

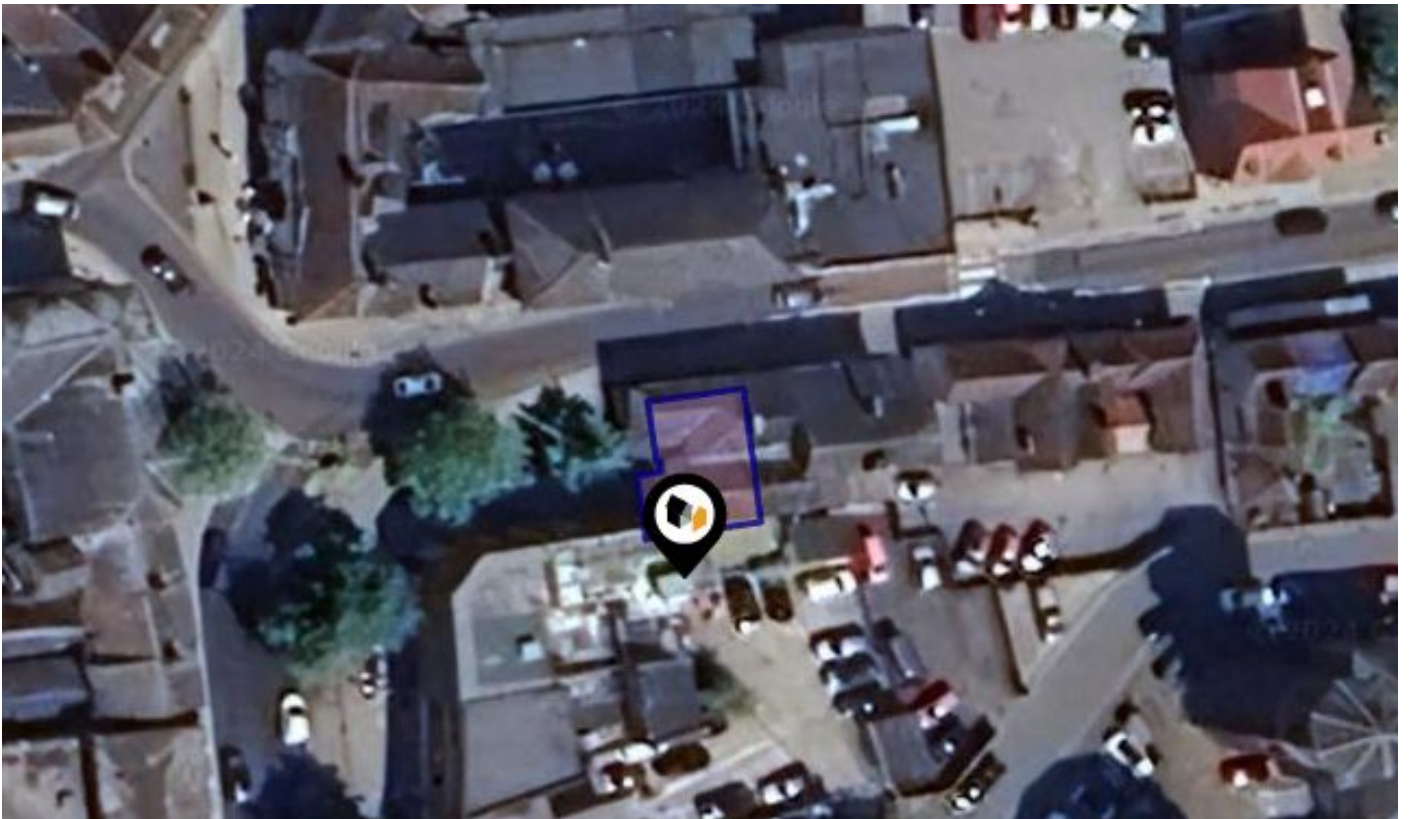


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22<sup>nd</sup> November 2024



