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MIR: Material Info

The Material Information Affecting this Property

Monday 13th January 2025



OSPREY DRIVE, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

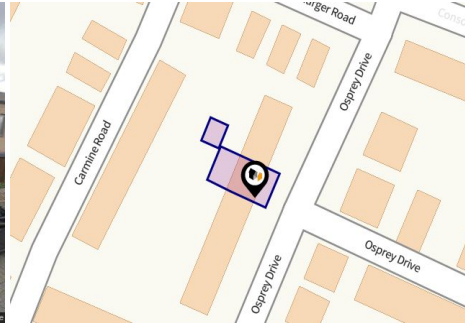
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band E		
Annual Estimate:	£2,749		
Title Number:	CB408435		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	64 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Osprey Drive, Trumpington, CB2

Energy rating

B

Valid until 04.11.2025

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

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	116 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

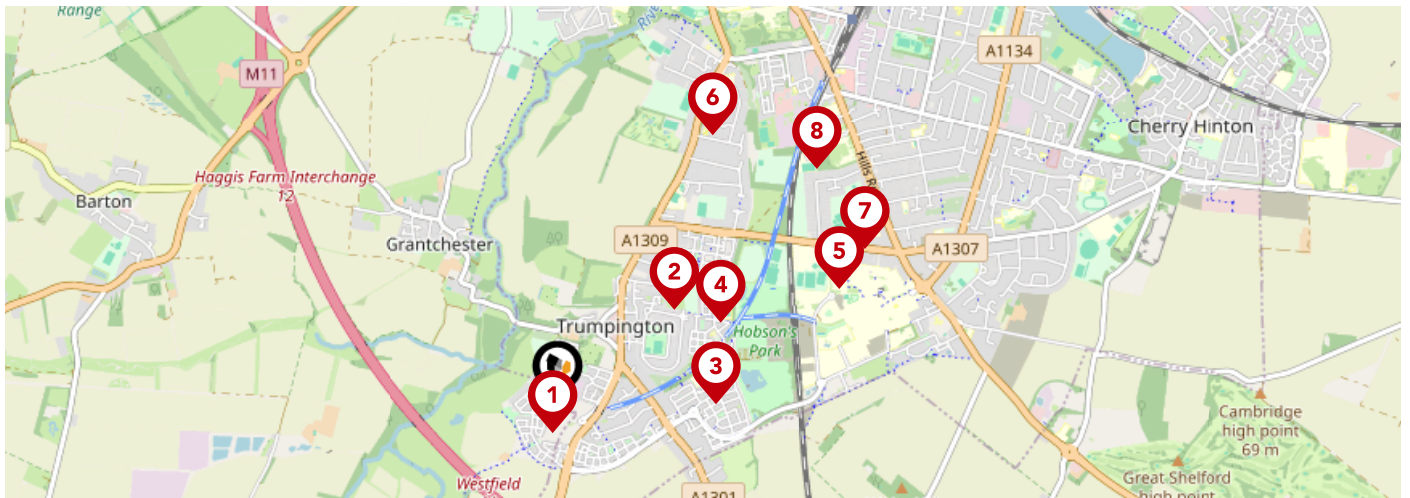
Gas central heating

Water Supply

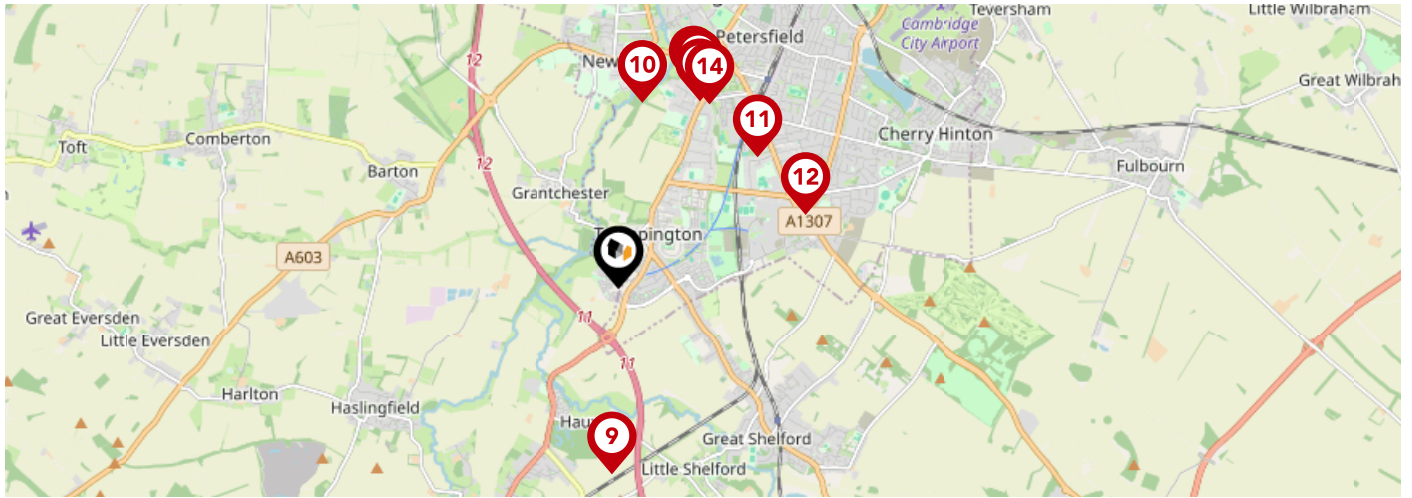
Cambridge Water

Drainage

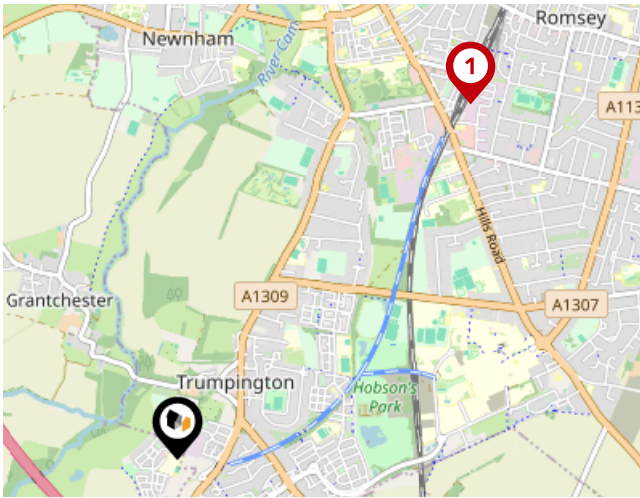
