

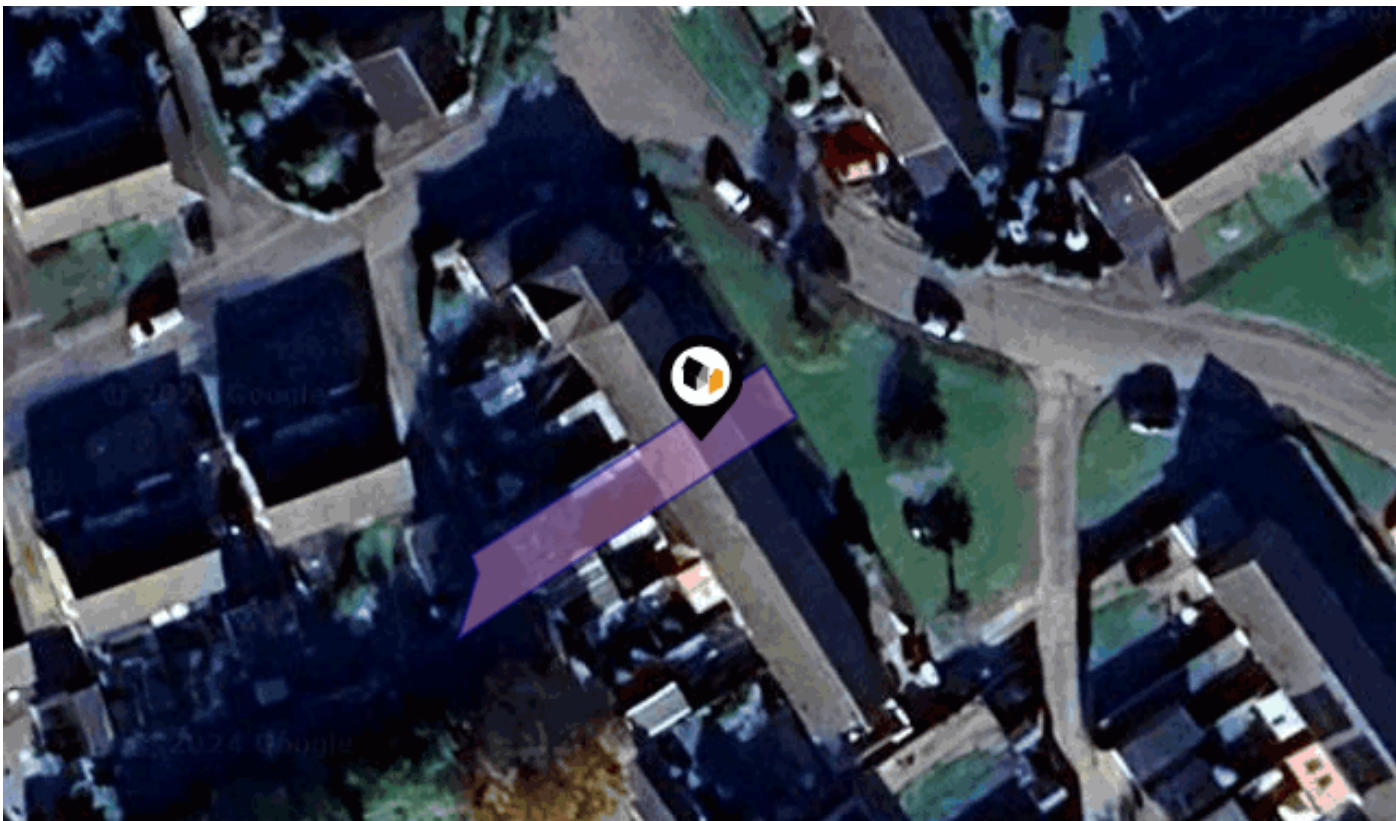


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 06<sup>th</sup> January 2025



**EDINBURGH AVENUE, SAWSTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk





os-zoom-map

goolg-street-view

## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	CB825		

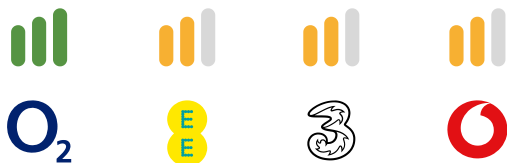
## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *5 Edinburgh Avenue Sawston Cambridgeshire CB22 3DW*

Reference - 24/04200/HFUL	
Decision:	Awaiting decision
Date:	08th November 2024
Description:	Single storey front porch, first floor side extension and single storey rear extension.

