

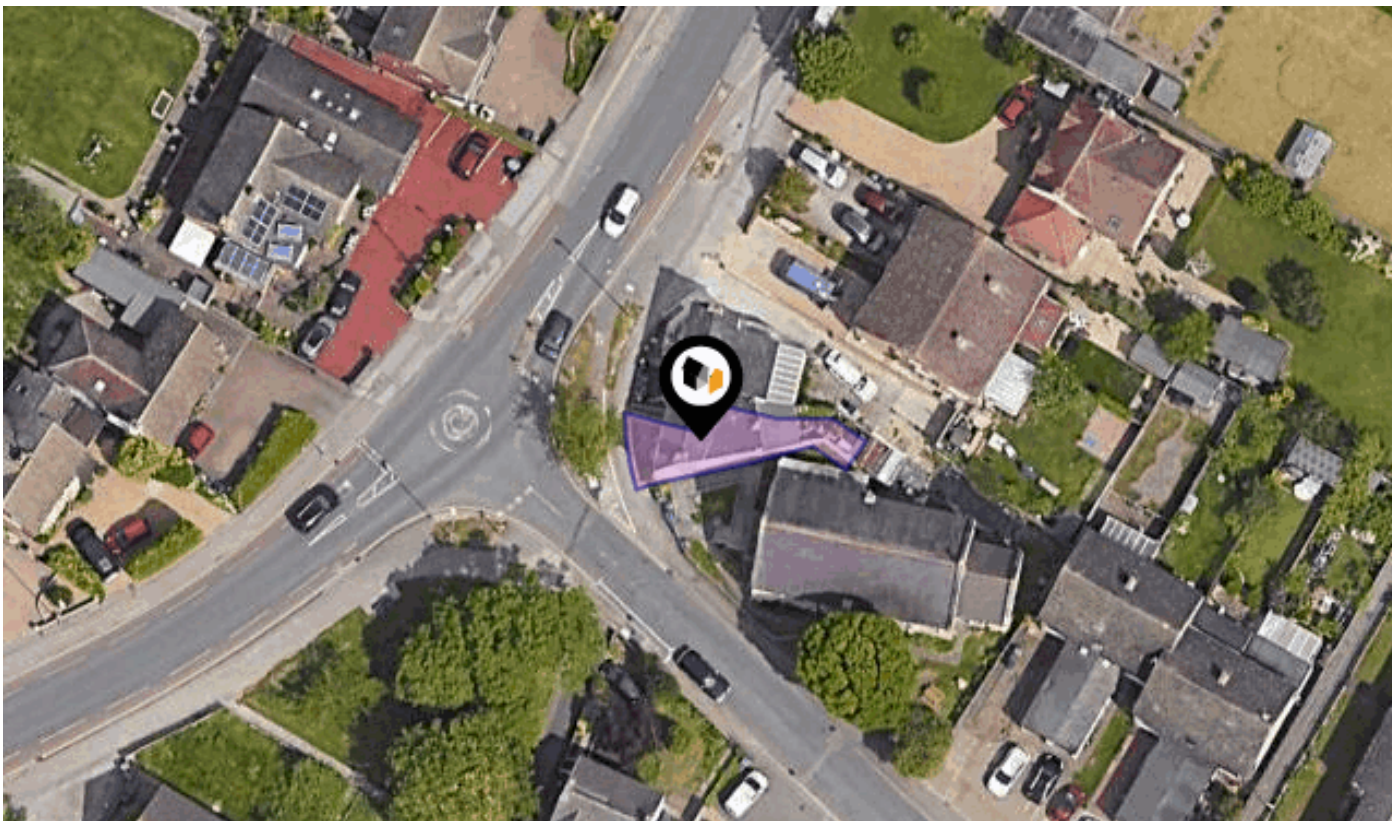


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 13th January 2025



HIGH STREET, CHERRY HINTON, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB291988		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	214 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *188 High Street Cherry Hinton Cambridge CB1 9HJ*

Reference - 13/0129/FUL	
Decision:	Decided
Date:	01st February 2013
Description:	New front entrance porch

Planning records for: *202 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HJ*

Reference - 07/1039/FUL	
Decision:	Decided
Date:	10th September 2007
Description:	Single storey rear extension and car port to front of dwellinghouse.

Reference - 07/1345/FUL	
Decision:	Decided
Date:	14th November 2007
Description:	Single storey rear extension to existing dwellinghouse.

Planning records for: *206 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HJ*

Reference - 14/0236/GPE	
Decision:	Decided
Date:	17th February 2014
Description:	Proposed single storey extension to rear of semi-detached house.

Planning records for: *206 High Street Cherry Hinton Cambridge CB1 9HJ*

Reference - 18/2036/FUL	
Decision:	Decided
Date:	24th December 2018
Description:	Two storey side extension and single storey front porch.

Planning records for: *212 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HJ*

Reference - 17/1179/FUL	
Decision:	Decided
Date:	07th July 2017
Description:	Two and a half storey side extension and front two storey and part single storey rear extensions

Planning records for: *204 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HJ*

Reference - 09/0713/FUL	
Decision:	Decided
Date:	03rd August 2009
Description:	Single storey rear extension.

