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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



14, WARRENSIDE, BRAINTREE, CM7 1TG

Taylor Milburn

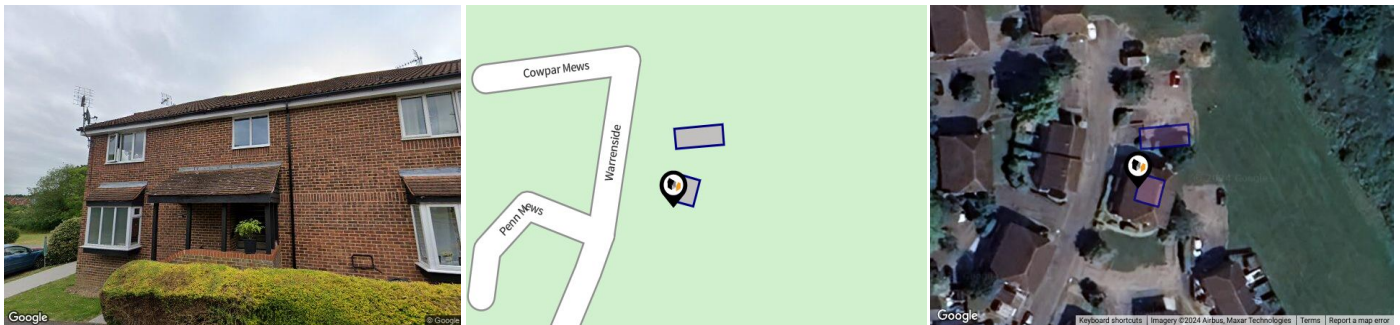
20a Coggeshall Road Braintree CM7 9BY

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www.taylormilburn.co.uk





Property

Type:	Terraced	Last Sold Date:	09/09/2015
Bedrooms:	1	Last Sold Price:	£85,000
Floor Area:	322 ft ² / 30 m ²	Last Sold £/ft²:	£263
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	13/06/1984
Council Tax :	Band A	End Date:	25/03/2982
Annual Estimate:	£1,406	Lease Term:	999 years from 25 March 1983
Title Number:	EX297393	Term Remaining:	957 years
UPRN:	100090308007		

Local Area

Local Authority:	Essex
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	50 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



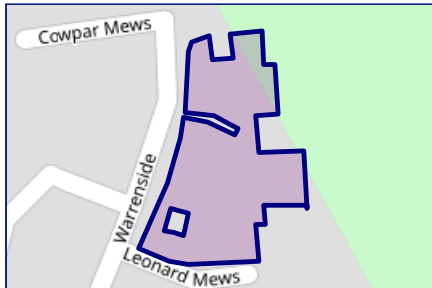
Satellite/Fibre TV Availability:



