



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 23rd November 2024



8, GIFFINS CLOSE, BRAINTREE, CM7 1HU

Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

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Property



Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.11 acres
Council Tax : Band C
Annual Estimate: £1,875
Title Number: EX84653
UPRN: 100090298487

Last Sold Date: 30/11/1995
Last Sold Price: £60,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17 mb/s **66** mb/s **1139** mb/s
  

Mobile Coverage:
 (based on calls indoors)

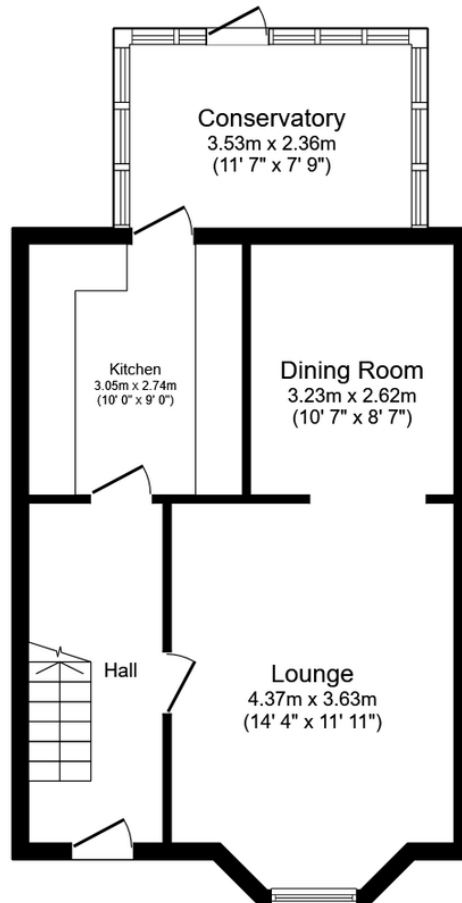
Satellite/Fibre TV Availability:



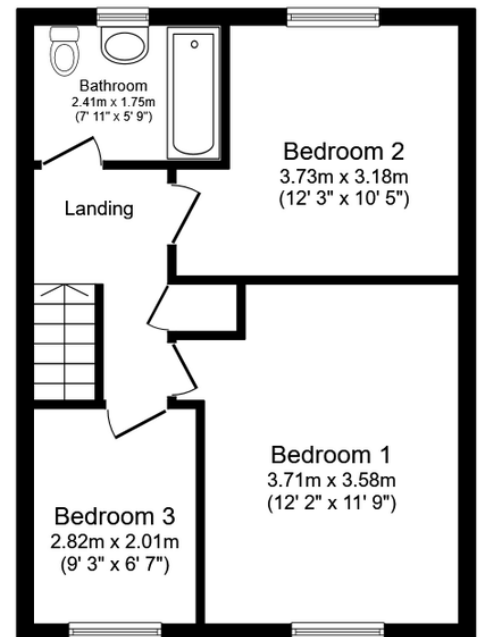


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Ground Floor

Floor area 52.4 sq.m. (564 sq.ft.)



