

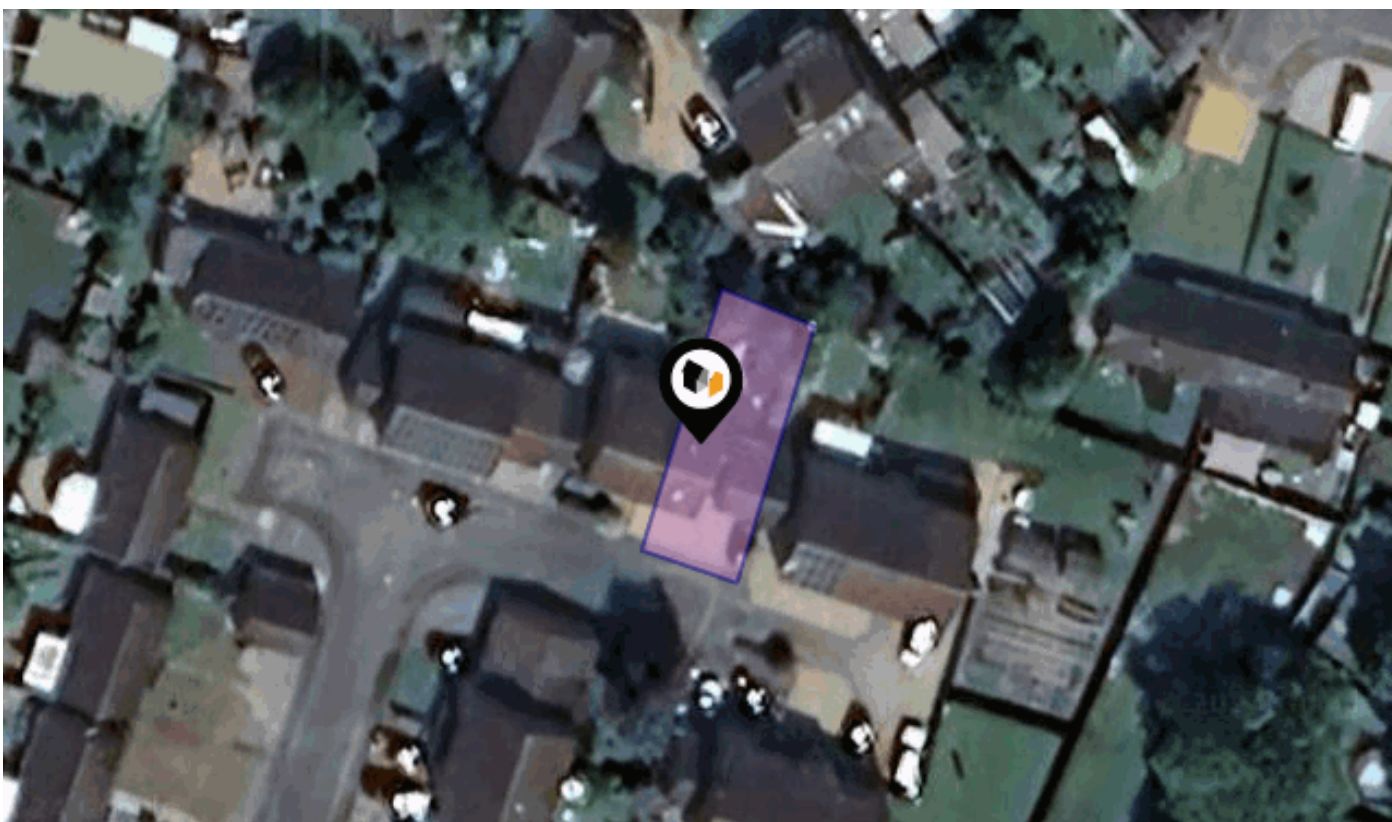


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Wednesday 08<sup>th</sup> January 2025



