



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 23<sup>rd</sup> November 2024**



**104, WEST AVENUE, CHELMSFORD, CM1 2DF**

## Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

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www.taylormilburn.co.uk



## Property

|                         |   |                                    |            |
|-------------------------|---|------------------------------------|------------|
| <b>Type:</b>            | Semi-Detached                             | <b>Last Sold Date:</b>             | 25/05/2012 |
| <b>Bedrooms:</b>        | 3   | <b>Last Sold Price:</b>            | £204,000   |
| <b>Floor Area:</b>      | 1,011 ft <sup>2</sup> / 94 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £202       |
| <b>Plot Area:</b>       | 0.05 acres                                | <b>Tenure:</b>                     | Freehold   |
| <b>Year Built :</b>     | 1930-1949                                 |                                    |            |
| <b>Council Tax :</b>    | Band C                                    |                                    |            |
| <b>Annual Estimate:</b> | £1,886                                    |                                    |            |
| <b>Title Number:</b>    | EX702073                                  |                                    |            |
| <b>UPRN:</b>            | 100090432048                              |                                    |            |

## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Chelmsford |
| <b>Conservation Area:</b> | No         |
| <b>Flood Risk:</b>        |            |
| ● Rivers & Seas           | No Risk    |
| ● Surface Water           | Low        |

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

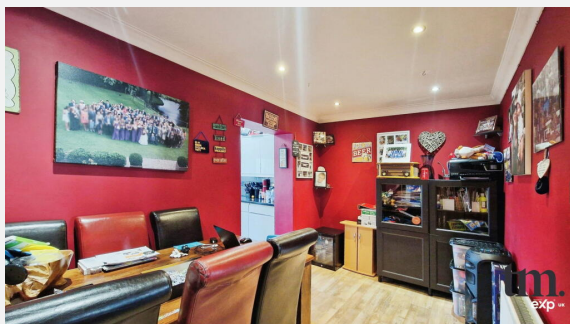
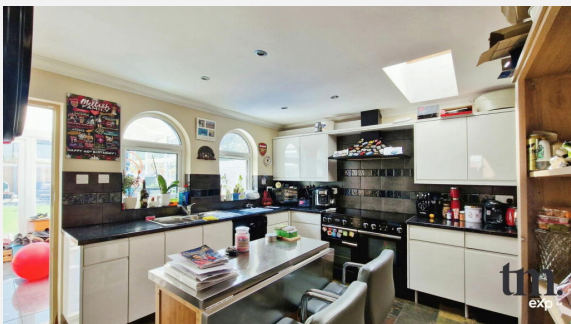
|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>5</b><br>mb/s | <b>56</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

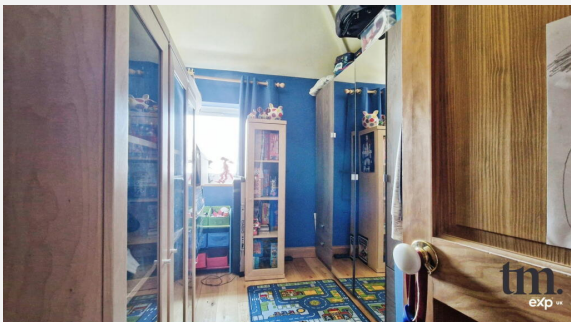
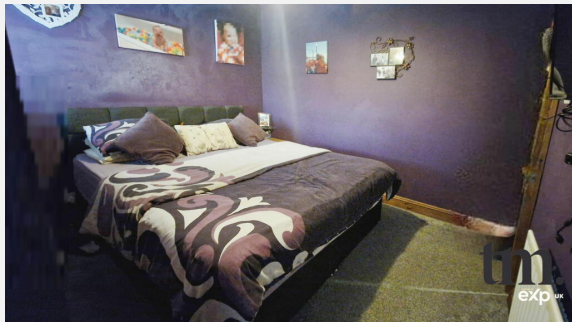
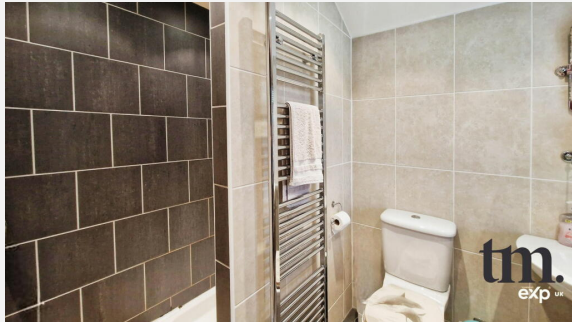
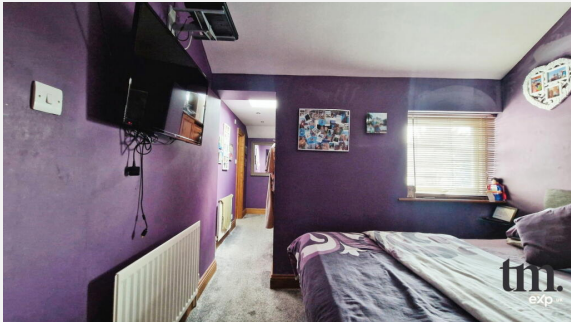
### Mobile Coverage: (based on calls indoors)