Cherry Hinton, CAMBRIDGE, CB1

Energy rating

D

Valid until 16.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 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 all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	70 m ²

Accessibility / Adaptations

The rear reception room leading to the garden is an extension. The living room bay window was replaced following a car crash into the building in 2002.

The upstairs windows in the bedroom and landing were all replaced with noise reducing double-glazing in January 2020

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

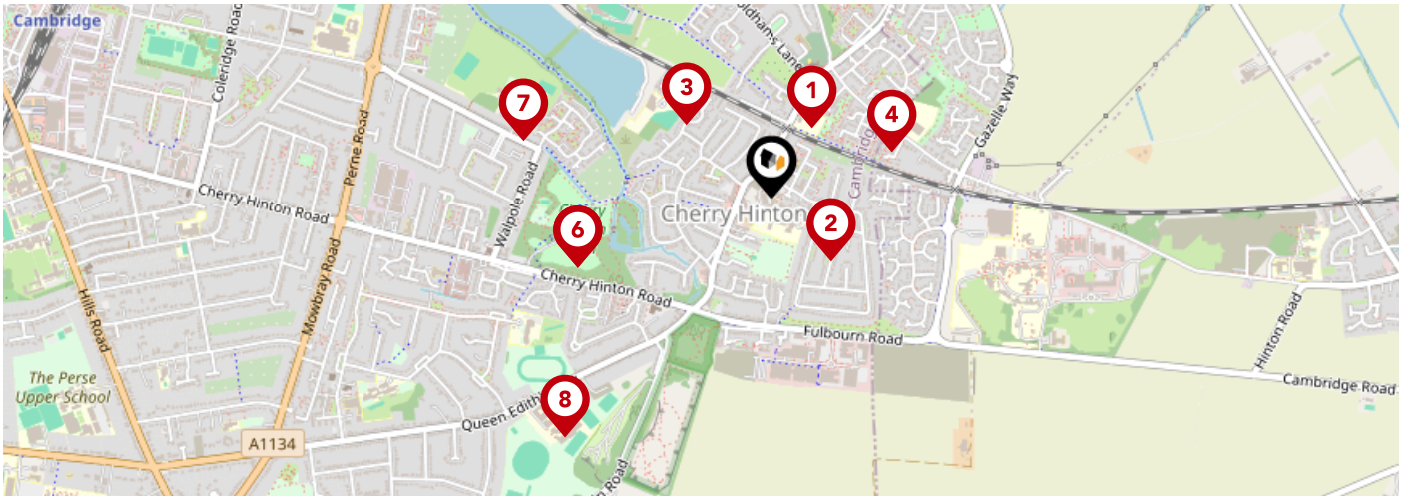
Gas central heating

Water Supply

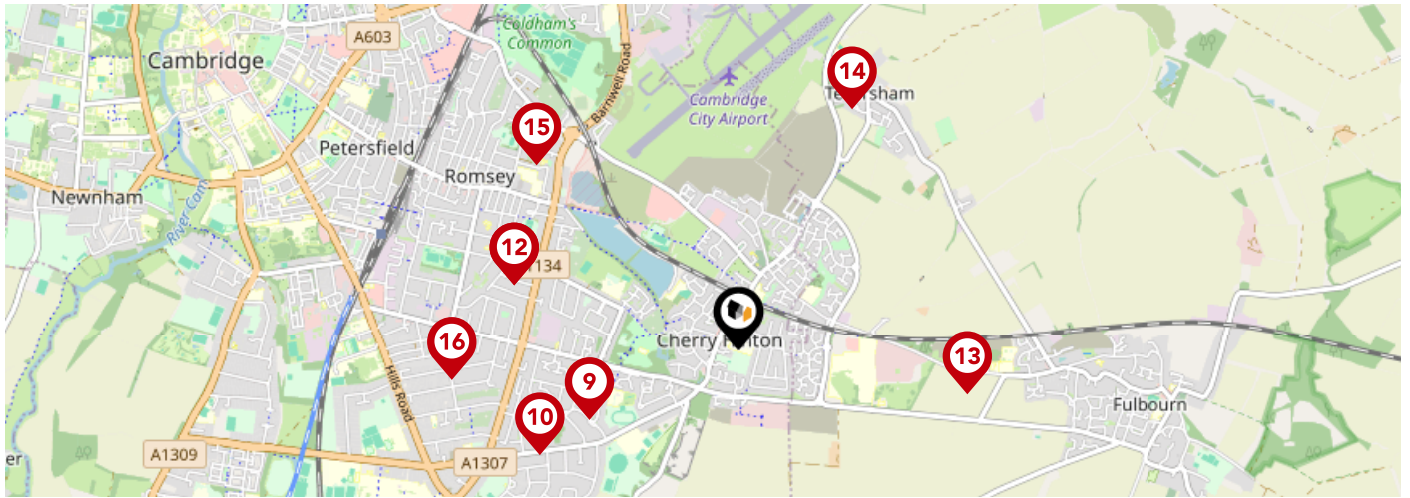
Cambridge Water

Drainage

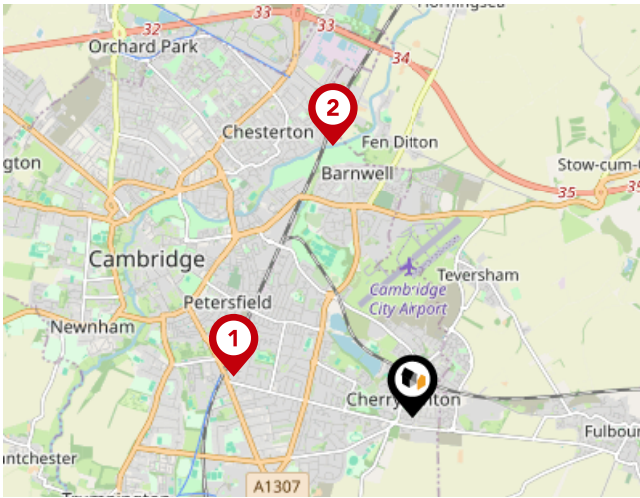
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

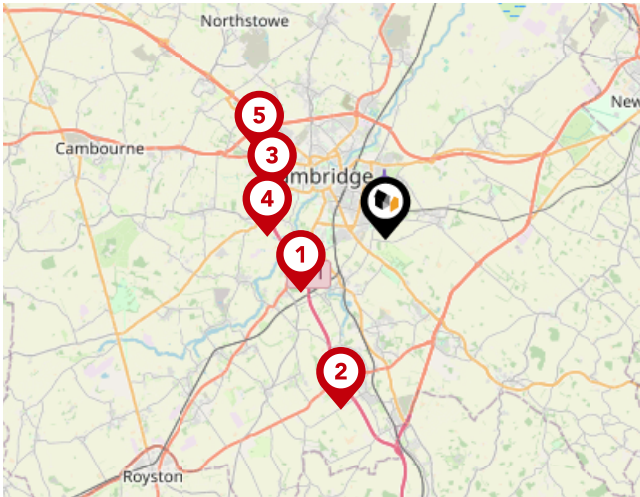


