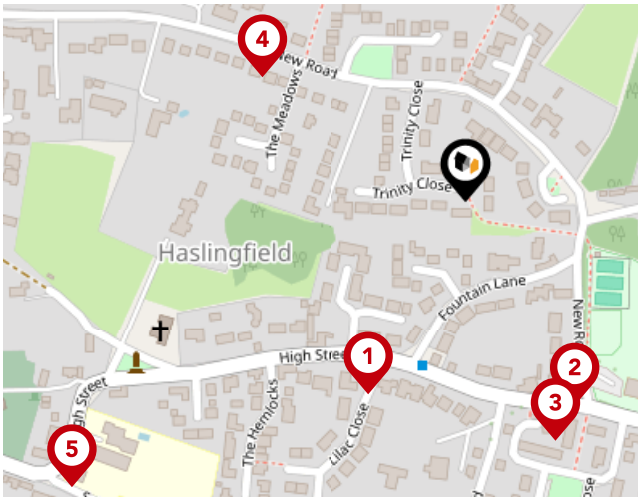


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.15 miles
2	Luton Airport	26.32 miles
3	Silvertown	44.84 miles
4	Southend-on-Sea	48.88 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Lane	0.12 miles
2	Recreation Ground	0.13 miles
3	Badcock Road	0.14 miles
4	The Meadows	0.14 miles
5	School	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.



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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