Property Multiple Title Plans

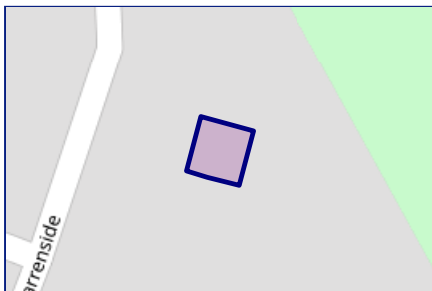


Freehold Title Plan



EX347899

Leasehold Title Plan



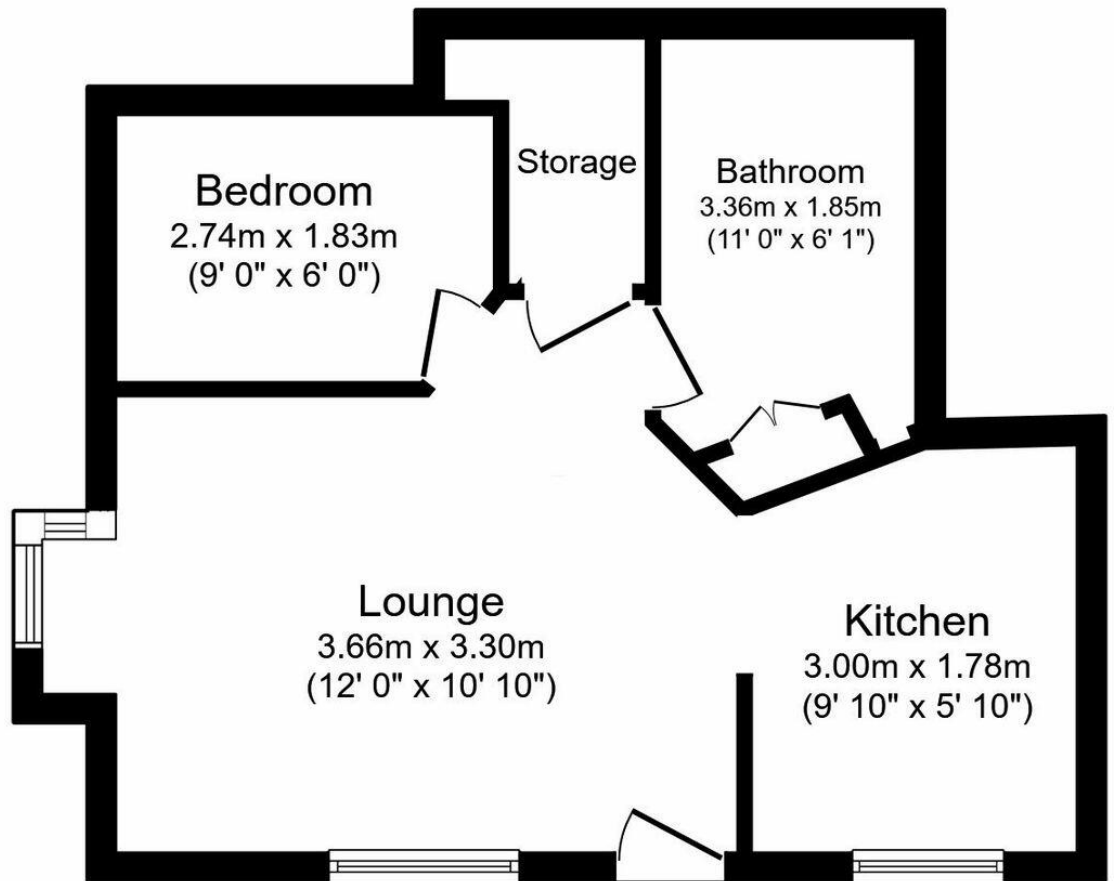
EX297393

Start Date: 13/06/1984
End Date: 25/03/2982
Lease Term: 999 years from 25 March 1983
Term Remaining: 957 years