**BUNTINGS CRESCENT, BURWELL, CAMBRIDGE, CB25**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





os-zoom-map

goolg-street-view

## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,216 ft <sup>2</sup> / 113 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,013		
<b>Title Number:</b>	CB155052		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
<ul style="list-style-type: none"> <li>● Rivers &amp; Seas</li> <li>● Surface Water</li> </ul>	<p>No Risk</p> <p>High</p>

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

<b>16</b> mb/s	<b>95</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *11 Buntings Crescent Burwell Cambridge CB25 0EU*

<b>Reference - 13/00112/FUL</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	18th February 2013
<b>Description:</b>	First floor side extension over existing garage

Burwell, CB25

Energy rating

# C

Valid until 24.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	113 m <sup>2</sup>

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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Gas central heating

## Water Supply

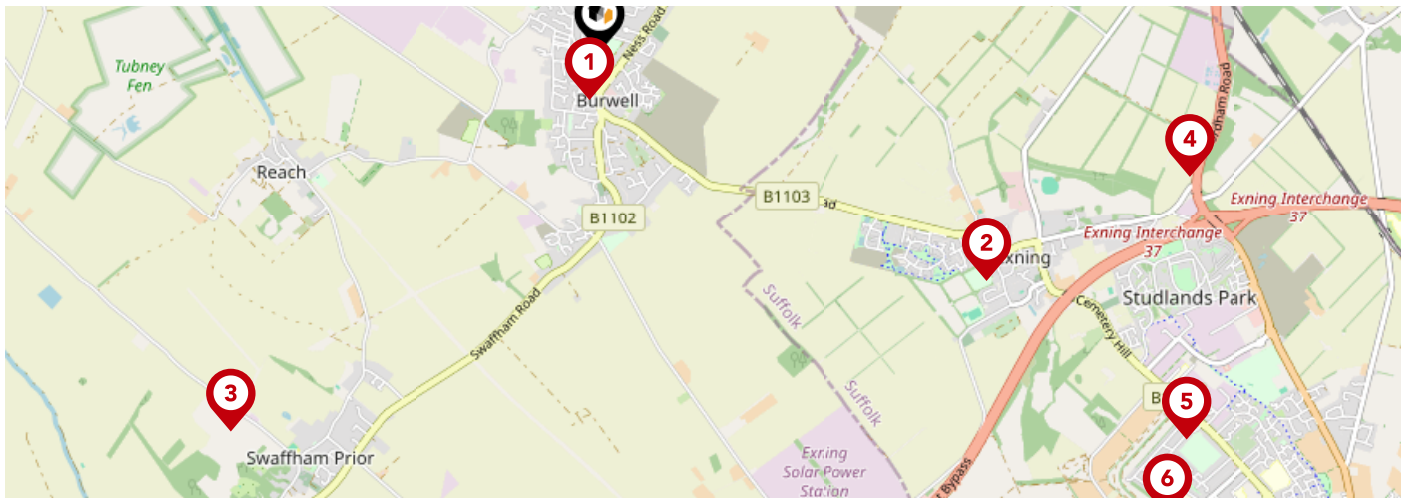
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Anglian Water

