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MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th February 2025



WAKELIN AVENUE, SAWSTON, CAMBRIDGE, CB22

Price Estimate : £348,000

Cooke Curtis & Co

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CB2953

Multiple Freehold Title Plans Detected






CB3942














Property

Type:	Terraced	Price Estimate:	£348,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	1.31 acres		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB2953		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	80	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Planning History

This Address



Planning records for: *Wakelin Avenue, Sawston, Cambridge, CB22*

Reference - S/2673/15/PA	
Decision:	Decided
Date:	26th October 2015
Description:	Prior Approval Application - Single Storey Rear Extension

Planning records for: **2 Wakelin Avenue Sawston Cambridgeshire CB22 3DS**

Reference - S/0720/09/F	
Decision:	Decided
Date:	16th June 2009
Description:	Extensions

Reference - S/1406/09/F	
Decision:	Decided
Date:	28th September 2009
Description:	Extensions

Planning records for: **6 Wakelin Avenue Sawston Cambridge Cambridgeshire CB22 3DS**

Reference - S/3758/17/FL	
Decision:	Decided
Date:	23rd October 2017
Description:	Single storey rear extension

Planning records for: **12 Wakelin Avenue Sawston Cambridge CB22 3DS**

Reference - S/1162/19/FL	
Decision:	Decided
Date:	29th March 2019
Description:	Single storey side and rear extension roof lights conversion of garage to habitable use and pitching existing garage roof

Planning records for: **34 Wakelin Avenue Sawston Cambridge CB22 3DS**

Reference - S/1334/18/FL	
Decision:	Decided
Date:	09th April 2018
Description:	Single storey front extension new pitched roof to garage

Reference - S/0166/09/F	
Decision:	Decided
Date:	06th February 2009
Description:	Extension

Reference - S/0573/09/F	
Decision:	Decided
Date:	27th April 2009
Description:	Extension

Planning records for: **36 Wakelin Avenue Sawston CB22 3DS**

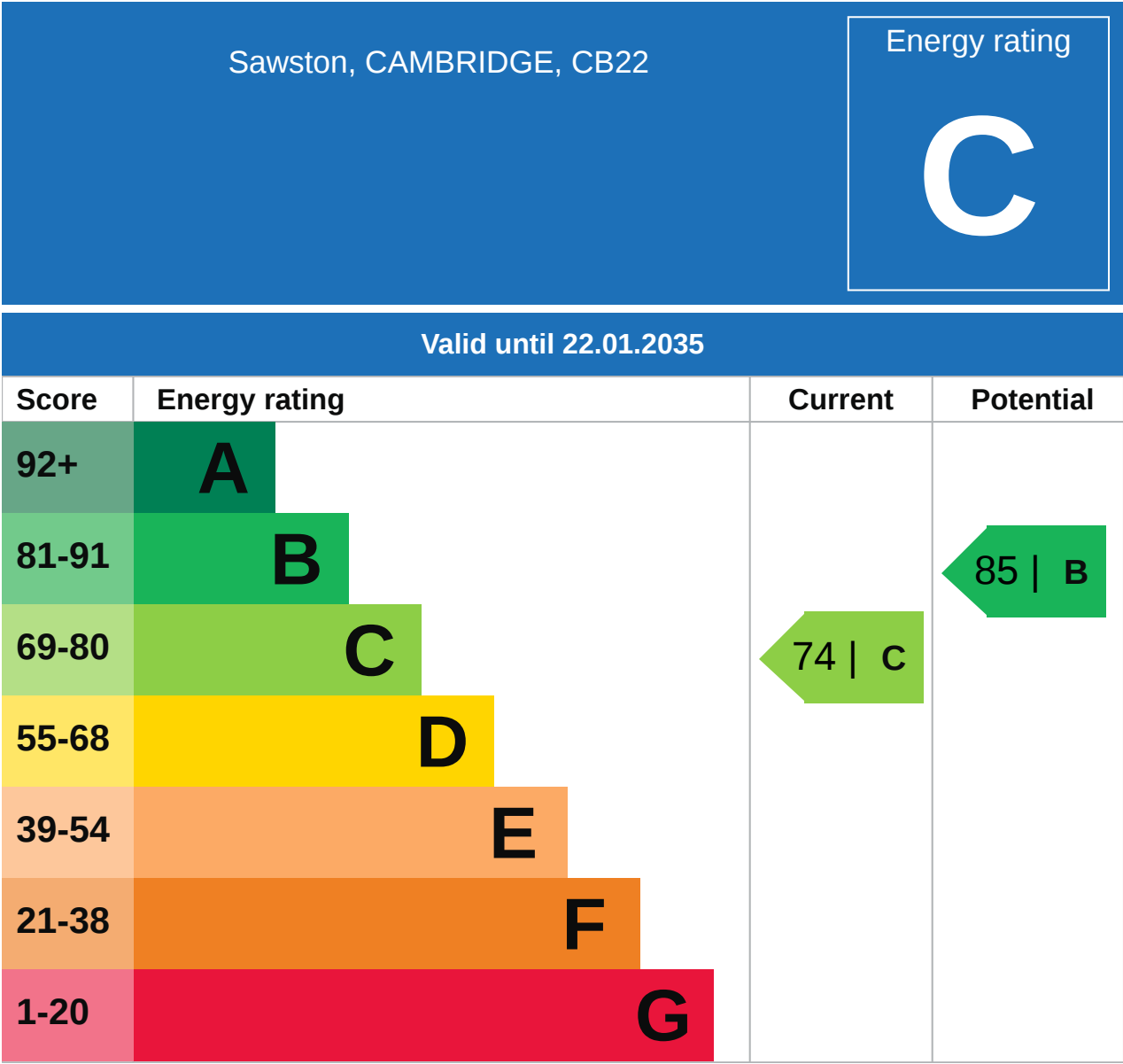
Reference - 21/03782/HFUL	
Decision:	Decided
Date:	18th August 2021
Description:	Two storey side and single storey rear extension.