Gallery Photos



14, WARRENSIDE, BRAINTREE, CM7 1TG



Floor Plan

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

14, Warrenside, CM7 1TG

Energy rating

D

Valid until 12.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

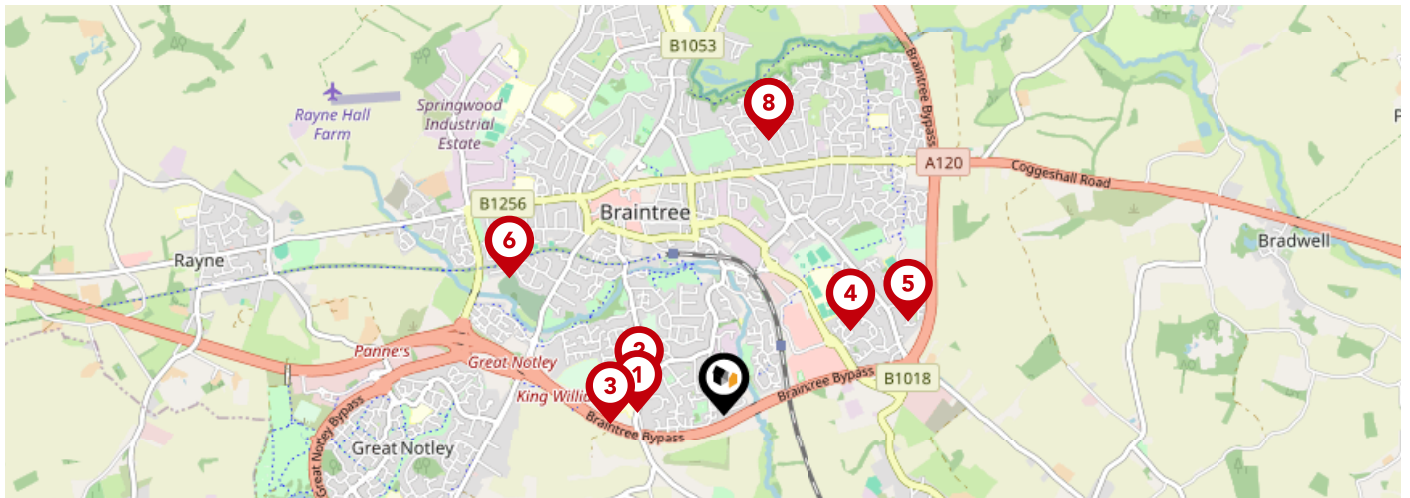
EPC - Additional Data



Additional EPC Data

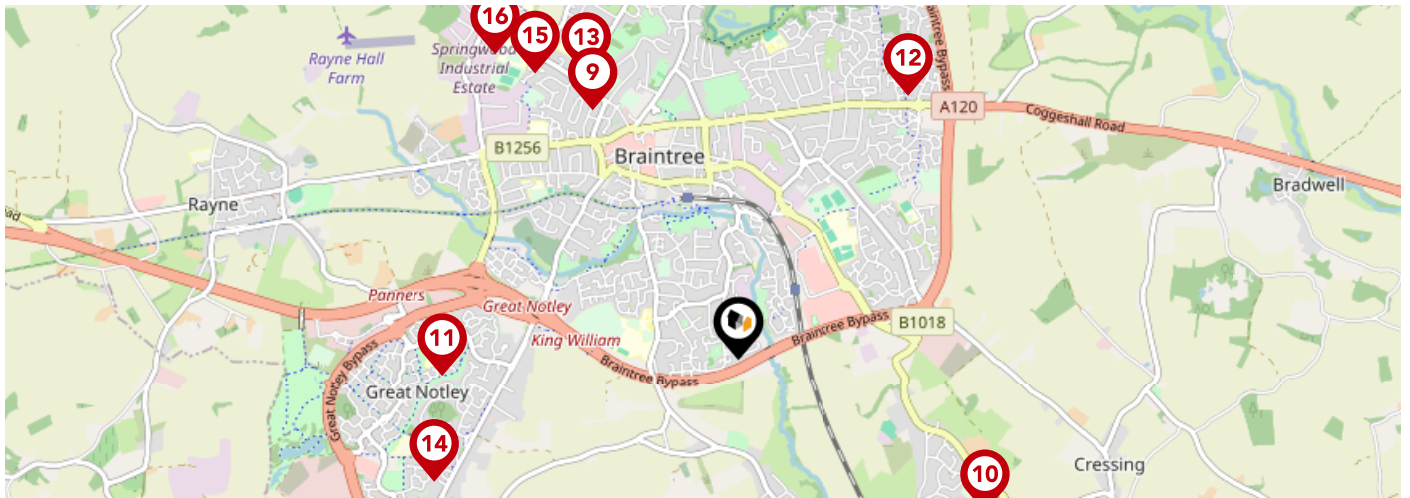
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	30 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	John Ray Infant School Ofsted Rating: Not Rated Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	John Ray Junior School Ofsted Rating: Good Pupils: 440 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Notley High School and Braintree Sixth Form Ofsted Rating: Requires improvement Pupils: 1292 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alec Hunter Academy Ofsted Rating: Good Pupils: 1058 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beckers Green Primary School Ofsted Rating: Good Pupils: 314 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 416 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Bradfords Junior School Ofsted Rating: Good Pupils: 336 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Bradfords Infant and Nursery School Ofsted Rating: Good Pupils: 300 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

