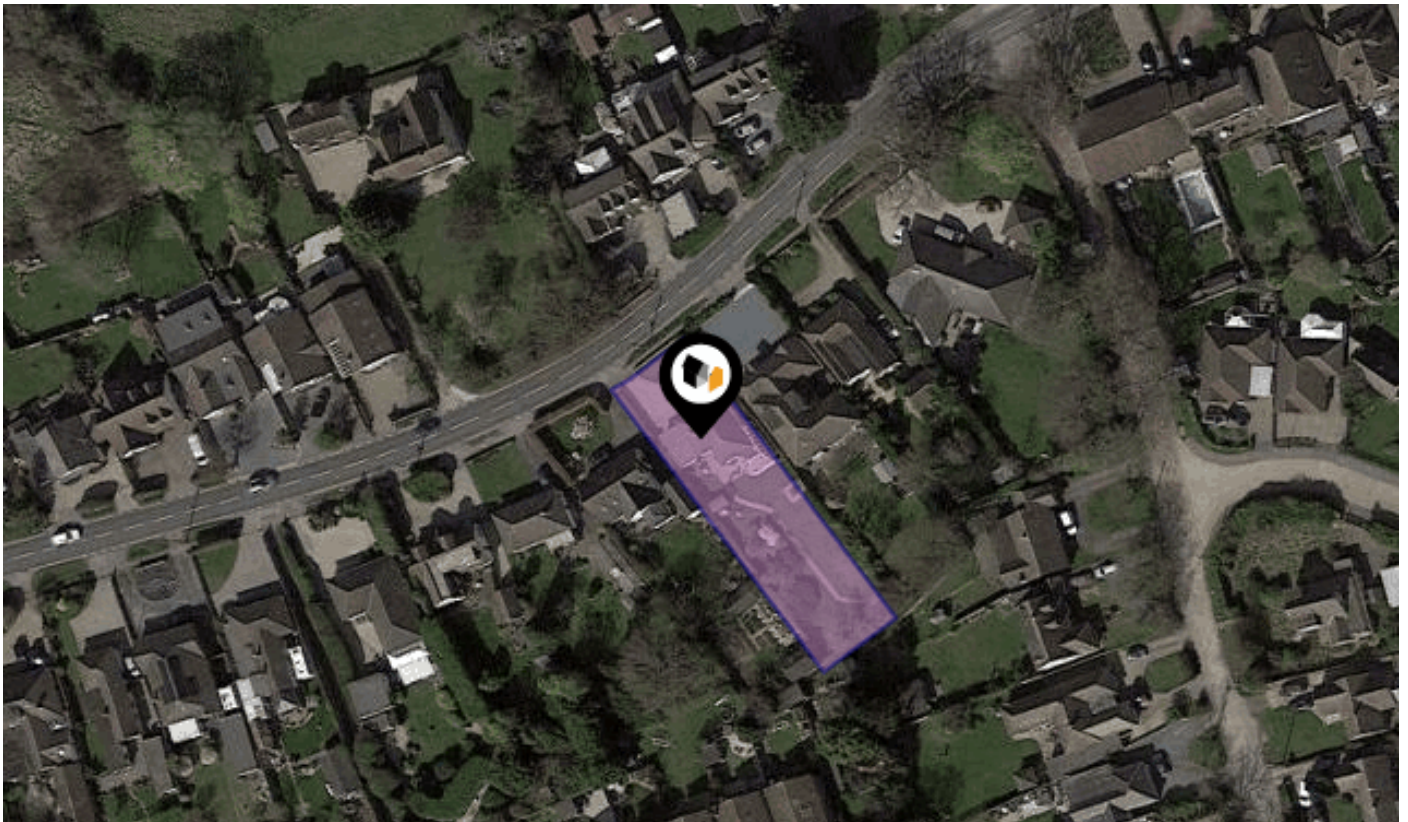




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th March 2023



PRIORY ROAD, BICKNACRE, CHELMSFORD, CM3

Bond Residential

10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ

01245 222856

danbury@bondresidential.co.uk

www.bondresidential.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.22 acres		
Year Built :	1950		
Council Tax :	Band D		
Annual Estimate:	£1,946		
Title Number:	EX502695		
UPRN:	100090419205		

