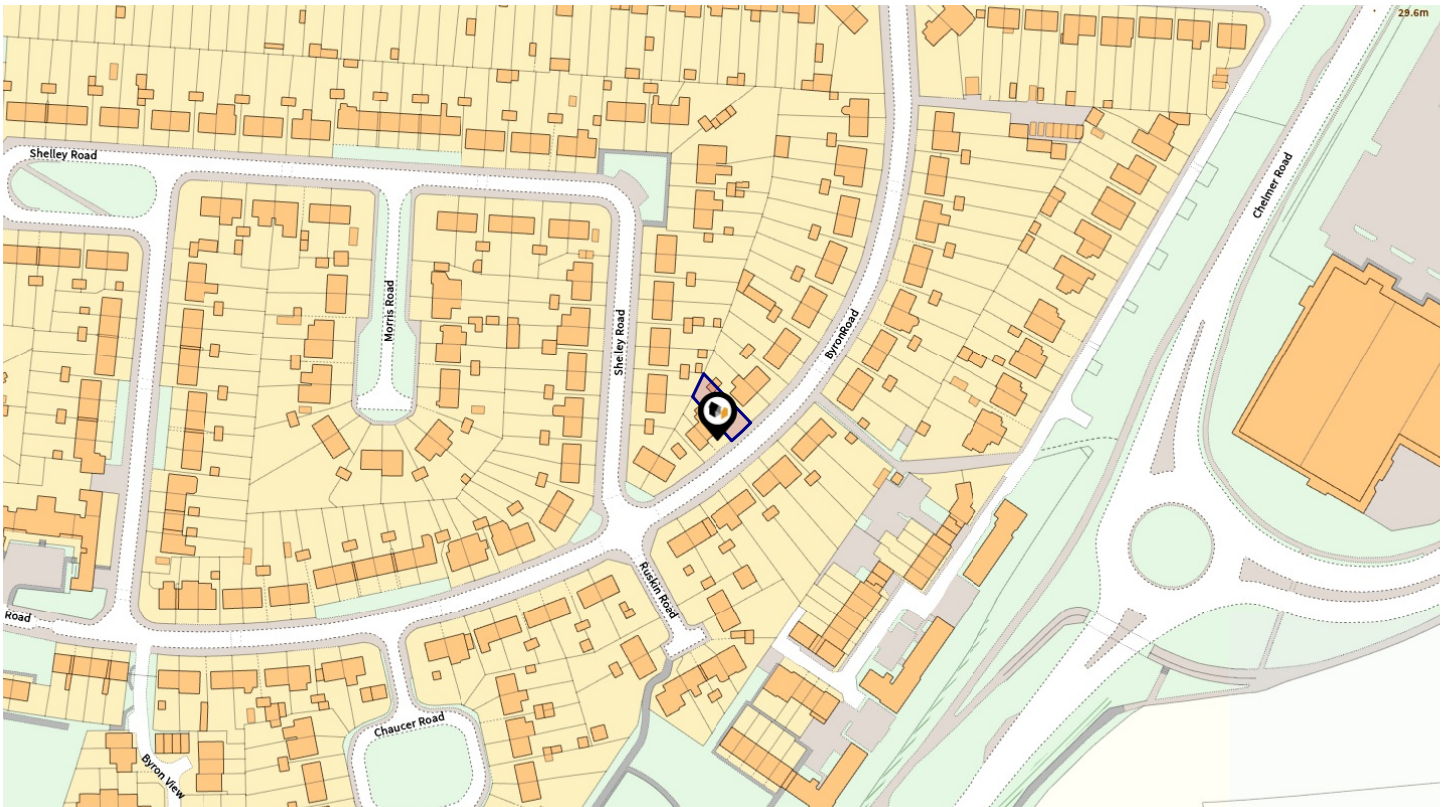




KEY FACTS FOR BUYERS

Byron Road, Chelmsford, CM2

June 2021



A guide to this property and the local area

Bond Residential

43 New London Rd Chelmsford CM2 0ND

01245 500599

lee@bondresidential.co.uk

www.bondresidential.co.uk





22nd June 2021

INTRODUCTION

ACCOMMODATION

Bond Residential are pleased to offer for sale this semi detached home situated within walking distance of Chelmsford city centre and mainline station. The accommodation comprises of an entrance hall, living/dining room, conservatory, fitted kitchen, cloakroom, three double bedrooms and a family bathroom.