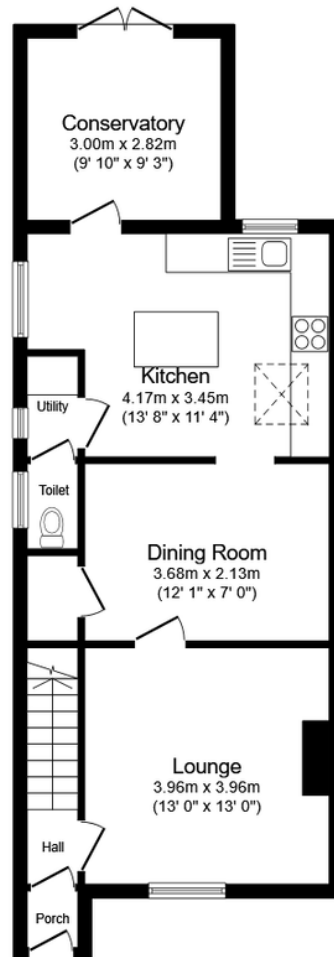
### Satellite/Fibre TV Availability:





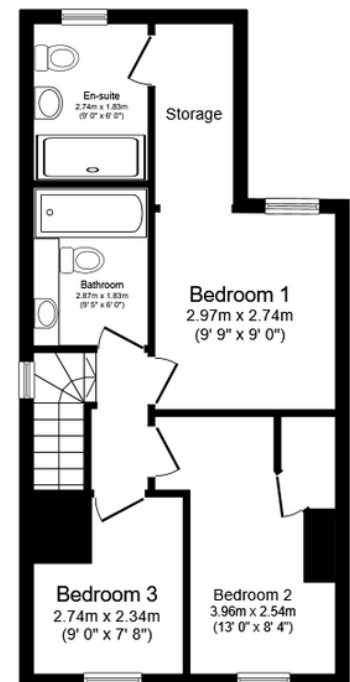


## 104, WEST AVENUE, CHELMSFORD, CM1 2DF



**Ground Floor**

Floor area 56.8 m<sup>2</sup> (611 sq.ft.)



**First Floor**

Floor area 42.3 m<sup>2</sup> (456 sq.ft.)