Planning records for: *17 Edinburgh Avenue Sawston Cambridge Cambridgeshire CB22 3DW*

Reference - 21/04154/HFUL	
Decision:	Decided
Date:	15th September 2021
Description:	Single storey side and rear extension

Reference - 21/05068/HFUL	
Decision:	Decided
Date:	18th November 2021
Description:	Single storey side and rear extension

Planning records for: *45 Edinburgh Avenue Sawston CB22 3DW*

Reference - 20/04305/HFUL	
Decision:	Awaiting decision
Date:	20th October 2020
Description:	Replace external front cladding.

Planning records for: **49 Edinburgh Avenue Sawston Cambridgeshire CB22 3DW**

Reference - S/2132/16/FL	
Decision:	Decided
Date:	30th August 2016
Description:	Construction of front porch to a terraced property and single storey rear extension with pitched roof

Planning records for: **53 Edinburgh Avenue Sawston Cambridgeshire CB22 3DW**

Reference - 23/03009/HFUL	
Decision:	Decided
Date:	03rd August 2023
Description:	Two storey extension to side.

Reference - S/0298/14/FL	
Decision:	Decided
Date:	07th February 2014
Description:	Replacement garage

Planning records for: **79 Edinburgh Avenue Sawston Cambridgeshire CB22 3DW**

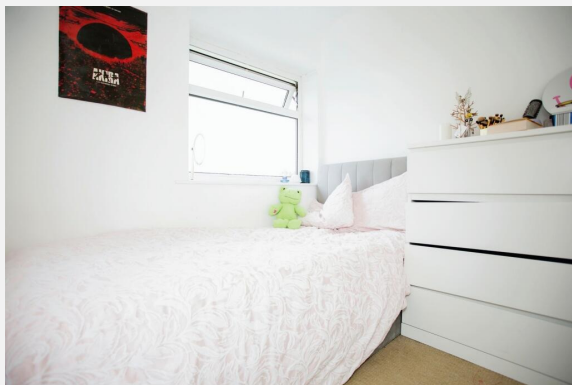
Reference - 23/00802/HFUL	
Decision:	Withdrawn
Date:	02nd March 2023
Description:	Replace existing wall with hedge and fence around the boundary, 1.8m high timber close-board fence and 0.2m gravel board to give 2m overall, 1.5m hedge for amenity views, reduce hedge to 0.6m for a visibility splay next to road to rear, extend paving next to drive allow for a path to a new pedestrian front gate.

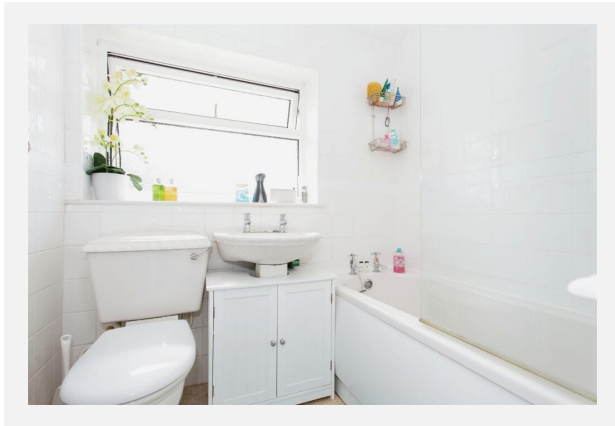
Planning records for: *79 Edinburgh Avenue Sawston Cambridgeshire CB22 3DW*

Reference - 20/03024/CONDA	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd March 2023
<b>Description:</b>	Submission of details required by conditions 3 (Drainage), 5 (Biodiversity) and 6 (Contamination) of planning permission 20/03024/FUL

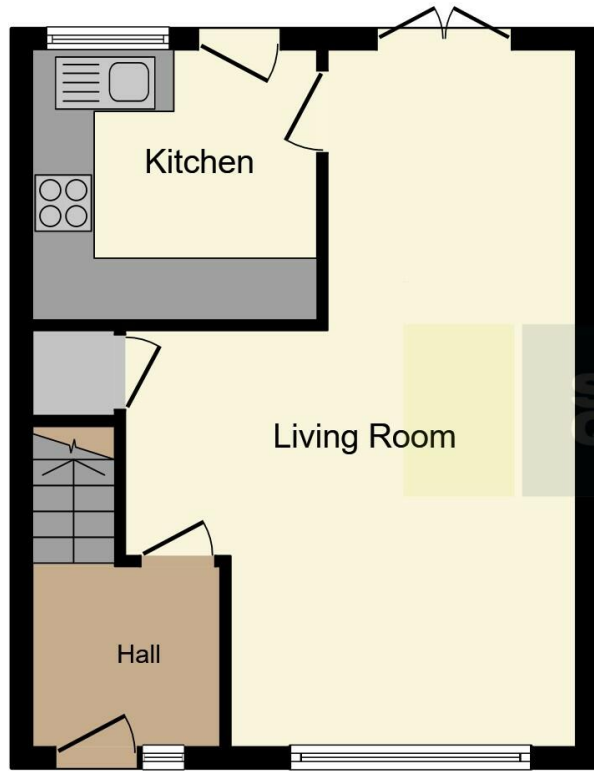
Reference - 22/02060/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	03rd May 2022
<b>Description:</b>	Removal of existing brick garden wall within the garden, erection of a 2m high close board fence to boundary, and extension of the permeable driveway