Externally the property features a driveway to the front providing off road parking for two vehicles and a rear garden with brick built storage shed.

LOCATION

Byron Road is conveniently located within walking distance of Chelmsford city centre which offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas with close proximity of the property.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated in the nearby area of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, Byron Road is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

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PROPERTY OVERVIEW

BYRON ROAD, CHELMSFORD, CM2



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Terraced
3 Bedrooms

Floor Area: 947.22 ft²
88.00 m²

Plot Size: 0.05 acres

Council Tax Band: C

Annual Cost: £1,632.00 (avg)

Land Registry
Title Number: EX394232

Tenure: Freehold

£/sqft: £205.91

AREA KEY FACTS

Local Authority: CHELMSFORD

Flood Risk: Very Low

Conservation Area: Pending for this local authority, Chelmsford

Predicted Broadband Speeds

Basic: 28 Mbps

Ultrafast: 500 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



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PHOTO GALLERY



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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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.
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PROPERTY OVERVIEW

EPC

Byron Road, CHELMSFORD, CM2

Energy rating

D

Valid until 22.11.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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22nd June 2021

SOLD ON YOUR STREET SINCE 1995

8, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
21/12/2020	£368,500
12/03/2015	£246,000

62, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
23/10/2020	£300,000

41, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
12/03/2020	£325,000
27/04/2012	£205,000
01/02/2008	£204,000

32a, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
16/11/2018	£180,000
13/07/2007	£141,000
03/10/2003	£94,000

13, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
17/08/2018	£300,000

54, Byron Road, Byron Road - Terraced House	
Dates Sold	Price
21/08/2015	£230,000
18/10/2011	£170,500

92, Byron Road, Byron Road - Flat-Maisonette House	
Dates Sold	Price
28/11/2014	£124,500

11, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
07/08/2014	£270,000
16/09/2011	£205,000

33, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
23/05/2014	£245,000

21, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
06/09/2013	£185,000

49, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
16/08/2013	£215,000

104, Byron Road, Byron Road - Flat-Maisonette House	
Dates Sold	Price
22/05/2013	£100,000

17, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
28/03/2013	£124,900

56, Byron Road, Byron Road - Terraced House	
Dates Sold	Price
26/10/2012	£208,000
21/01/2011	£196,000
18/12/2007	£178,000

66, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
28/02/2012	£197,500

23, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
15/02/2012	£195,500
04/04/2007	£214,950
12/07/2002	£118,000

47, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
04/01/2012	£175,000

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SOLD ON YOUR STREET SINCE 1995

39, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
18/08/2011	£150,000
30, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
14/05/2010	£195,000
24/08/2006	£183,500
68a, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
23/04/2010	£185,000
29, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
28/09/2009	£137,900
6, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
10/07/2009	£186,750
100, Byron Road, Byron Road - Flat-Maisonette House	
Dates Sold	Price
29/02/2008	£115,000
60, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
30/08/2007	£210,000
21/02/2007	£170,000
88, Byron Road, Byron Road - Flat-Maisonette House	
Dates Sold	Price
13/07/2007	£139,500
65, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
03/05/2007	£195,000

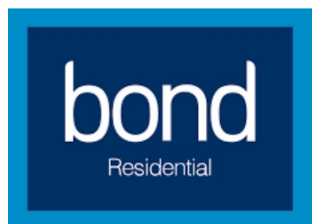
3, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
08/12/2006	£194,500
32, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
16/11/2006	£182,000
14/07/2004	£165,000
34, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
09/10/2006	£175,000
67, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
05/01/2006	£157,000
57, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
25/11/2005	£173,000
26, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
10/06/2005	£175,000
52, Byron Road, Byron Road - Terraced House	
Dates Sold	Price
14/10/2003	£142,500
40, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
22/08/2003	£174,000
55, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
01/07/2003	£130,000