Planning records for: **38 Wakelin Avenue Sawston CB22 3DS**

Reference - S/1840/19/FL	
Decision:	Decided
Date:	24th May 2019
Description:	Two storey rear extension and window to first floor existing side elevation

Planning records for: **41 Wakelin Avenue Sawston Cambridge Cambridgeshire CB22 3DS**

Reference - S/0245/13/FL	
Decision:	Decided
Date:	06th February 2013
Description:	Two storey rear extension



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	99 m ²

Accessibility / Adaptations

Rear extension 2015 garage conversion -circa 2010

New double glazing units installed in 2024 (3 bedrooms, bathroom, dining room and kitchen)

Construction Type

The property is of a non-traditional steel frame construction. It is fully mortgageable with a variety of lenders, however, buyers should note that not all lenders will provide mortgages for these types of homes. When speaking to your financial advisor please ensure they are aware of the construction type in order that they source the right products for your purchase.

Other

upvc to first floor exterior - looks like weather boarding

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

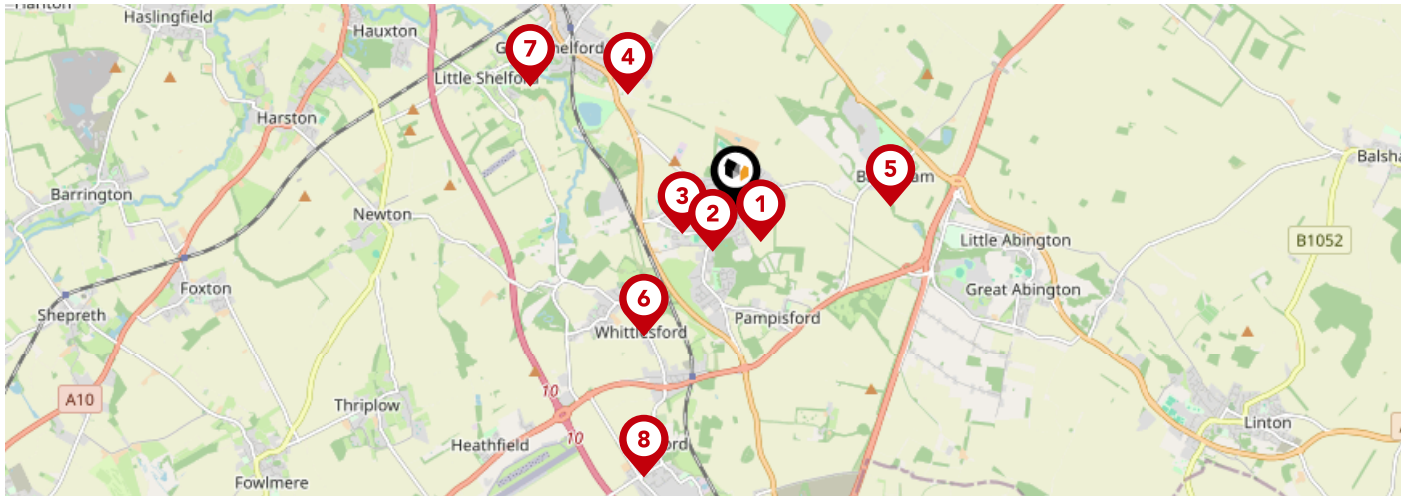
Gas, combi boiler, radiators throughout

Water Supply

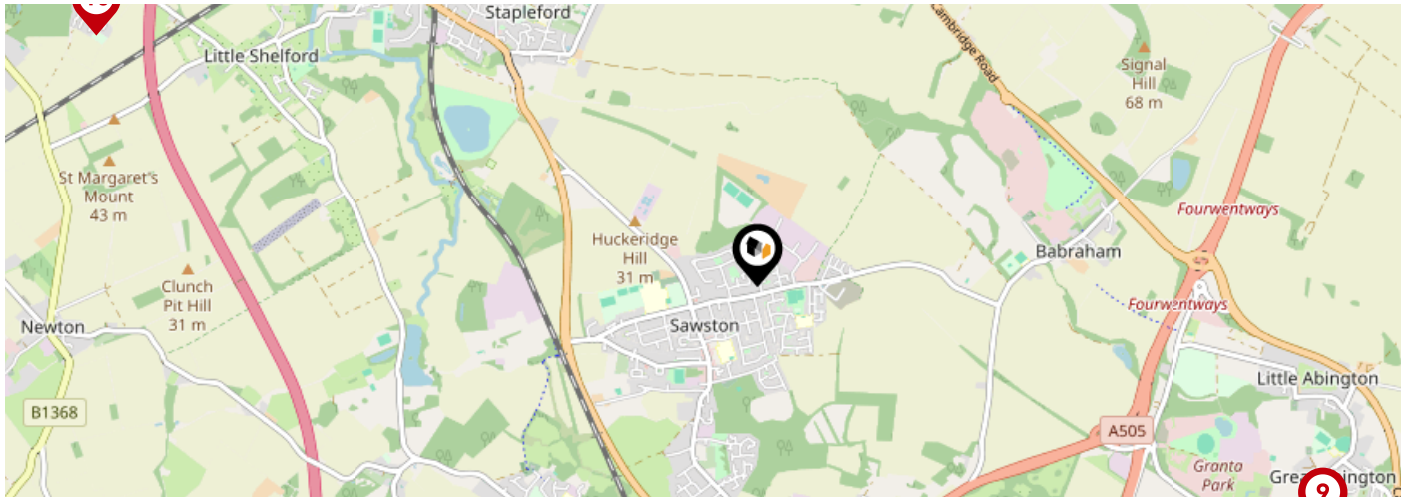
Cambridge Water

Drainage

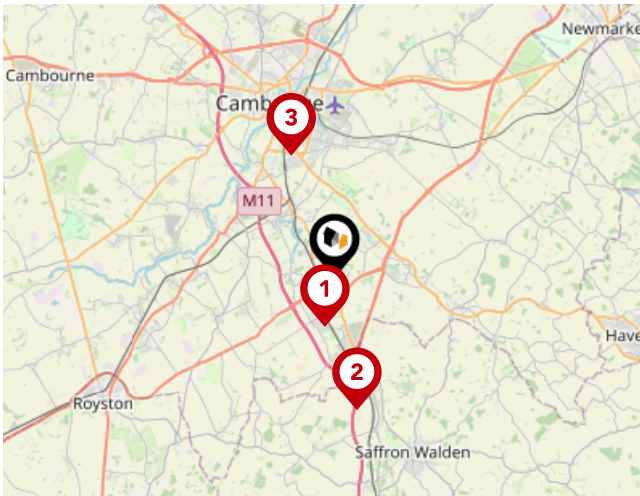
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