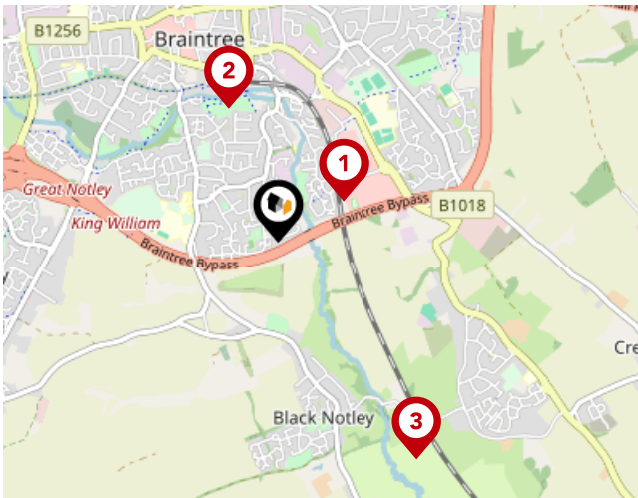
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Francis Catholic Primary School, Braintree Ofsted Rating: Good Pupils: 210 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cressing Primary School Ofsted Rating: Good Pupils: 196 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Notley Green Primary School Ofsted Rating: Good Pupils: 398 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lyons Hall School Ofsted Rating: Good Pupils: 569 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 John Bunyan Primary School and Nursery Ofsted Rating: Good Pupils: 541 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 White Court School Ofsted Rating: Good Pupils: 578 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Tabor Academy Ofsted Rating: Requires improvement Pupils: 964 Distance:1.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Edith Borthwick School Ofsted Rating: Good Pupils: 243 Distance:1.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

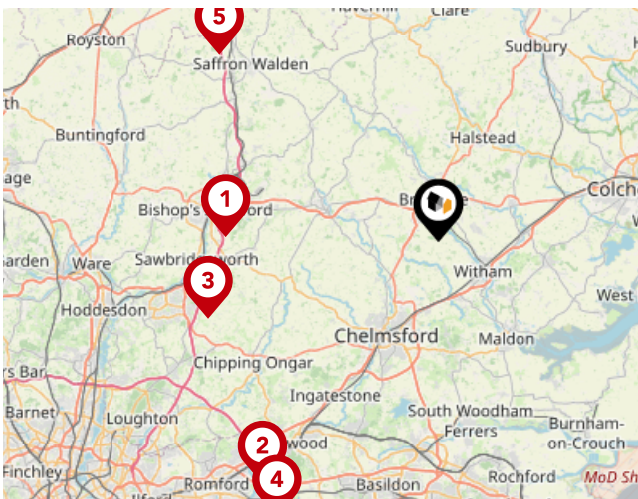
Area

Transport (National)



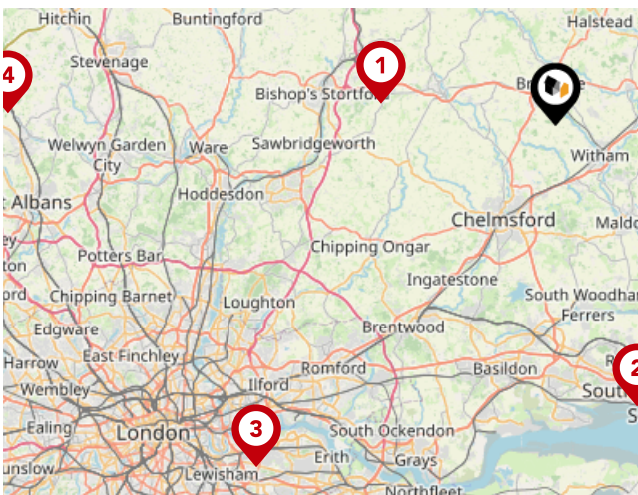
National Rail Stations

Pin	Name	Distance
1	Braintree Freeport Rail Station	0.36 miles
2	Braintree Rail Station	0.65 miles
3	Crossing Rail Station	1.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	15.52 miles
2	M25 J28	21.97 miles
3	M11 J7A	17.77 miles
4	M25 J29	23.51 miles
5	M11 J9	21.07 miles