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22nd June 2021



SOLD ON YOUR STREET SINCE 1995

35, Byron Road, Byron Road - Semi-Detached House	
Dates Sold	Price
17/06/2003	£162,500

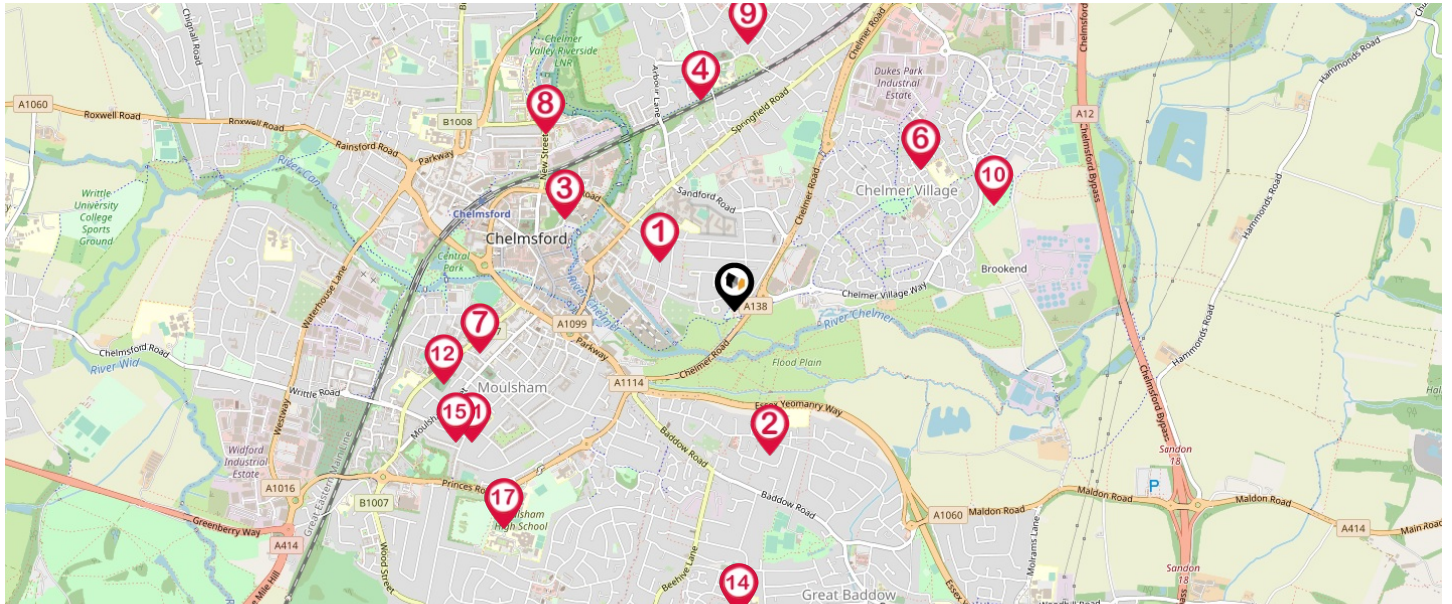
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