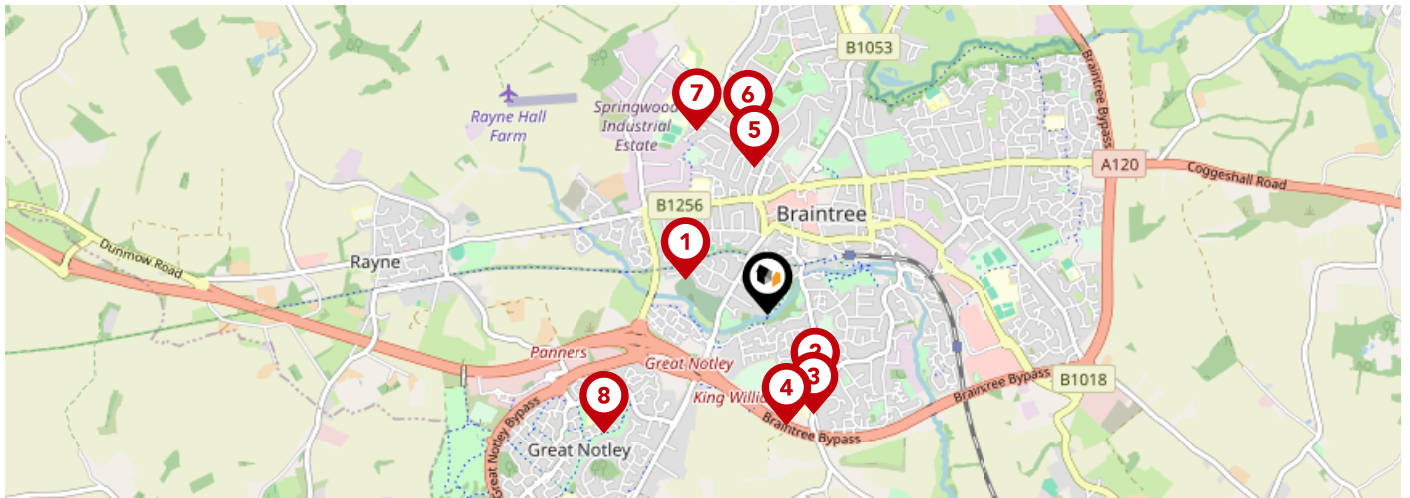
First Floor

Floor area 42.0 sq.m. (452 sq.ft.)

TOTAL: 94.4 sq.m. (1,016 sq.ft.)

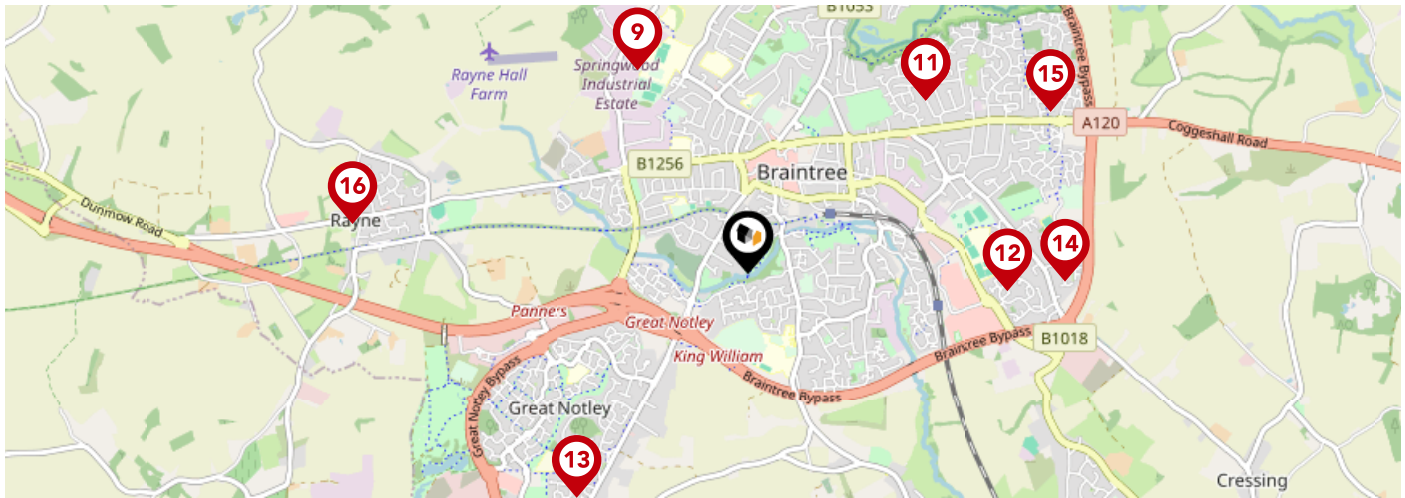
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 416 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	John Ray Infant School Ofsted Rating: Not Rated Pupils:0 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Notley High School and Braintree Sixth Form Ofsted Rating: Requires improvement Pupils: 1292 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Francis Catholic Primary School, Braintree Ofsted Rating: Good Pupils: 210 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	John Bunyan Primary School and Nursery Ofsted Rating: Good Pupils: 541 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tabor Academy Ofsted Rating: Requires improvement Pupils: 964 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Notley Green Primary School Ofsted Rating: Good Pupils: 398 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