**12B, COGGESHALL ROAD, BRAINTREE, CM7 9BY**

## Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

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www.taylormilburn.co.uk

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	02/07/2007
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£100,000
<b>Floor Area:</b>	473 ft <sup>2</sup> / 44 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£211
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	Before 1900	<b>Start Date:</b>	01/07/2007
<b>Council Tax :</b>	Band A	<b>End Date:</b>	01/01/2106
<b>Annual Estimate:</b>	£1,406	<b>Lease Term:</b>	99 years from 1 January 2007
<b>Title Number:</b>	EX803303	<b>Term Remaining:</b>	81 years
<b>UPRN:</b>	100069226612		

## Local Area

<b>Local Authority:</b>	Essex
<b>Conservation Area:</b>	Braintree Town Centre and Bradford Street
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>17</b> mb/s	<b>71</b> mb/s	<b>1139</b> mb/s

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



### Satellite/Fibre TV Availability:





Property  
**EPC - Certificate**



12b, Coggeshall Road, CM7 9BY

Energy rating

**E**

Valid until 14.11.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		57   <b>D</b>
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

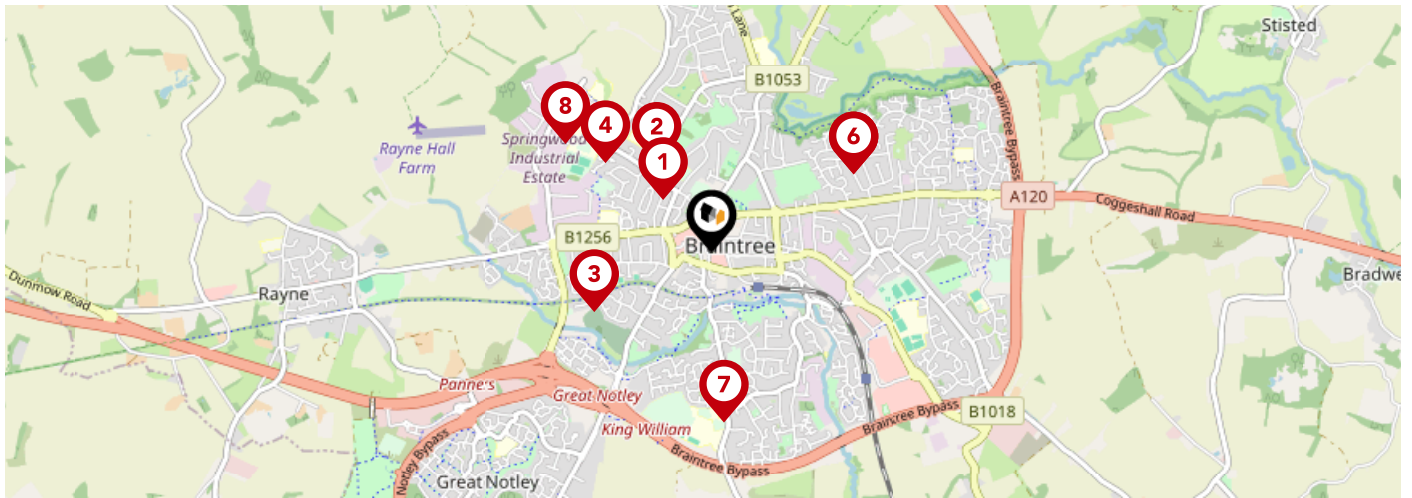
## EPC - Additional Data



### Additional EPC Data

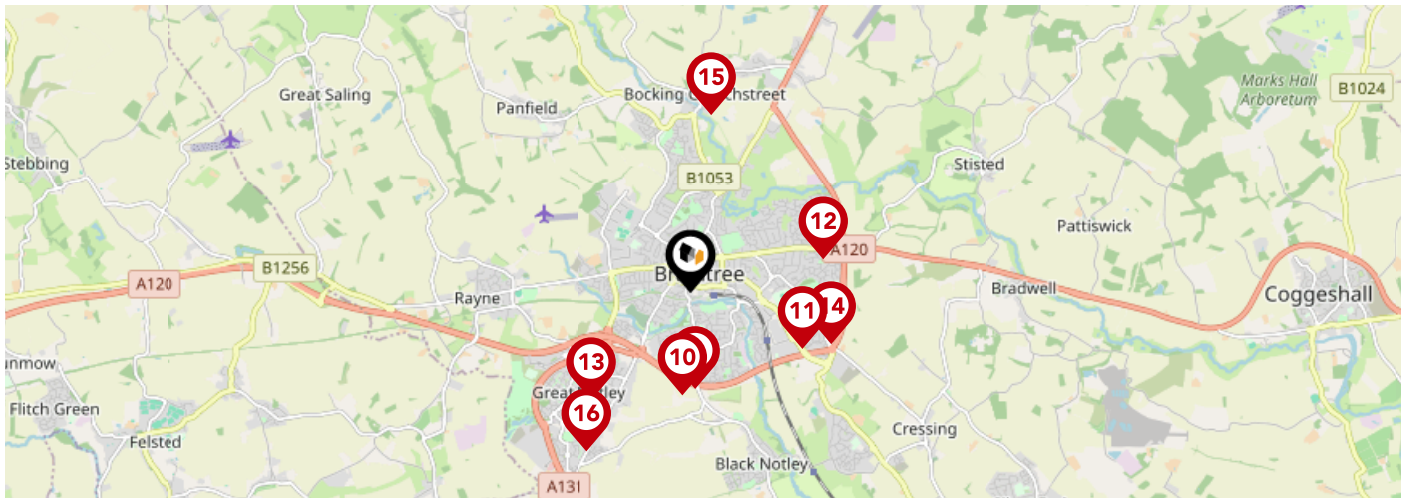
<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Controls for high heat retention storage heaters