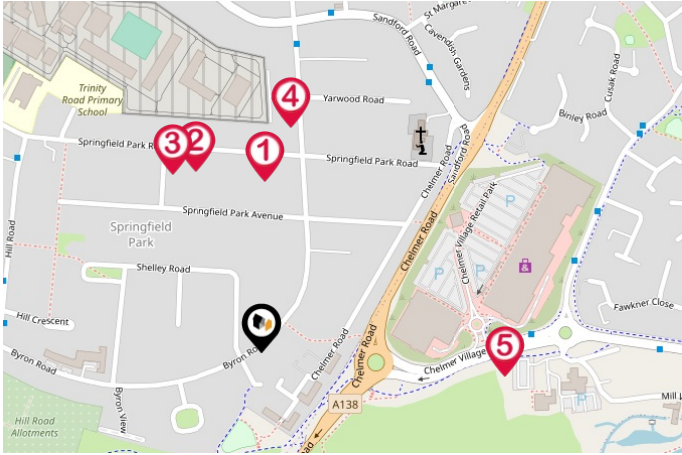
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Trinity Road Primary School	Good	310	0.32 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadgate Primary School	Good	202	0.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Cathedral Church of England Voluntary Aided Primary ...	Requires improvement	313	0.7 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chelmsford Hospital School	Outstanding	12	0.79 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Barnes Farm Infant School	-	241	0.87 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barnes Farm Junior School	-	356	0.87 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady Immaculate Catholic Primary School	Good	216	0.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Anglia Ruskin University	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	The Tyrrells School	Good	449	0.99 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chancellor Park Primary School, Chelmsford	Outstanding	240	1.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Oaklands Infant School	-	175	1.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Anne's School	-	131	1.09 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Larkrise Primary School	Good	180	1.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Woodcroft Nursery School	Good	116	1.11 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Moulsham Infant School	Good	285	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Moulsham Junior School	Good	651	1.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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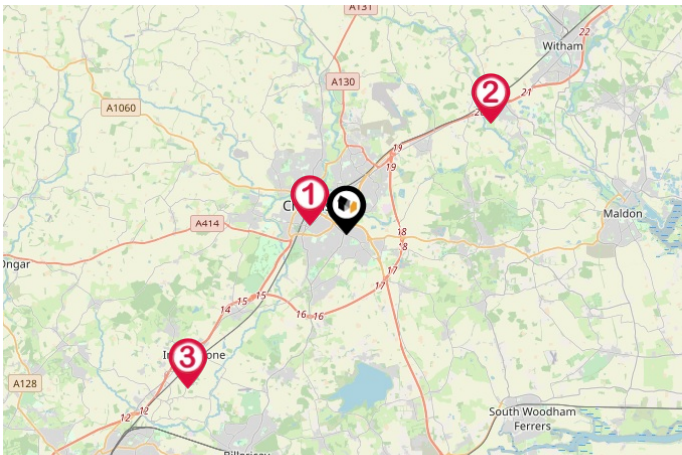
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Springfield Park Road | 0.16 miles
- 2 - Springfield Park Parade | 0.18 miles
- 3 - Springfield Park Parade | 0.18 miles
- 4 - Springfield Park Road | 0.21 miles
- 5 - Fox & Raven | 0.23 miles



NATIONAL RAIL STATIONS

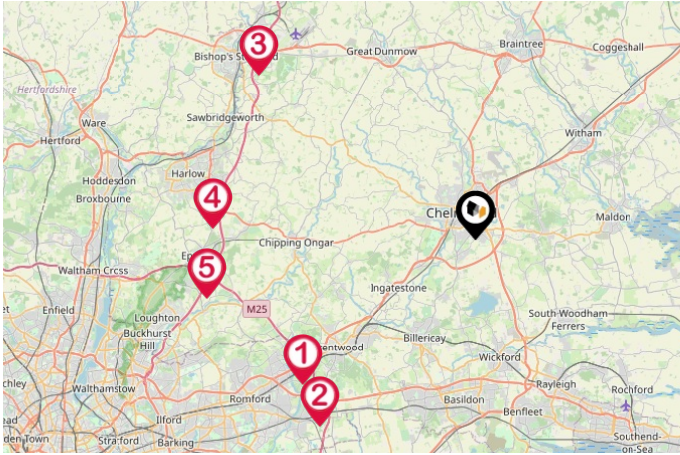
- 1 - Chelmsford Rail Station | 0.98 miles
- 2 - Hatfield Peverel Rail Station | 5.48 miles
- 3 - Ingatestone Rail Station | 6.39 miles