Local Area

Local Authority:	Chelmsford
Flood Risk:	Very Low
Conservation Area:	No

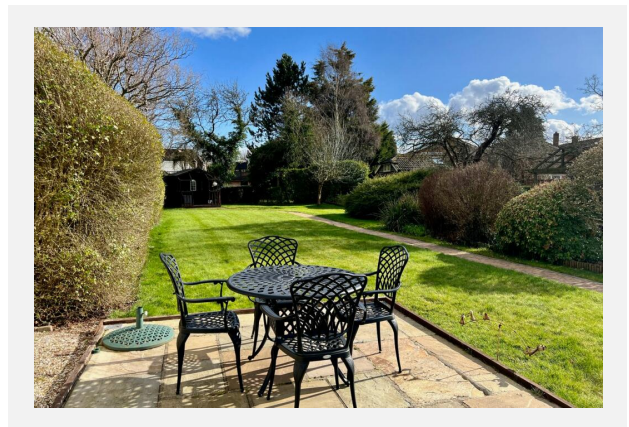
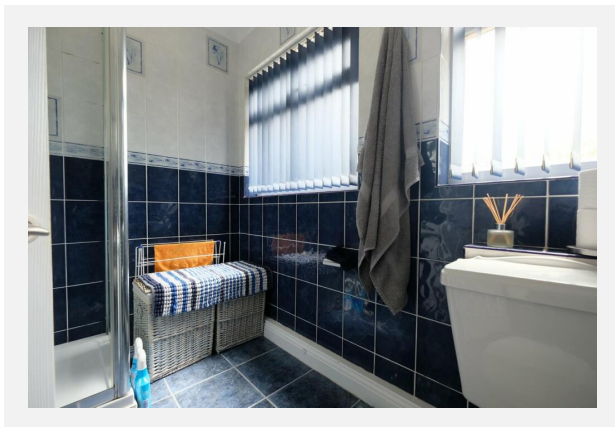
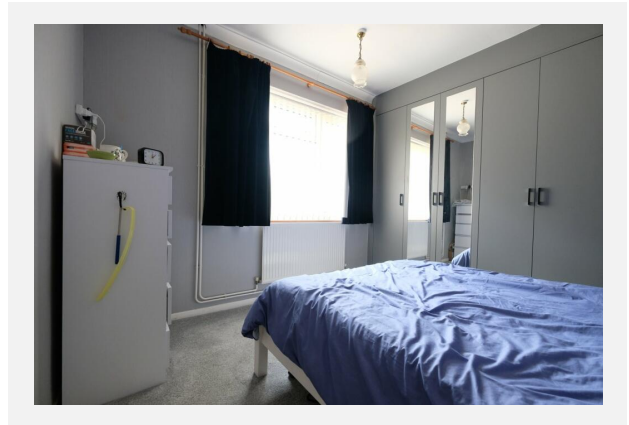
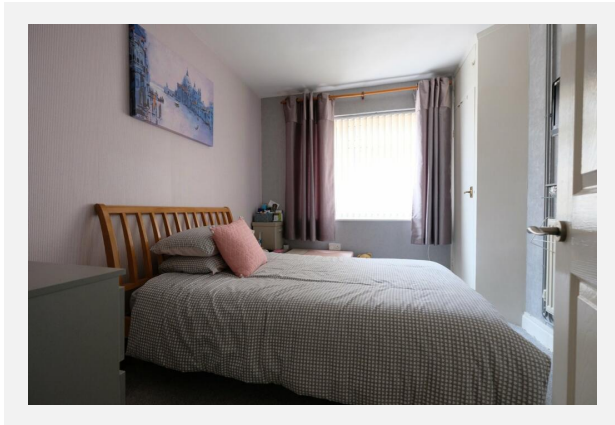
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s

Satellite/Fibre TV Availability:

