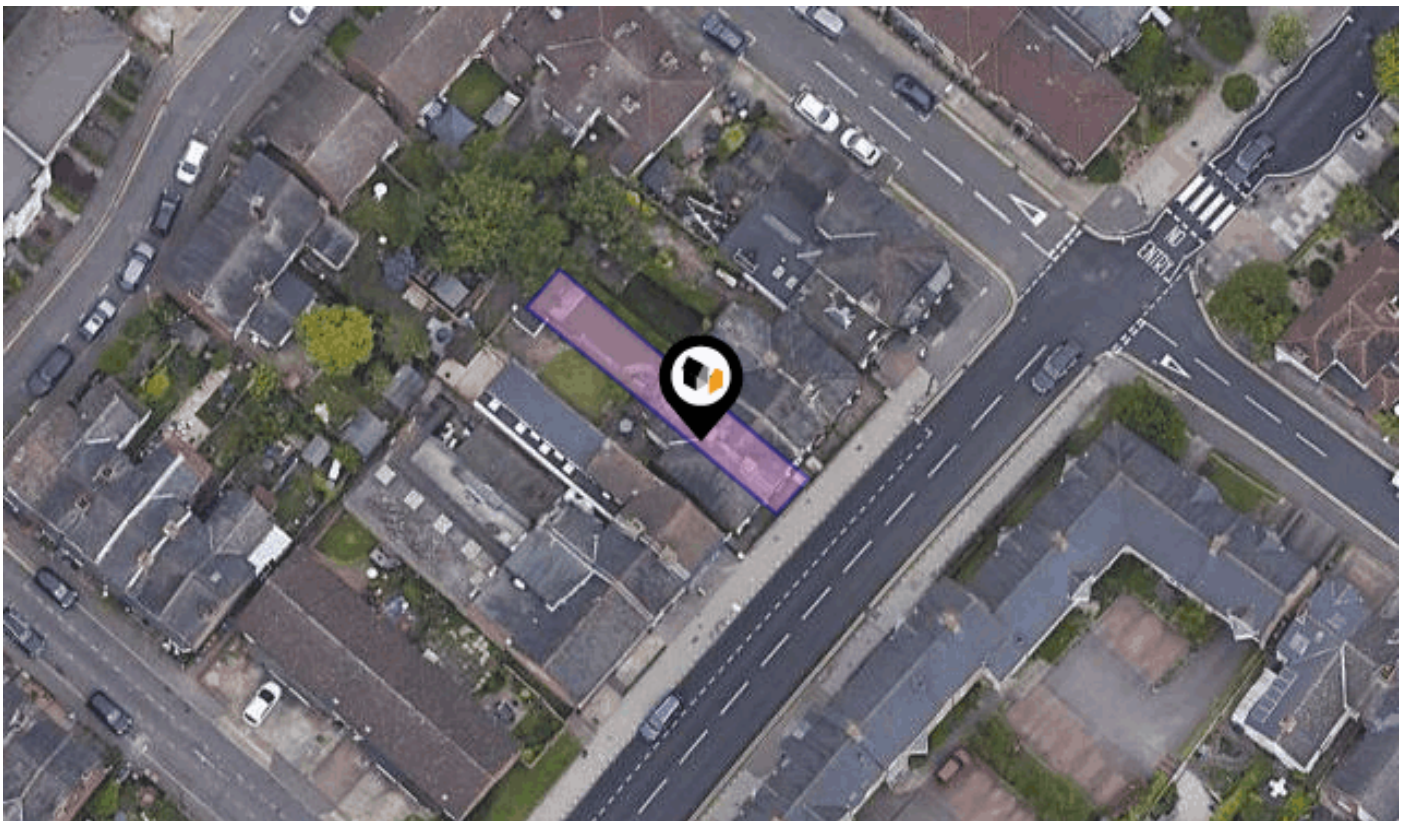




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 17<sup>th</sup> February 2024**



## **MOULSHAM STREET, CHELMSFORD, CM2**

### **Bond Residential**

78 New London Road, Chelmsford, Essex, CM2 0PD

01245 500599

lee@bondresidential.co.uk

www.bondresidential.co.uk





## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	828 ft <sup>2</sup> / 77 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,730
<b>Title Number:</b>	EX431530
<b>UPRN:</b>	100090414385

<b>Last Sold £/ft<sup>2</sup>:</b>	£461
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Chelmsford
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