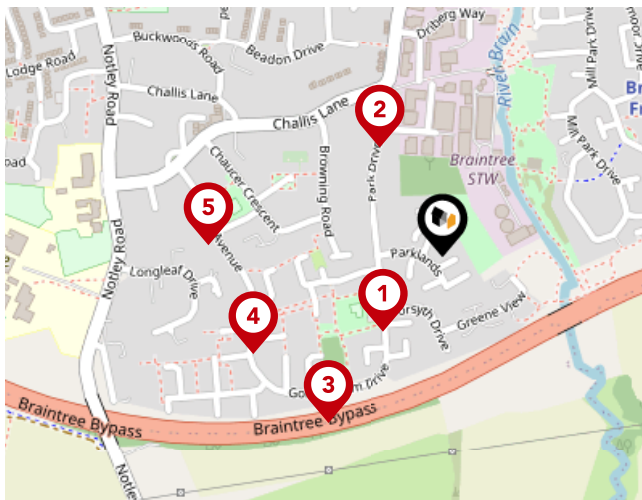


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	12.89 miles
2	Southend-on-Sea	21.47 miles
3	Silvertown	33.37 miles
4	Luton Airport	40.08 miles

Area

Transport (Local)



Bus Stops/Stations

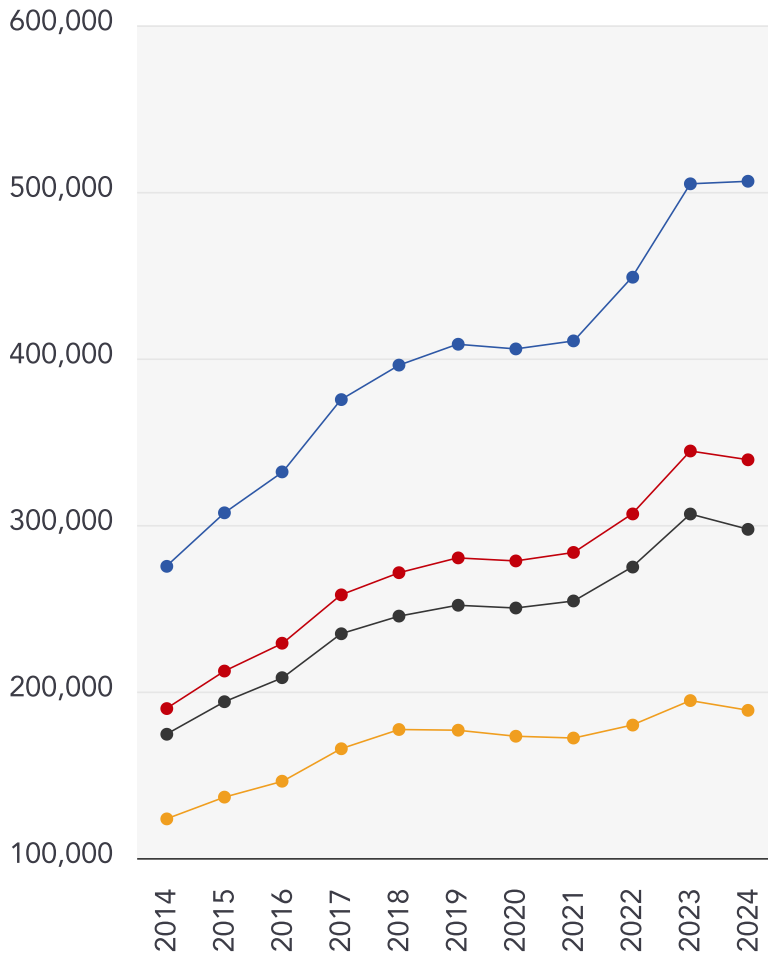
Pin	Name	Distance
1	Forsyth Drive	0.11 miles
2	Park Drive Ind Estate	0.14 miles
3	Goldingham Drive	0.23 miles
4	Buchan Close	0.24 miles
5	Milton Avenue	0.27 miles

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

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

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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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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