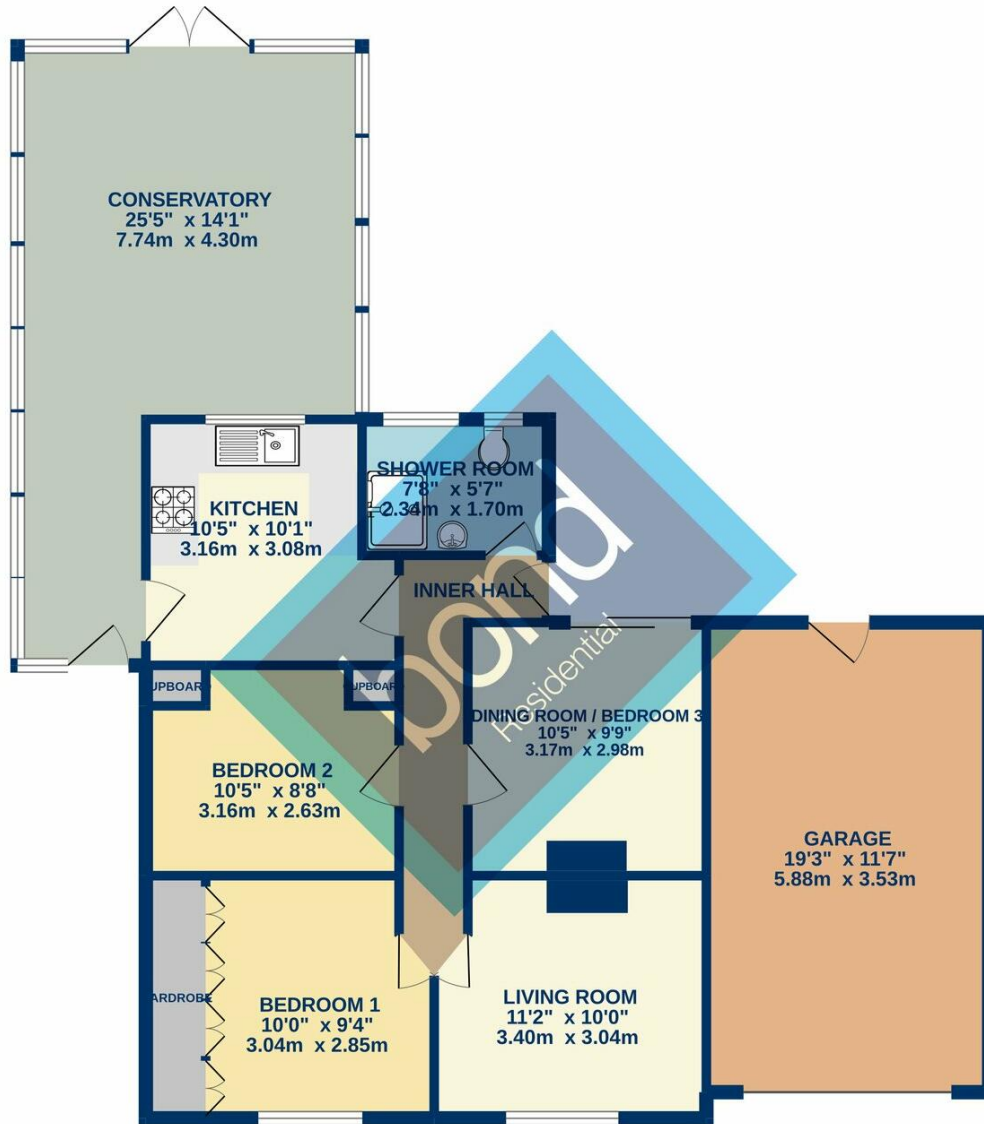






PRIORY ROAD, BICKNACRE, CHELMSFORD, CM3

GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Priory Road, Bicknacre, CM3