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	44 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Francis Catholic Primary School, Braintree</b> Ofsted Rating: Good   Pupils: 210   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>John Bunyan Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 541   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Michael's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 416   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tabor Academy</b> Ofsted Rating: Requires improvement   Pupils: 964   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Great Bradfords Junior School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Great Bradfords Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 300   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>John Ray Junior School</b> Ofsted Rating: Good   Pupils: 440   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Edith Borthwick School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

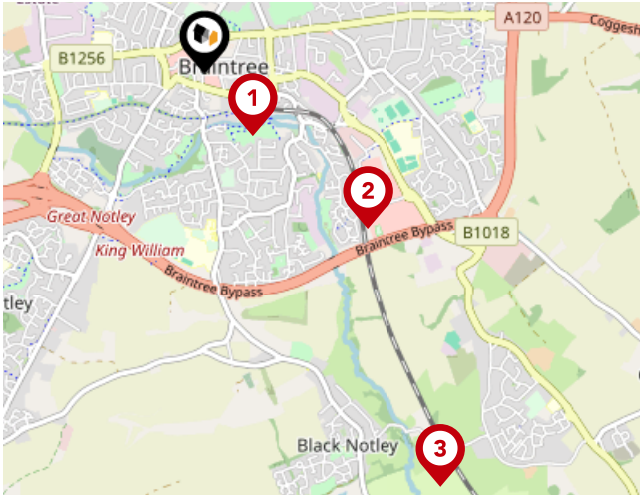
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>John Ray Infant School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Notley High School and Braintree Sixth Form</b> Ofsted Rating: Requires improvement   Pupils: 1292   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alec Hunter Academy</b> Ofsted Rating: Good   Pupils: 1058   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyons Hall School</b> Ofsted Rating: Good   Pupils: 569   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Notley Green Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beckers Green Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bocking Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>White Court School</b> Ofsted Rating: Good   Pupils: 578   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