**TOTAL: 99.1 m<sup>2</sup> (1,067 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Property  
**EPC - Certificate**



104 WEST AVENUE, CHELMSFORD, CM1 2DF

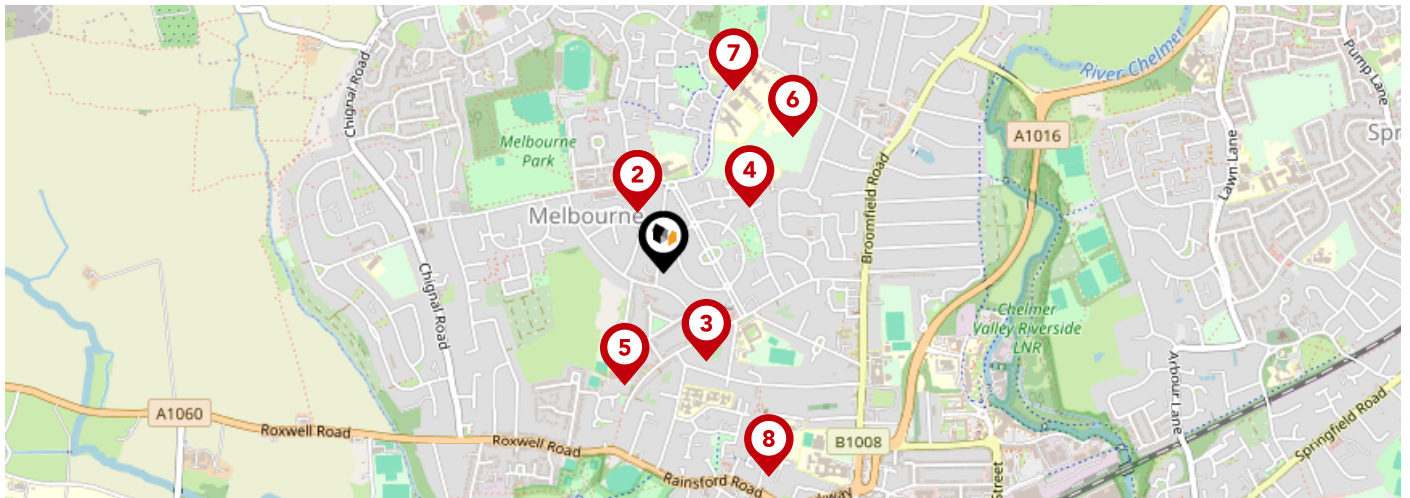
Energy rating

**D**

Valid until 28.09.2021

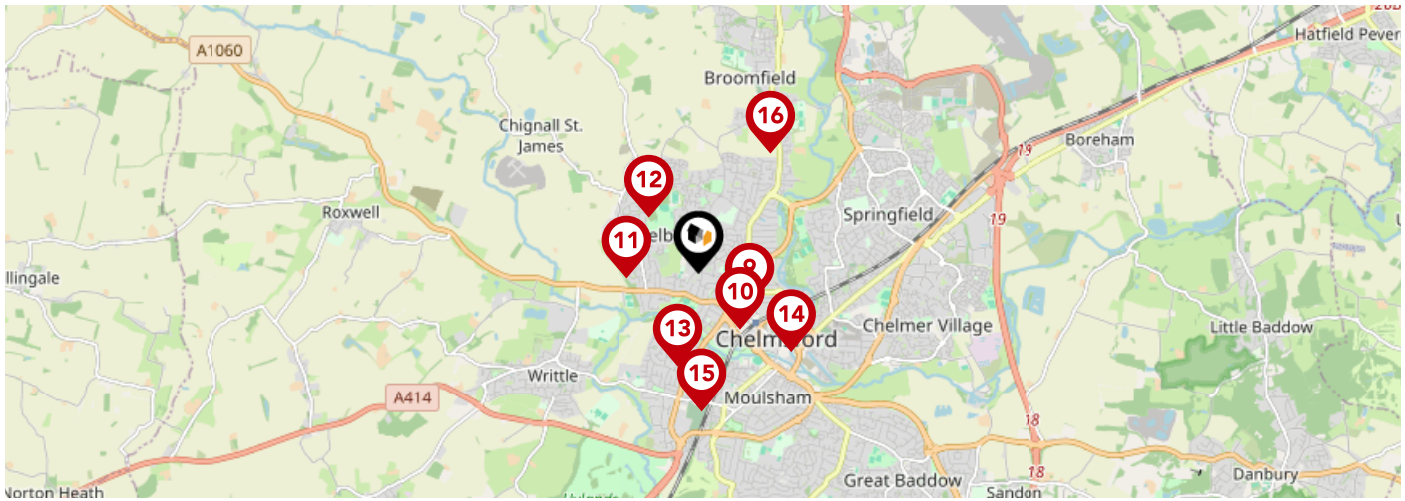
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 64   D  | 69   C    |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

# Area Schools



|          |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Tanglewood Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 160   Distance:0.15           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Parkwood Academy</b><br>Ofsted Rating: Good   Pupils: 224   Distance:0.15                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Kings Road Primary School</b><br>Ofsted Rating: Good   Pupils: 410   Distance:0.22                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Pius X Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 215   Distance:0.25          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Hawthorns School</b><br>Ofsted Rating: Not Rated   Pupils: 24   Distance:0.27                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St John Payne Catholic School, Chelmsford</b><br>Ofsted Rating: Good   Pupils: 1178   Distance:0.43 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Columbus School and College</b><br>Ofsted Rating: Outstanding   Pupils: 283   Distance:0.45         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Maltese Road Primary School</b><br>Ofsted Rating: Good   Pupils: 211   Distance:0.53                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