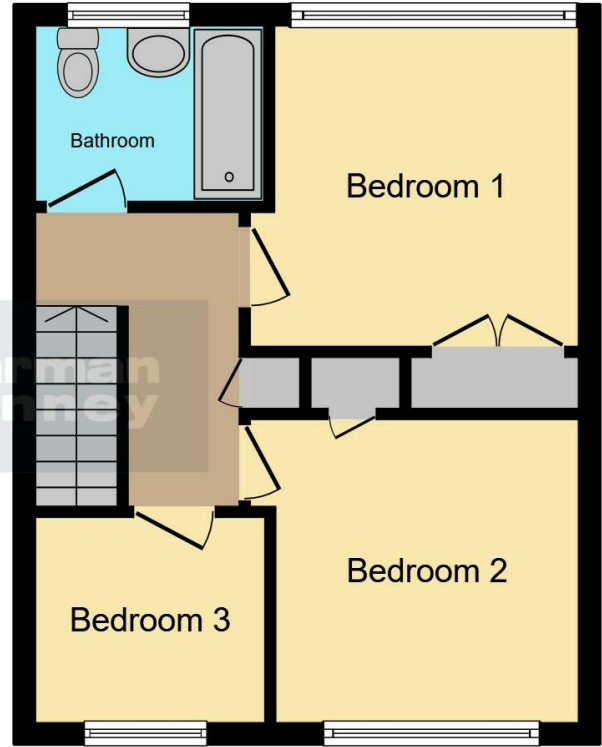




**EDINBURGH AVENUE, SAWSTON, CAMBRIDGE, CB22**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Sawston, CAMBRIDGE, CB22

Energy rating

**C**

Valid until 13.05.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	73   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	65 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