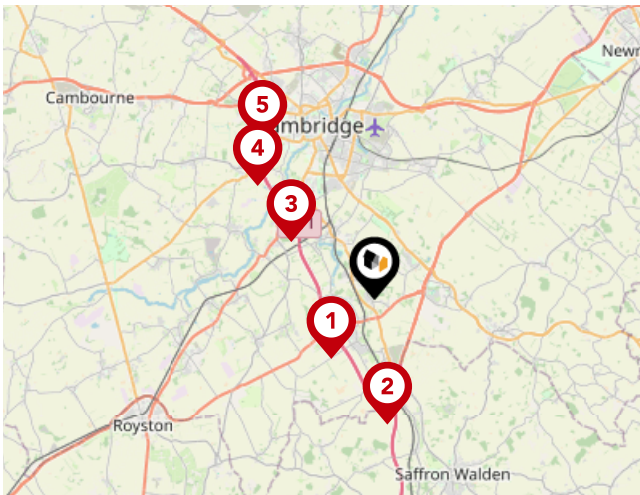


		Nursery	Primary	Secondary	College	Private
9	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:3.71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



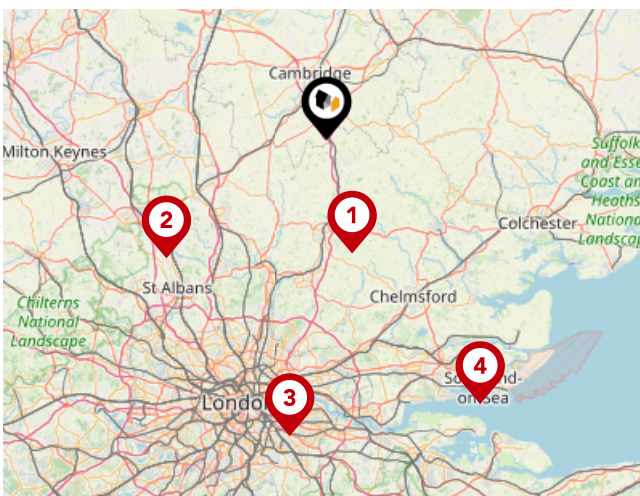
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.86 miles
2	Great Chesterford Rail Station	4.89 miles
3	Cambridge Rail Station	4.73 miles



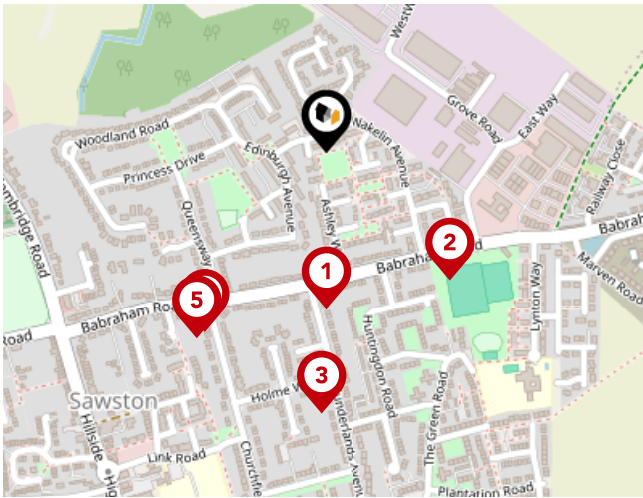
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	2.67 miles
2	M11 J9	4.55 miles
3	M11 J11	3.7 miles
4	M11 J12	5.95 miles
5	M11 J13	7.04 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	17.05 miles
2	Luton Airport	29.15 miles
3	Silvertown	43.66 miles
4	Southend-on-Sea	44.9 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ashley Way	0.18 miles
2	Grove Road	0.2 miles
3	Sunderland Avenue	0.3 miles
4	Churchfield Avenue	0.25 miles
5	Churchfield Avenue	0.26 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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Valuation Office
Agency