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

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

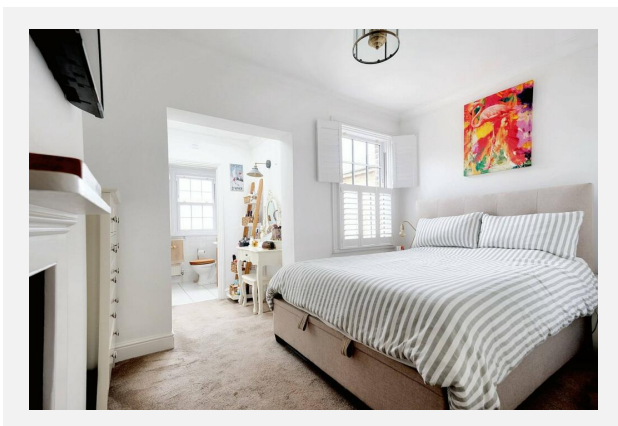
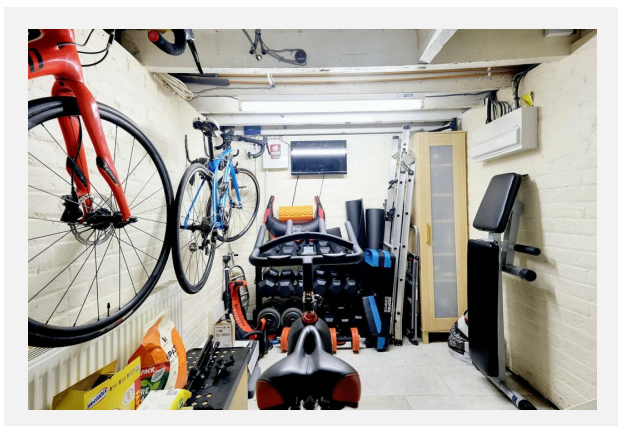
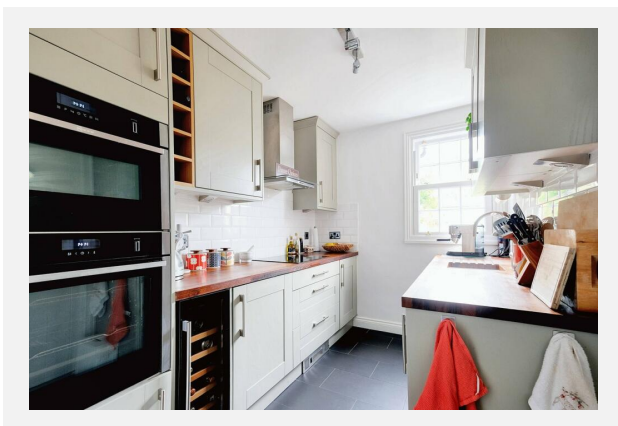
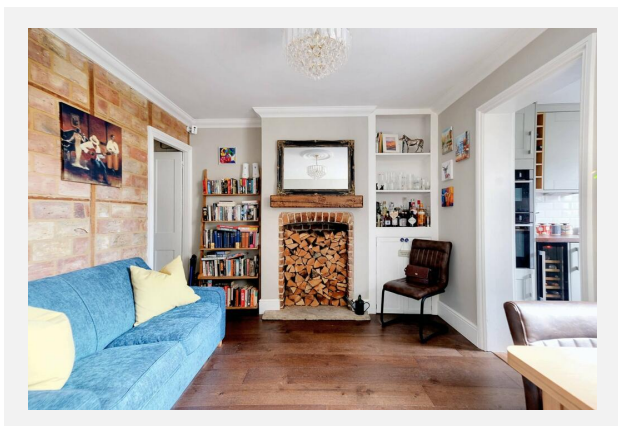
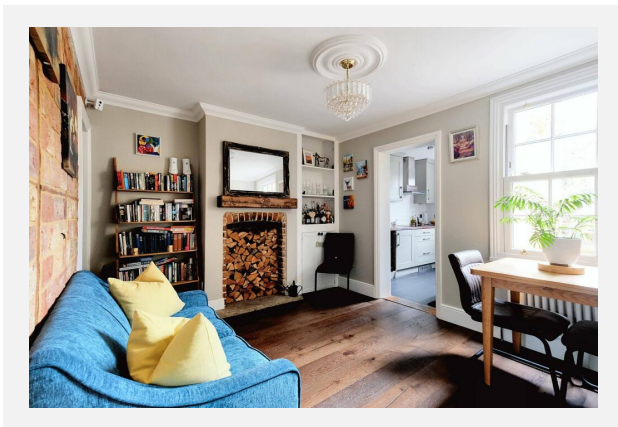
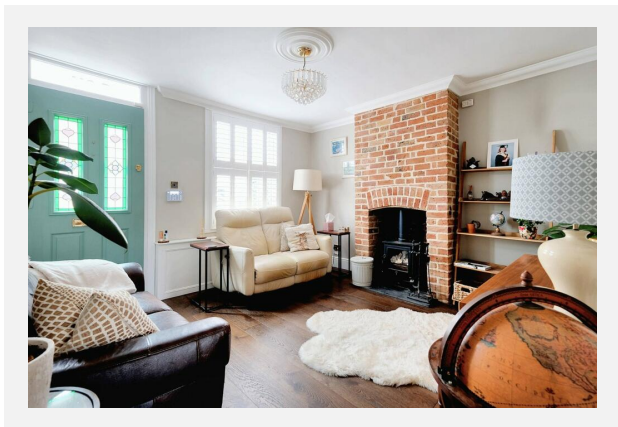
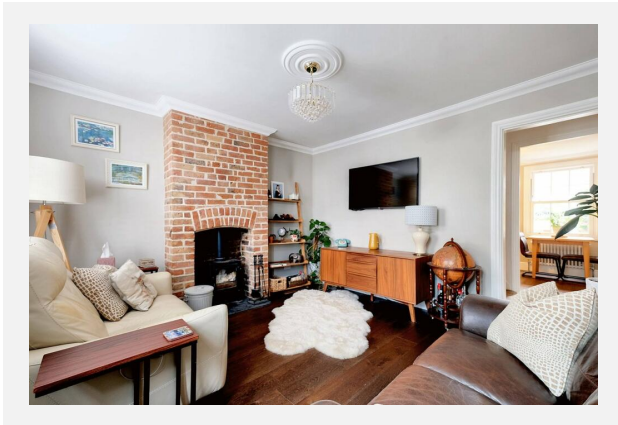
### Mobile Coverage: (based on calls indoors)