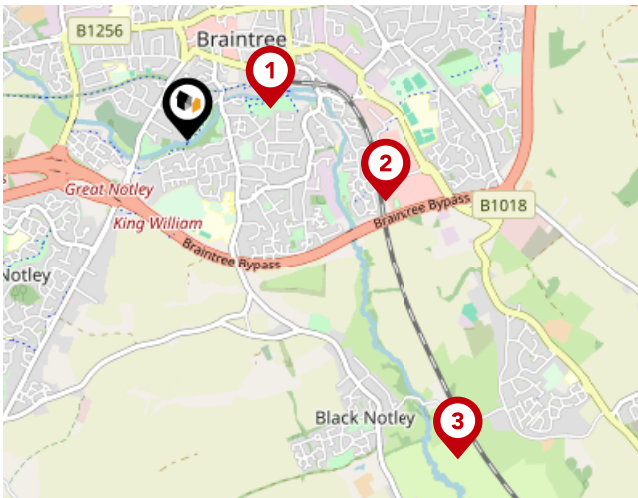
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Edith Borthwick School Ofsted Rating: Good Pupils: 243 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Great Bradfords Junior School Ofsted Rating: Good Pupils: 336 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Great Bradfords Infant and Nursery School Ofsted Rating: Good Pupils: 300 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Alec Hunter Academy Ofsted Rating: Good Pupils: 1058 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	White Court School Ofsted Rating: Good Pupils: 578 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Beckers Green Primary School Ofsted Rating: Good Pupils: 314 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lyons Hall School Ofsted Rating: Good Pupils: 569 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Rayne Primary and Nursery School Ofsted Rating: Good Pupils: 208 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

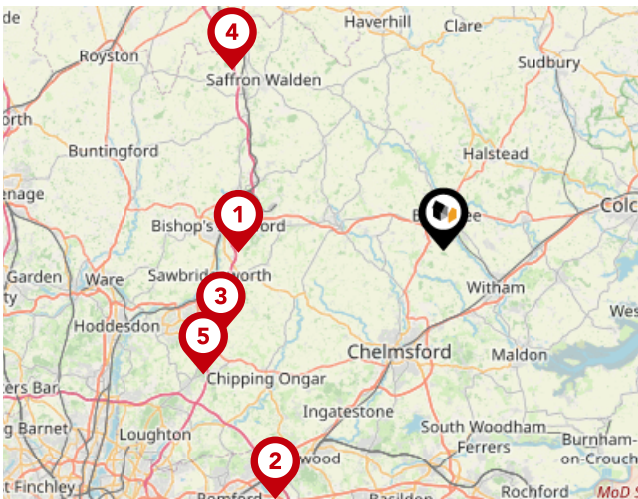
Area

Transport (National)



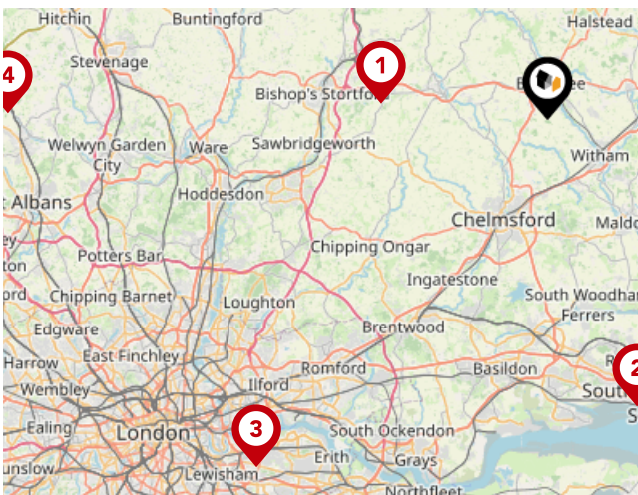
National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	0.41 miles
2	Braintree Freeport Rail Station	0.95 miles
3	Crossing Rail Station	1.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	14.91 miles
2	M25 J28	22 miles
3	M11 J7A	17.35 miles
4	M11 J9	20.31 miles
5	M11 J7	19.75 miles