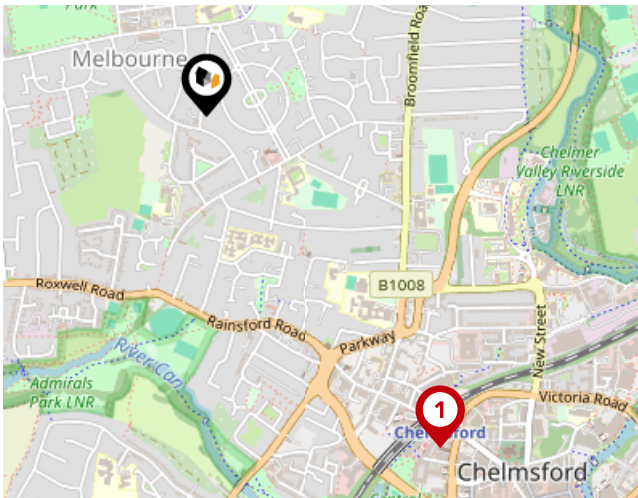


|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Chelmsford County High School for Girls</b><br/>Ofsted Rating: Outstanding   Pupils: 1186   Distance:0.57</p>                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>King Edward VI Grammar School, Chelmsford</b><br/>Ofsted Rating: Outstanding   Pupils: 1134   Distance:0.65</p>                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Lawford Mead Primary &amp; Nursery</b><br/>Ofsted Rating: Good   Pupils: 417   Distance:0.65</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Newlands Spring Primary and Nursery School</b><br/>Ofsted Rating: Good   Pupils: 490   Distance:0.68</p>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Westlands Community Primary School</b><br/>Ofsted Rating: Good   Pupils: 601   Distance:0.89</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>The Cathedral Church of England Voluntary Aided Primary School, Chelmsford</b><br/>Ofsted Rating: Good   Pupils: 318   Distance:1.12</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Community College Initiative Ltd</b><br/>Ofsted Rating: Good   Pupils:0   Distance:1.28</p>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Broomfield Primary School</b><br/>Ofsted Rating: Good   Pupils: 416   Distance:1.28</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



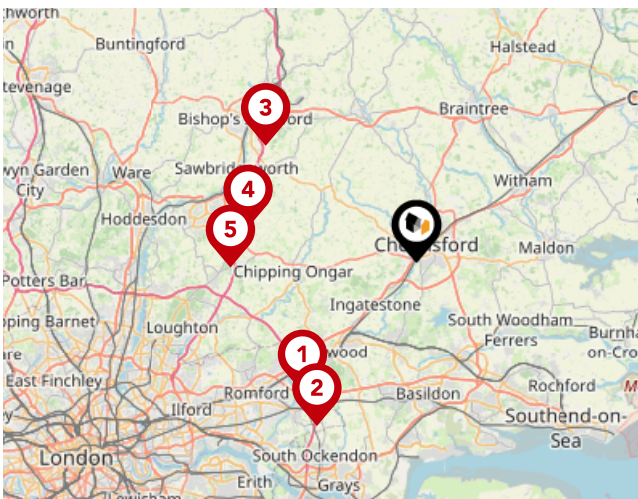
# Area

## Transport (National)



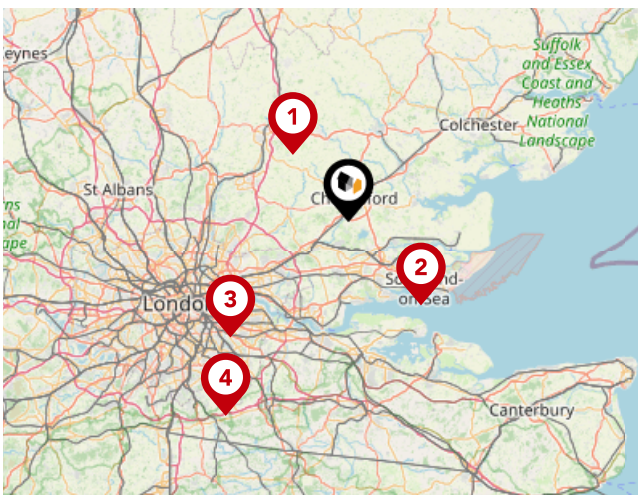
### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Chelmsford Rail Station       | 0.93 miles |
| 2   | Ingatestone Rail Station      | 6.39 miles |
| 3   | Hatfield Peverel Rail Station | 6.24 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M25 J28 | 12.68 miles |
| 2   | M25 J29 | 14.1 miles  |
| 3   | M11 J8  | 13.92 miles |
| 4   | M11 J7A | 12.57 miles |
| 5   | M11 J7  | 13.65 miles |