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.13	<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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.73	<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:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

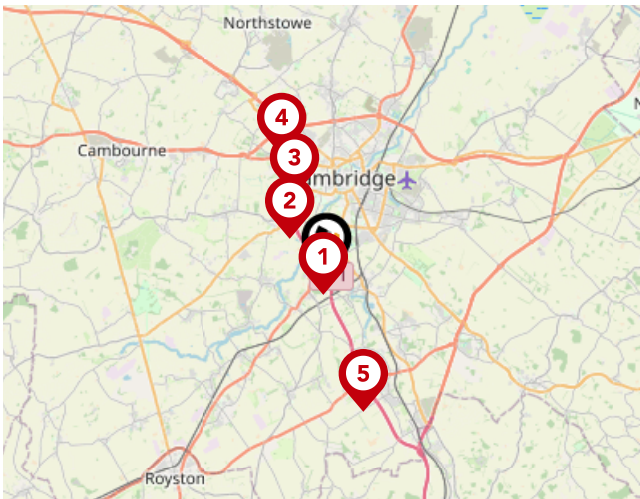


		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



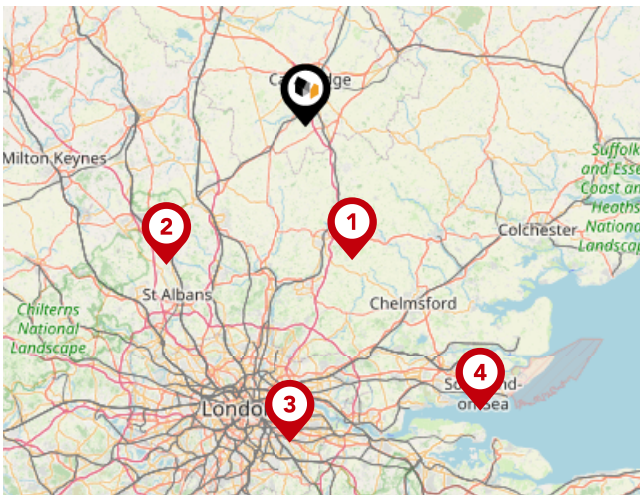
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	2.1 miles
2	Foxton Rail Station	4.14 miles
3	Cambridge North Rail Station	4.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.73 miles
2	M11 J12	1.87 miles
3	M11 J13	3.1 miles
4	M11 J14	4.63 miles
5	M11 J10	5.18 miles

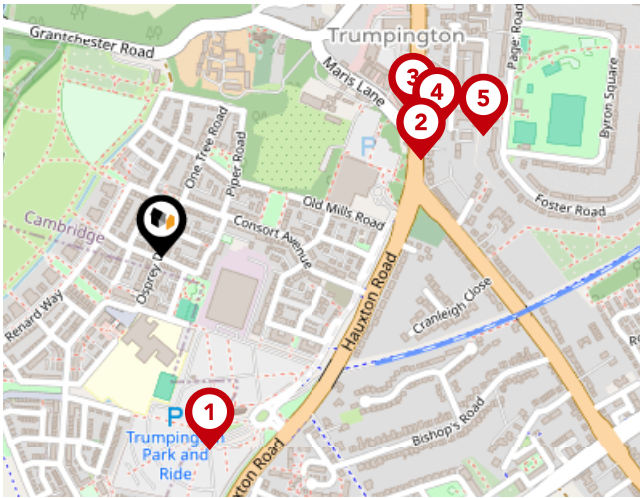


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.58 miles
2	Luton Airport	28.73 miles
3	Silvertown	46.23 miles
4	Southend-on-Sea	48.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Busway Trumpington Park-and-Ride	0.23 miles
2	Anstey Way	0.31 miles
3	Anstey Way	0.33 miles
4	Anstey Way	0.35 miles
5	Foster Road	0.39 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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