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LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

1 - M25 J28 | 12.97 miles

2 - M25 J29 | 14.07 miles

3 - M11 J8 | 15.73 miles

4 - M11 J7 | 15.13 miles

5 - M11 J6 | 15.83 miles

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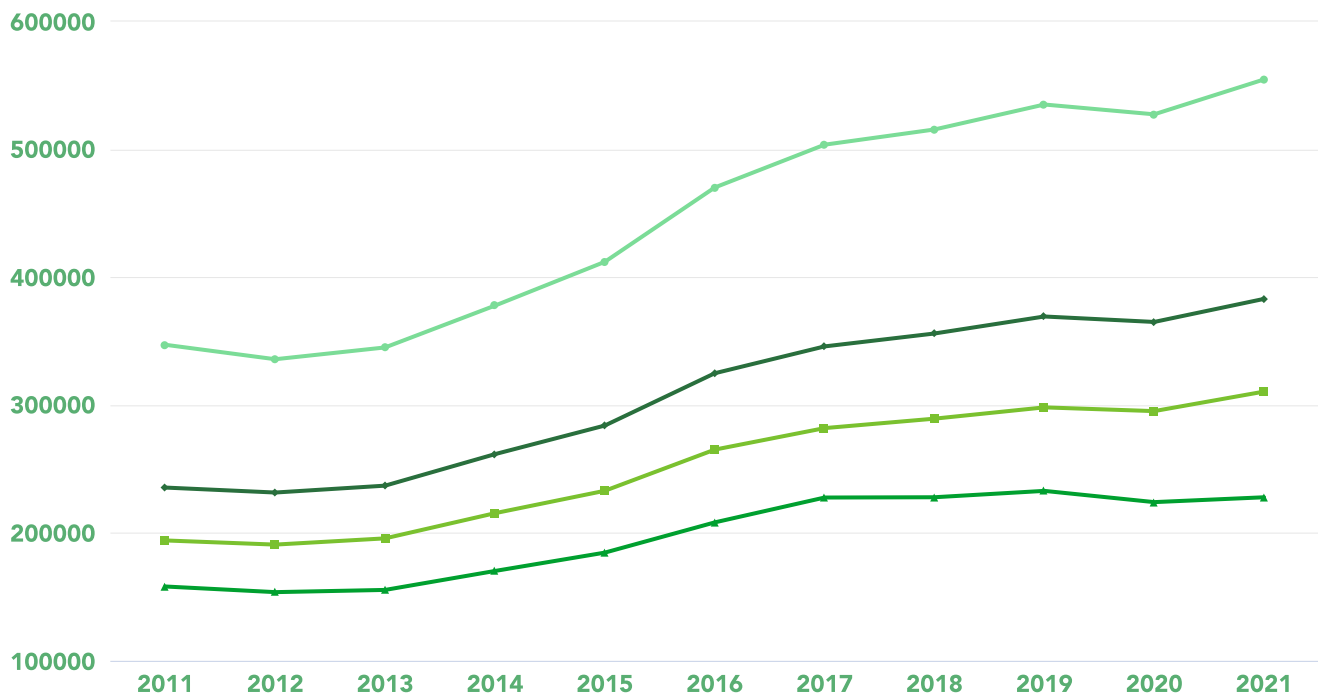
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM2

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 44.11%



TERRACED
+ 59.94%



SEMI-DETACHED
+ 62.64%



DETACHED
+ 59.76%

£385,000
Asking Price

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Financial Services

We understand that every client has different financial needs and requirements

For this reason we recommend the services of an Experienced Mortgage Adviser to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Mortgage Advisers who will carefully assess your personal circumstances and needs and then help you find the very best product available.

Whatever the reason for your mortgage, our advisers can help. This is very important to us as we believe passionately that our clients should receive the best possible financial advice.

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DATA QUALITY

Bond Residential is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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