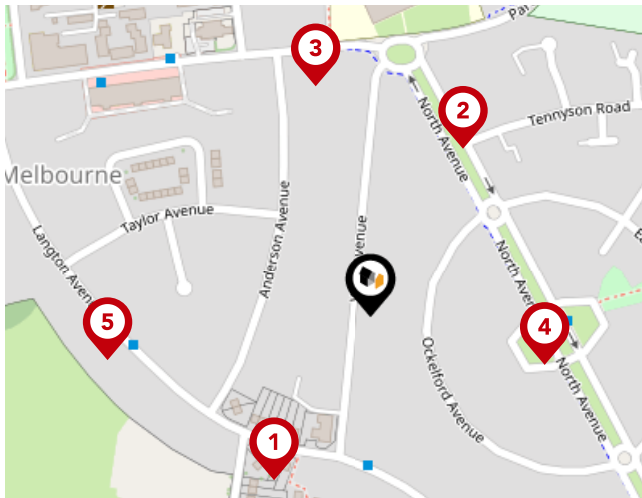


### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Stansted Airport | 12.85 miles |
| 2   | Southend-on-Sea  | 16.29 miles |
| 3   | Silvertown       | 24.27 miles |
| 4   | Leaves Green     | 33.96 miles |

# Area

## Transport (Local)



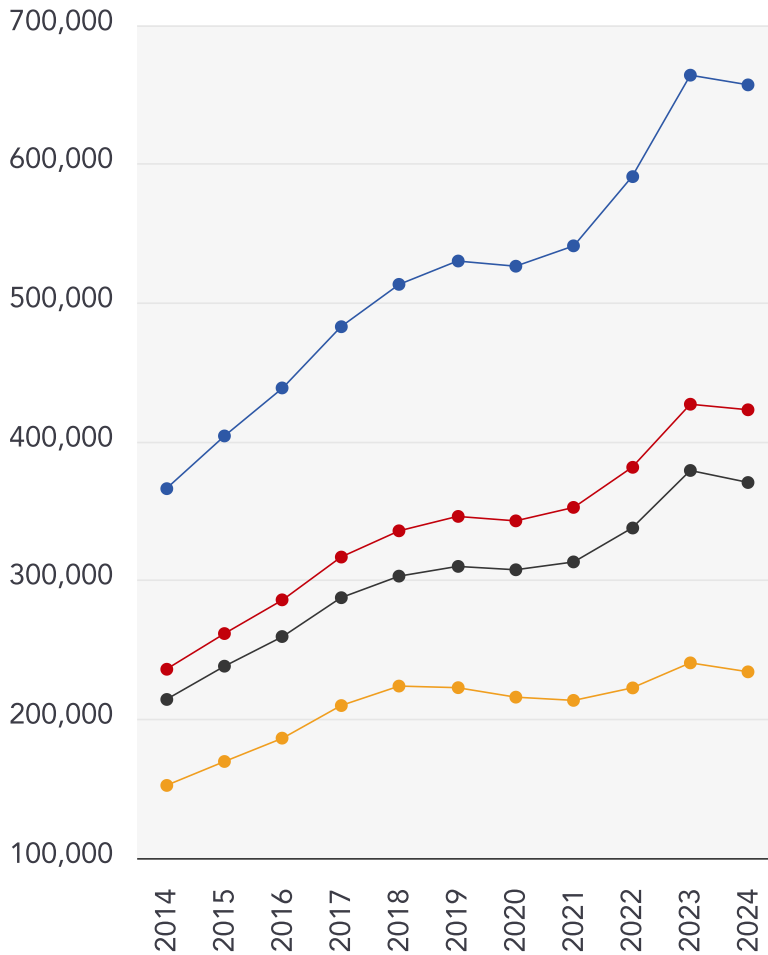
### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Scout Hut        | 0.11 miles |
| 2   | Tennyson Road    | 0.11 miles |
| 3   | Melbourne School | 0.14 miles |
| 4   | North Avenue     | 0.1 miles  |
| 5   | Taylor Avenue    | 0.15 miles |

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in CM1



Detached

**+79.46%**

Semi-Detached

**+79.21%**

Terraced

**+72.95%**

Flat

**+53.73%**



### 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

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