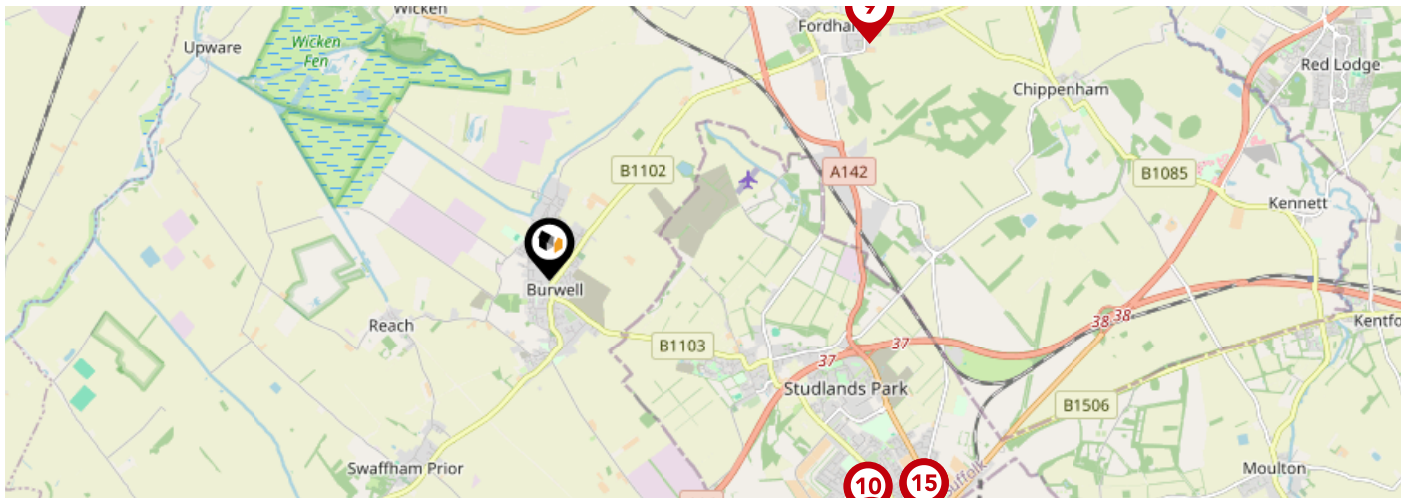
## Drainage

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Anglian Water

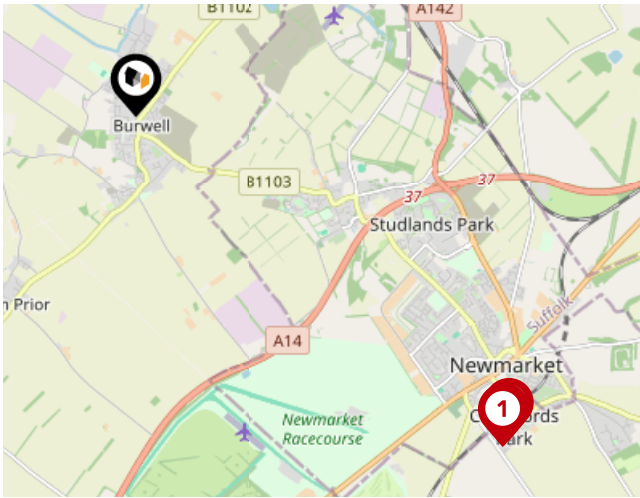


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Burwell Village College (Primary)</b> Ofsted Rating: Good   Pupils: 379   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Exning Primary School</b> Ofsted Rating: Outstanding   Pupils: 225   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Swaffham Prior Church of England Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambian Dunbroch School</b> Ofsted Rating: Requires improvement   Pupils: 4   Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Laureate Community Academy</b> Ofsted Rating: Good   Pupils: 248   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Paddocks Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 468   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Soham Village College</b> Ofsted Rating: Good   Pupils: 1413   Distance:3.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> Fordham CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 414   Distance:3.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Newmarket Academy</p> <p>Ofsted Rating: Good   Pupils: 831   Distance:3.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Swaffham Bulbeck Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 93   Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> The Weatheralls Primary School</p> <p>Ofsted Rating: Requires improvement   Pupils: 390   Distance:3.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Houldsworth Valley Primary Academy</p> <p>Ofsted Rating: Good   Pupils: 354   Distance:3.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Fairstead House</p> <p>Ofsted Rating: Not Rated   Pupils: 209   Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> St Louis Catholic Academy</p> <p>Ofsted Rating: Good   Pupils: 321   Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> All Saints Church of England Primary School, Newmarket</p> <p>Ofsted Rating: Good   Pupils: 195   Distance:4.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