		Nursery	Primary	Secondary	College	Private
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



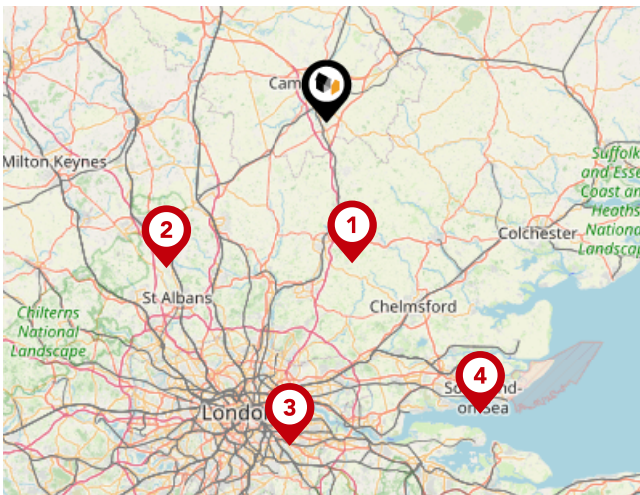
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.68 miles
2	Cambridge North Rail Station	2.59 miles
3	Waterbeach Rail Station	5.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.64 miles
2	M11 J10	6.43 miles
3	M11 J13	4.47 miles
4	M11 J12	4.3 miles
5	M11 J14	5.54 miles

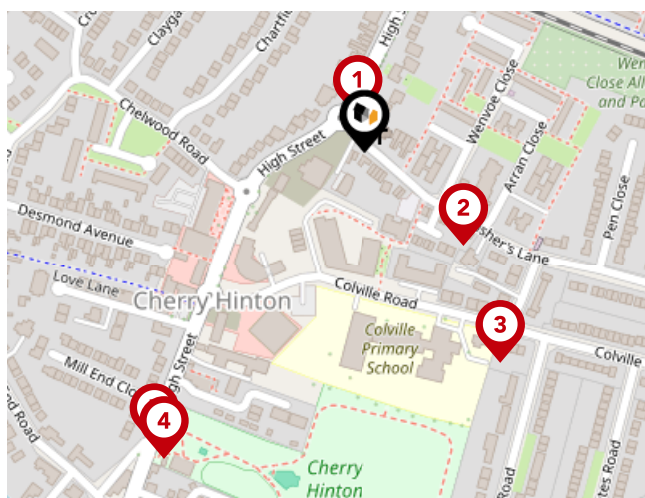


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	21.03 miles
2	Luton Airport	31.74 miles
3	Silvertown	47.7 miles
4	Southend-on-Sea	48.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fisher's Lane	0.02 miles
2	Arran Close	0.08 miles
3	Augers Road	0.14 miles
4	Mill End Close	0.21 miles
5	Mill End Close	0.21 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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