Energy rating

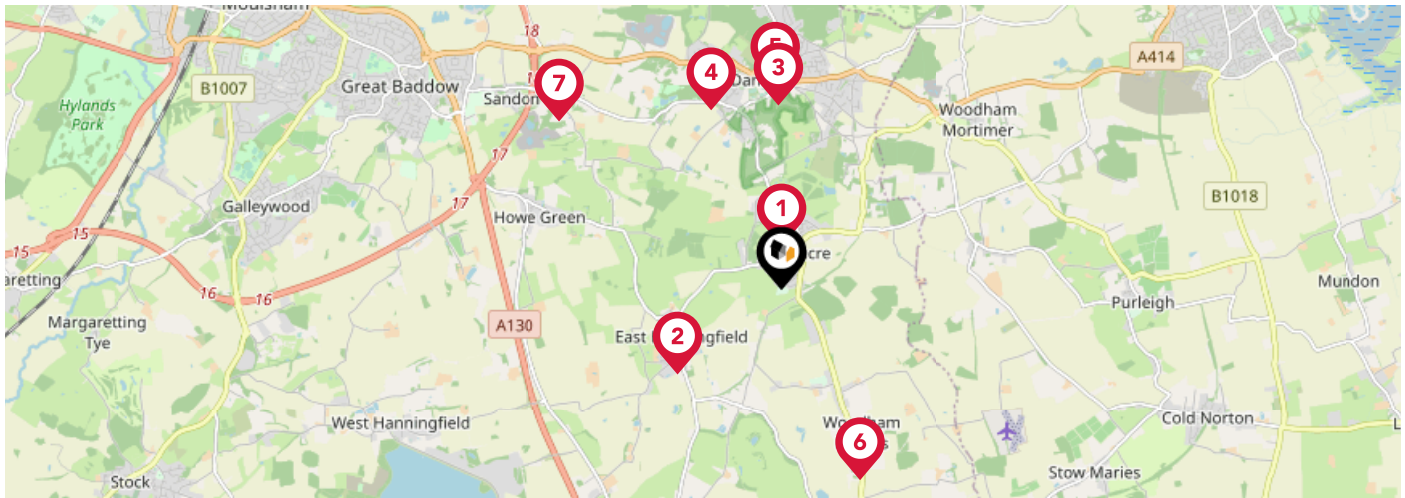
E









Valid until 07.06.2025

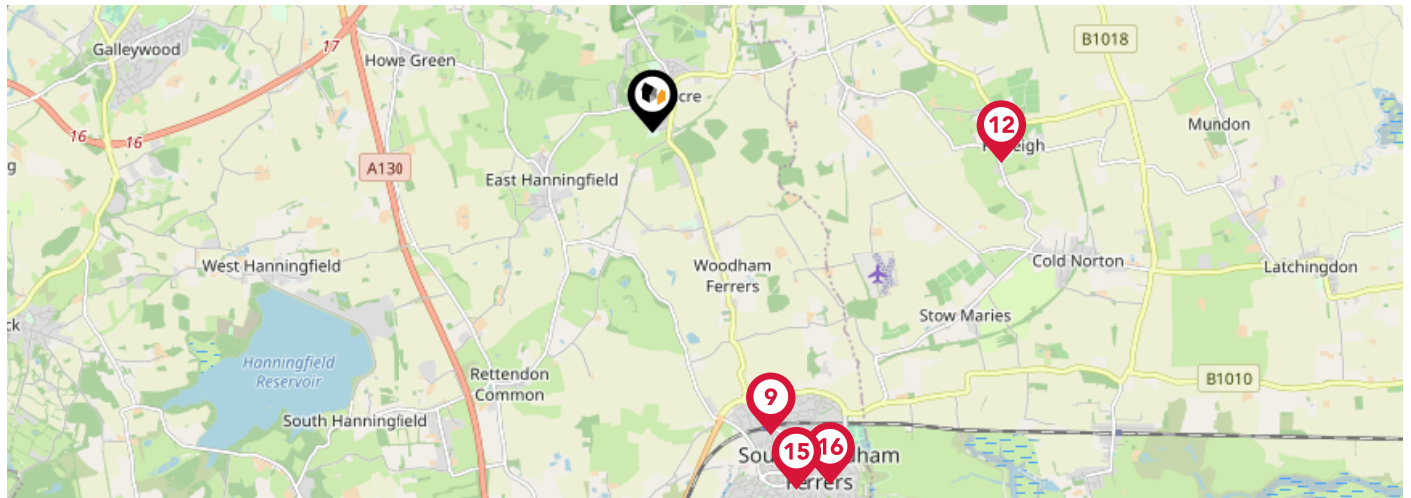
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C		
55-68	D		
39-54	E	<div style="background-color: #ff9933; color: white; padding: 5px; display: inline-block;"> 52 E </div>	
21-38	F		
1-20	G		