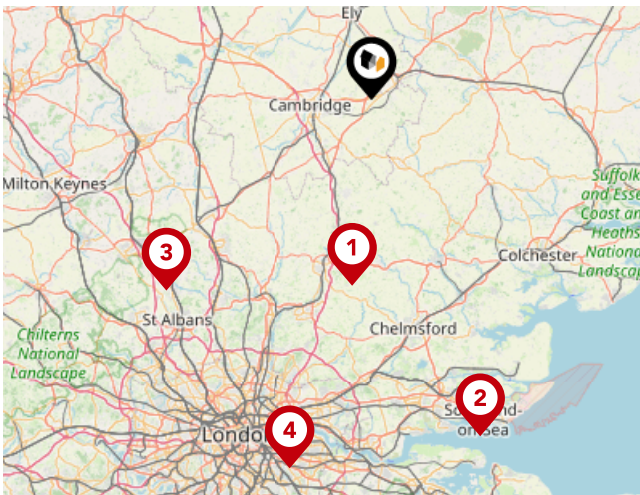
### National Rail Stations

Pin	Name	Distance
1	Entrance1	4.48 miles
2	Newmarket Rail Station	4.48 miles
3	Entrance2	4.49 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	12.64 miles
2	M11 J9	16.14 miles
3	M11 J13	11.59 miles
4	M11 J10	14.95 miles
5	M11 J14	11.47 miles

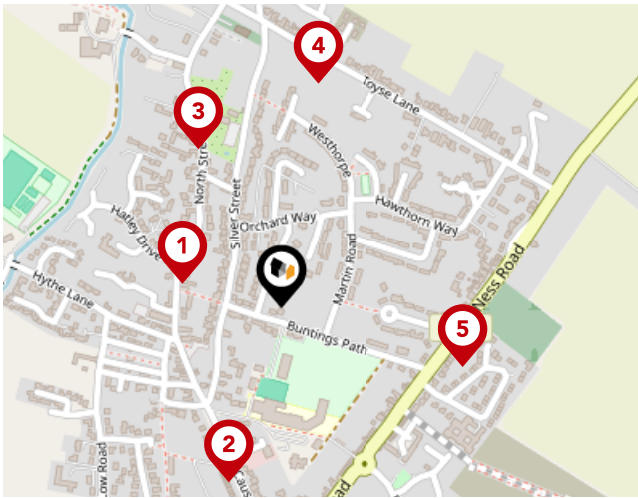


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	27.23 miles
2	Southend-on-Sea	51.81 miles
3	Luton Airport	40.79 miles
4	Silvertown	55.08 miles

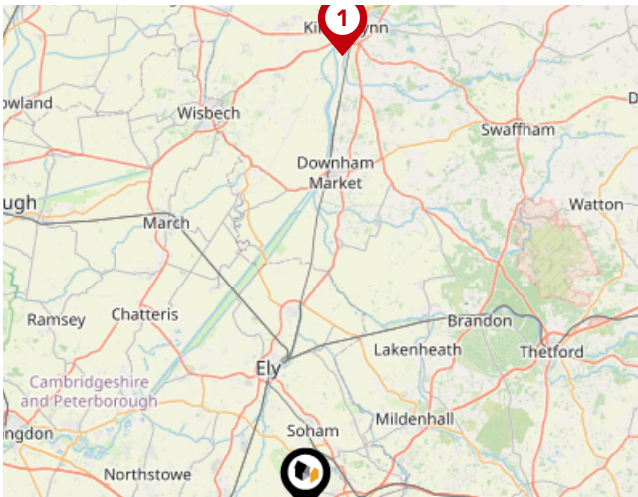
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hatley Drive	0.11 miles
2	Guyatt Court	0.21 miles
3	New Road	0.2 miles
4	Silver Street	0.26 miles
5	The Avenue	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	32.97 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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