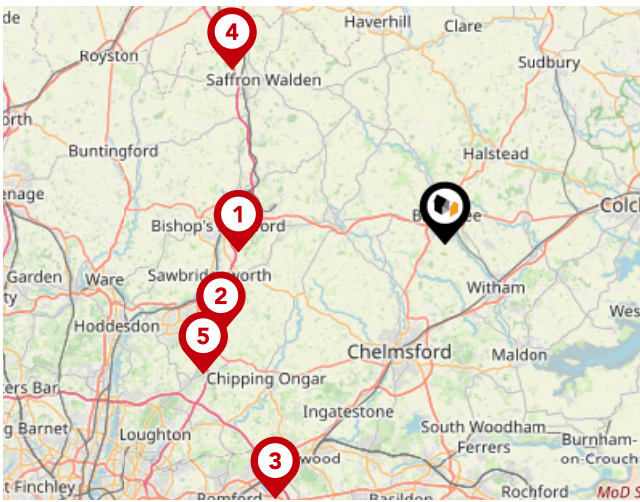
# Area

## Transport (National)



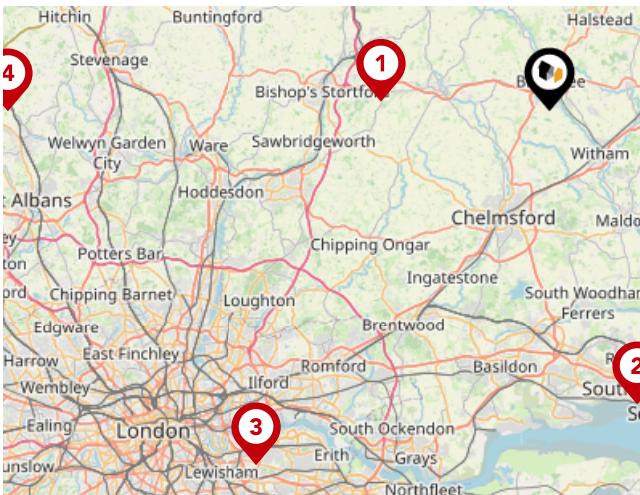
### National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	0.36 miles
2	Braintree Freeport Rail Station	1.03 miles
3	Crressing Rail Station	2.17 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	15.08 miles
2	M11 J7A	17.65 miles
3	M25 J28	22.45 miles
4	M11 J9	20.15 miles
5	M11 J7	20.09 miles



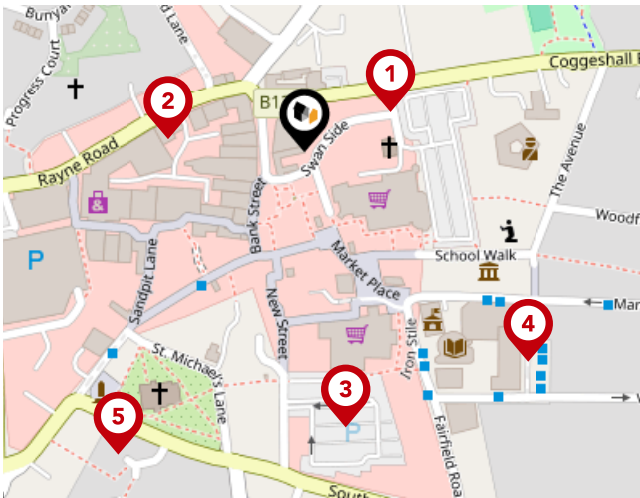
### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	12.36 miles
2	Southend-on-Sea	22.46 miles
3	Silvertown	33.77 miles
4	Luton Airport	39.61 miles