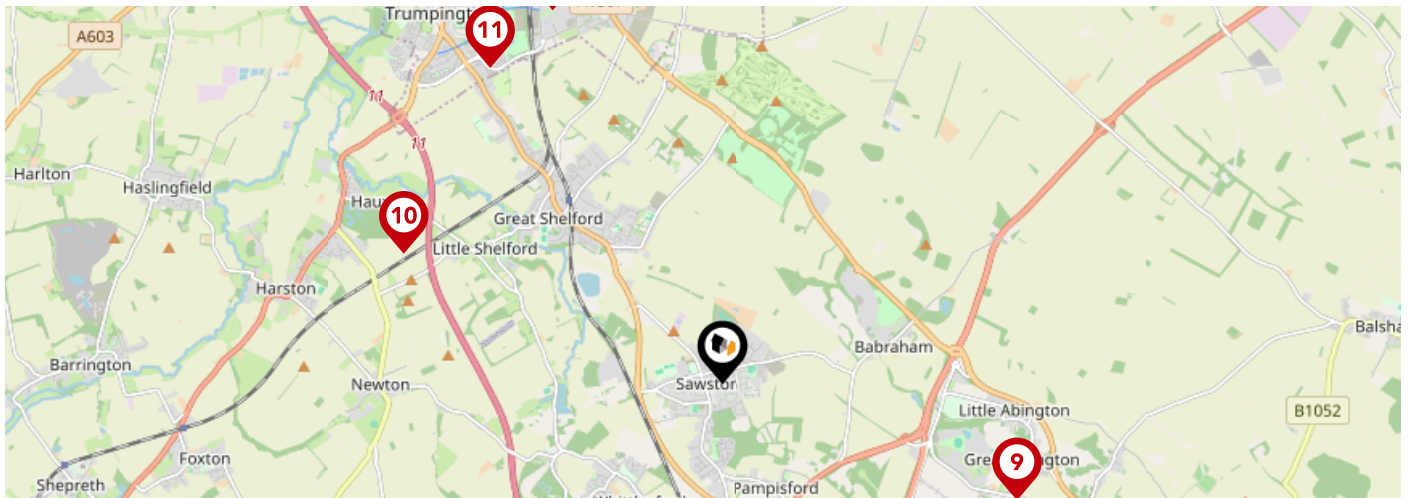
## Drainage

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Anglian Water

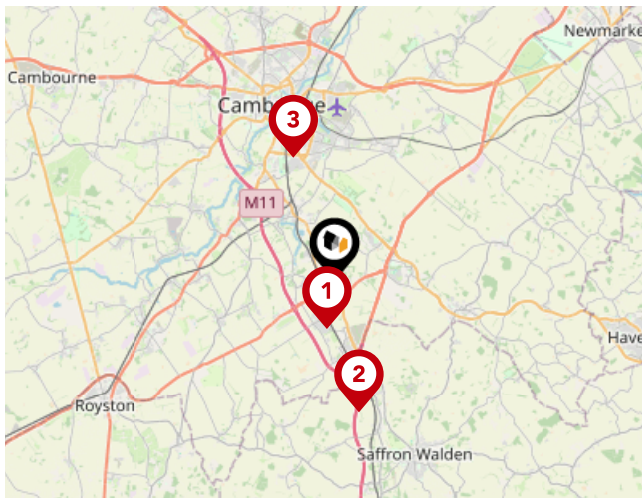


		Nursery	Primary	Secondary	College	Private
	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



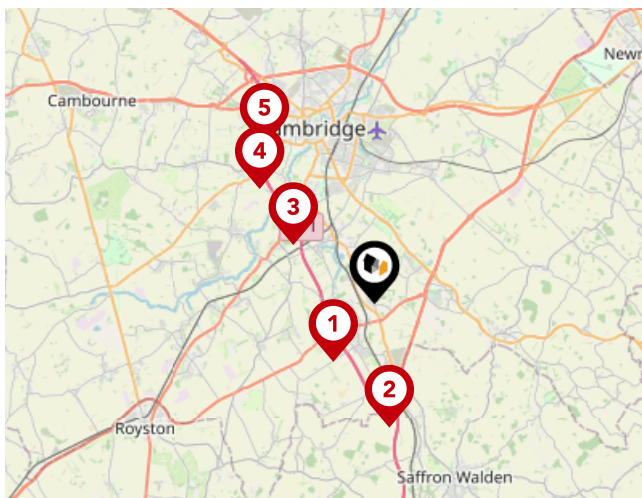
		Nursery	Primary	Secondary	College	Private
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:3.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:3.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





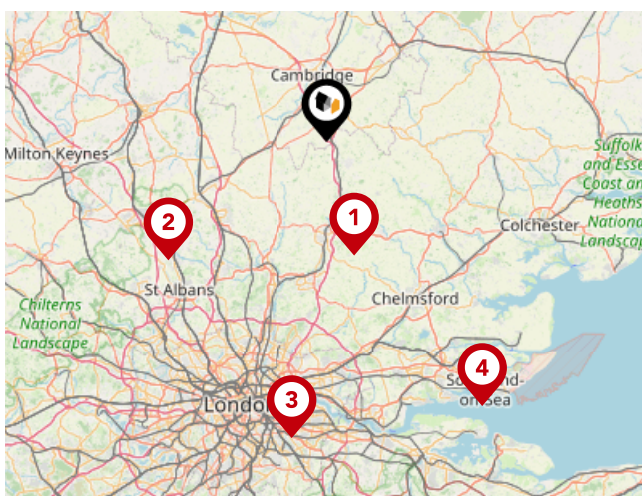
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.8 miles
2	Great Chesterford Rail Station	4.87 miles
3	Cambridge Rail Station	4.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	2.58 miles
2	M11 J9	4.53 miles
3	M11 J11	3.64 miles
4	M11 J12	5.9 miles
5	M11 J13	7.01 miles

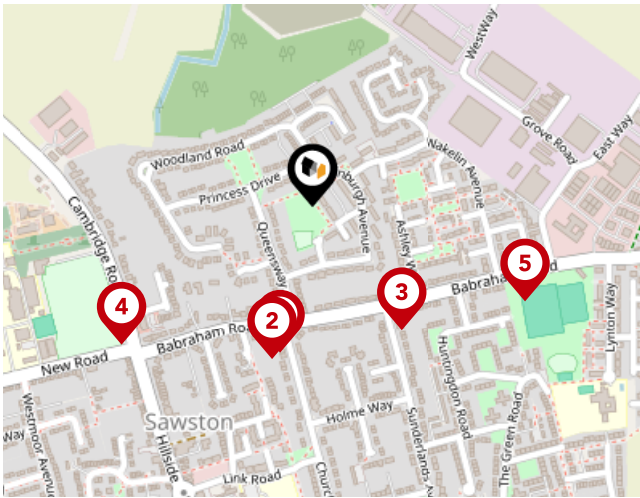


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	17.03 miles
2	Luton Airport	29.04 miles
3	Silvertown	43.61 miles
4	Southend-on-Sea	44.92 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Churchfield Avenue	0.17 miles
2	Churchfield Avenue	0.18 miles
3	Ashley Way	0.17 miles
4	Babraham Road	0.27 miles
5	Grove Road	0.26 miles



### Cooke Curtis & Co

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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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