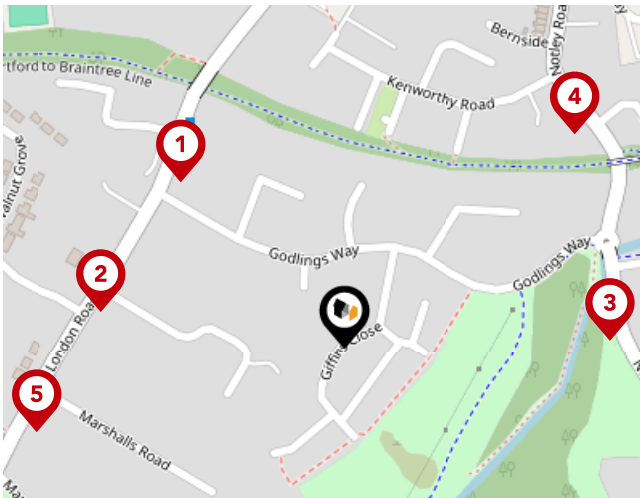


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	12.24 miles
2	Southend-on-Sea	22.09 miles
3	Silvertown	33.33 miles
4	Luton Airport	39.46 miles

Area

Transport (Local)



Bus Stops/Stations

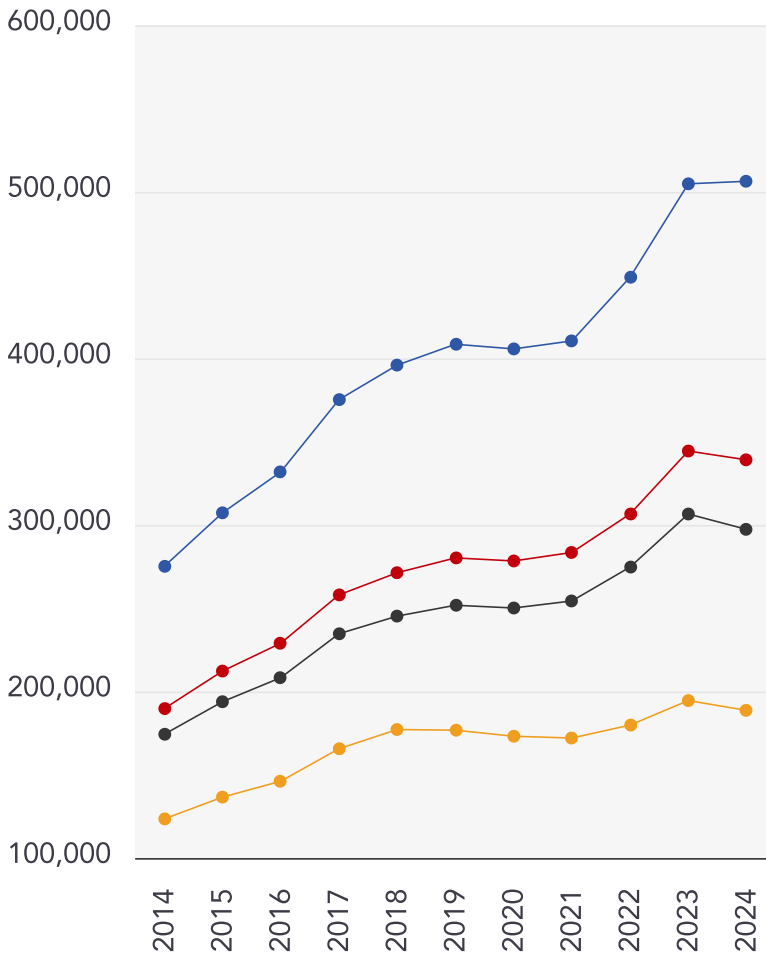
Pin	Name	Distance
1	Courtauld Place	0.13 miles
2	Acorn Avenue	0.14 miles
3	Godlings Way	0.15 miles
4	Kenworthy Road	0.18 miles
5	Marshalls Road	0.18 miles

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

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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