Additional EPC Data

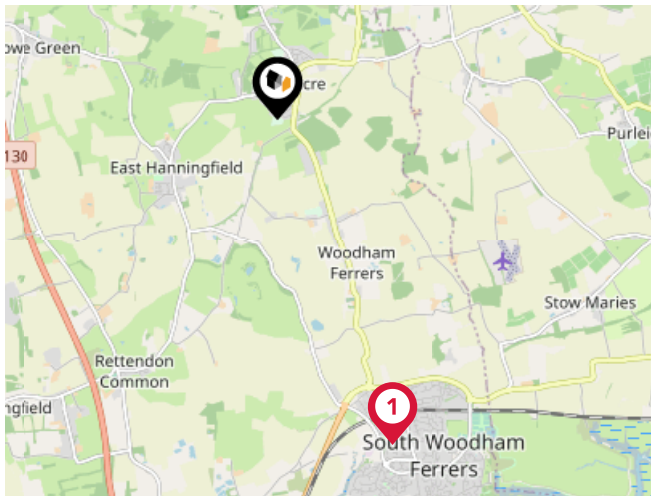
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 m ²



		Nursery	Primary	Secondary	College	Private
	Priory Primary School, Bicknacre Ofsted Rating: Good Pupils: 179 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Hanningfield Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathcote School Ofsted Rating: Not Rated Pupils: 90 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Danbury Park Community Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Church of England Voluntary Controlled Primary School Danbury Ofsted Rating: Good Pupils: 224 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Requires Improvement Pupils:0 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clarity Independent School Ofsted Rating: Requires improvement Pupils: 9 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elm Green Preparatory School Ofsted Rating: Not Rated Pupils: 209 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

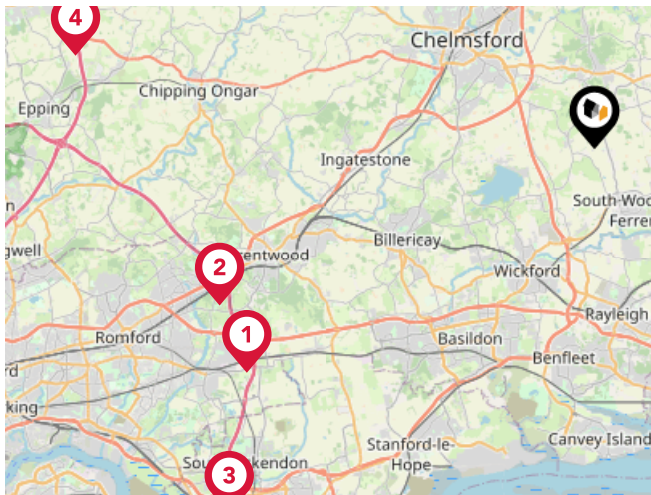


		Nursery	Primary	Secondary	College	Private
	Woodville Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodham Walter Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 102 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sandon School Ofsted Rating: Good Pupils: 1236 Distance:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purleigh Community Primary School Ofsted Rating: Outstanding Pupils: 215 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baddow Hall Infant School Ofsted Rating: Good Pupils: 175 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baddow Hall Junior School Ofsted Rating: Good Pupils: 229 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elmwood Primary School Ofsted Rating: Good Pupils: 440 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William de Ferrers School Ofsted Rating: Good Pupils: 1223 Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



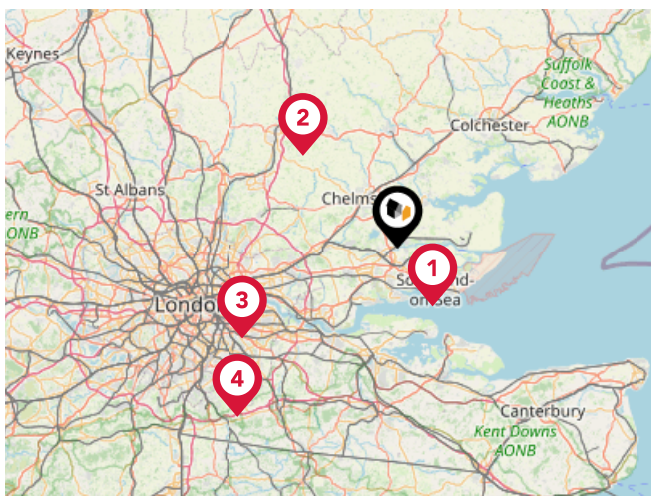
National Rail Stations

Pin	Name	Distance
1	South Woodham Ferrers Rail Station	3.18 miles
2	Battlesbridge Rail Station	4.75 miles
3	North Fambridge Rail Station	5.26 miles