# Area

## Transport (Local)



### Bus Stops/Stations

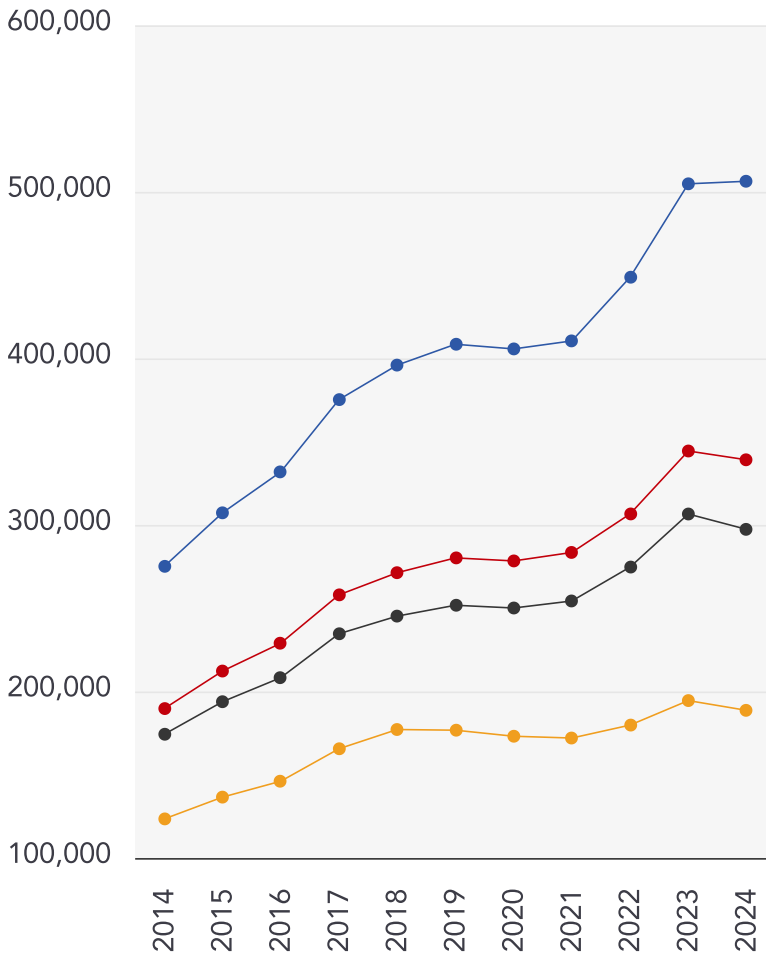
Pin	Name	Distance
1	Blyth's Meadow	0.05 miles
2	Panfield Lane	0.08 miles
3	Tesco West Store	0.16 miles
4	Bus Interchange	0.18 miles
5	Rue De Jeunes	0.2 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CM7



Detached

**+84.03%**

Semi-Detached

**+78.73%**

Terraced

**+70.57%**

Flat

**+52.78%**



### Taylor Milburn

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The property brokerage at TM is the first of its kind in Essex. Powered by EXP, we offer a local team of agents. Our customer service hub is on hand through the week to deliver the best customer service and help you move. By taking away the day to day burden of calls, our agents are available to you on a more personal service, to help carry out viewings and valuations. By partnering with Rello, once your property is sold, they will be on hand to guide you through the after sale process.

### Financial Services

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Taylor Milburn Financial provides impartial 'whole of market' mortgage advice and associated protection products. Tailored to individual needs and circumstances and working with all available UK lending institutions, guarantees Taylor Milburn Financial will find the very best mortgage deal. A Taylor Milburn Financial advisor understands only too well what a minefield the current mortgage market is and the advice given is aimed at assisting clients throughout the whole home buying experience. With thousands of mortgage options in the UK to choose from, often changing daily, we would recommend anyone thinking of taking out a Mortgage against property, first speaks to a 'whole of market' mortgage broker. At the initial meeting, a Budget Planner will be completed and time taken to establish exactly how much the client can realistically afford to borrow. All different types of



## Testimonial 1



I can not recommend Taylor Milburn high enough. The people here go above and beyond what they need to do to make a stressful time much easier.

They have been so helpful , friendly and professional . Never to busy to help.

They are really nice guys and I'd particularly like to mention Steve and Paul as they are the two I've dealt with most but all of the staff from here and also the Braintree branch are great.

Thank you so much.

## Testimonial 2



I would highly recommend their services. It has been a very smooth processes from the start to the finish.

Thank you so much you have been perfect.

## Testimonial 3



Taylor Milburn sold my house in 4 days. They buck the trend of traditional estate agents with their friendliness. I was kept informed at all stages of the sale and I can honestly say they know what they are doing and I have recommended them to all family and friends.



/taylormilburnresidential



/taylormilburnestate\_agent

# Taylor Milburn

## Data Quality

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