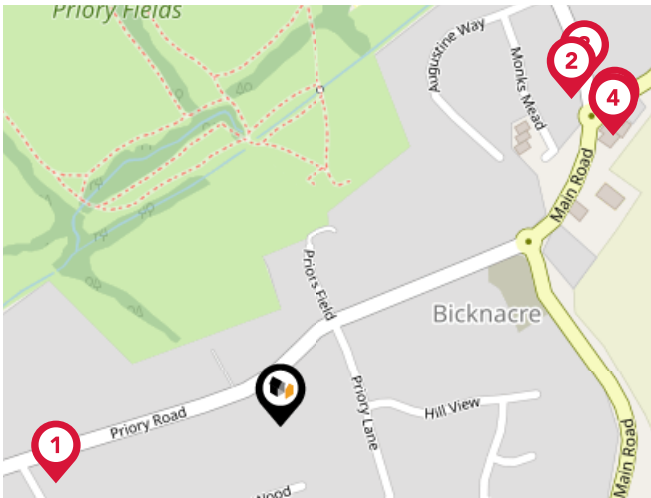
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	15.2 miles
2	M25 J28	14.91 miles
3	M25 J30	19.02 miles
4	M11 J7	19.35 miles



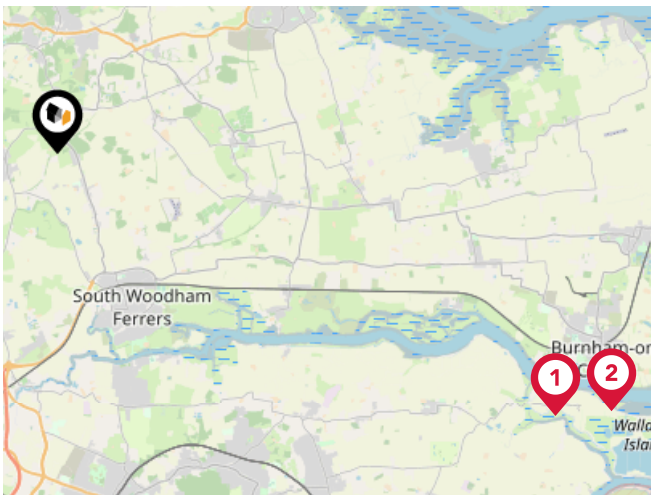
Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	10.02 miles
2	London Stansted Airport	19.4 miles
3	London City Airport	26.34 miles
4	Biggin Hill Airport	34.32 miles



Bus Stops/Stations

Pin	Name	Distance
1	Barbrook Way	0.13 miles
2	The White Swan	0.25 miles
3	The White Swan	0.26 miles
4	Bicknacre Road	0.25 miles
5	Bicknacre Road	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	10.35 miles
2	Burnham on Crouch Ferry Landing	11.22 miles



Bond Residential

Award winning Estate Agent in Chelmsford, Danbury and surrounding areas

Our hard work and our professional and friendly approach have helped establish us as one of the city's leading independent agents. We are proud that our traditional values and modern approach have led to so many customers recommending us to friends and family. We believe we offer an unparalleled service to our clients and invite you to contact us for any of your property needs throughout Chelmsford, Danbury, and surrounding areas.



Testimonial 1



First class professional service. Selling process was as painless as possible.

Testimonial 2

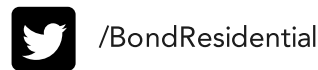
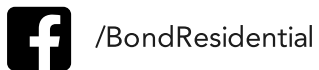


The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

Testimonial 3



At last an estate agent in Danbury/Little Baddow that provides the quality of service and experience which has been missing for so long. The customer is at the centre of everything they do and the team led by Steve delivered on every promise they made us and sold our house at a price acceptable to ourselves.



Bond Residential

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Bond Residential

10 Eves Corner Maldon Rd Danbury
Chelmsford CM3 4QQ
01245 222856
danbury@bondresidential.co.uk
www.bondresidential.co.uk