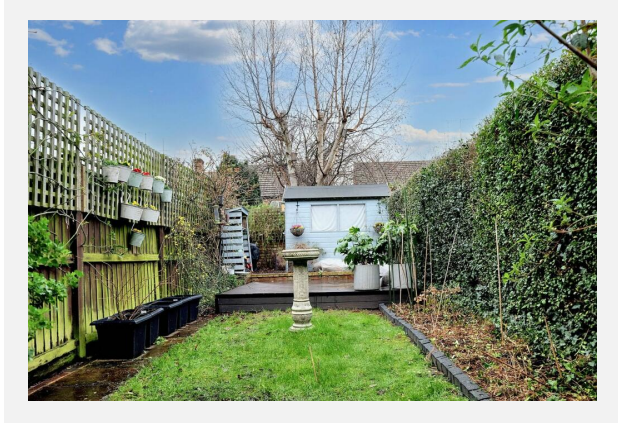
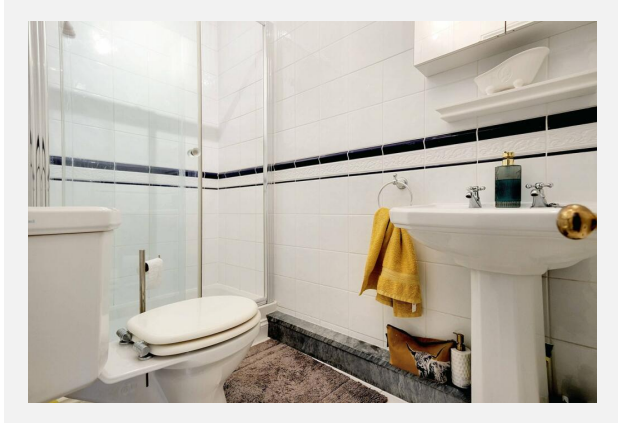
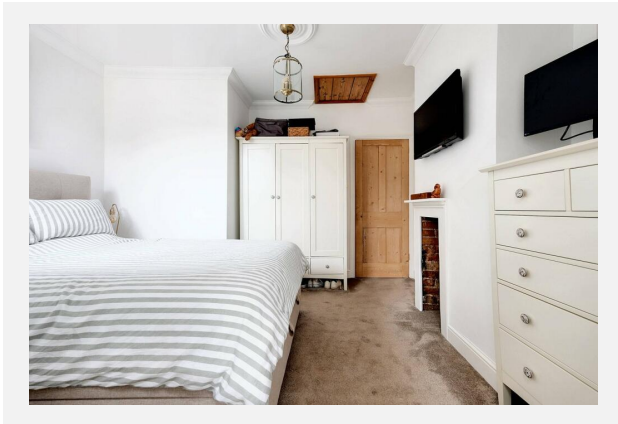
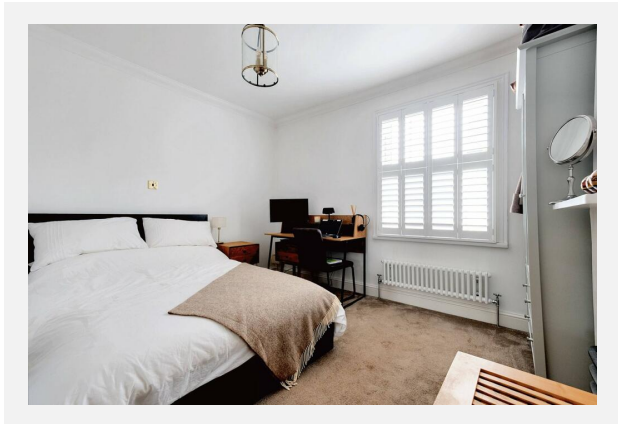
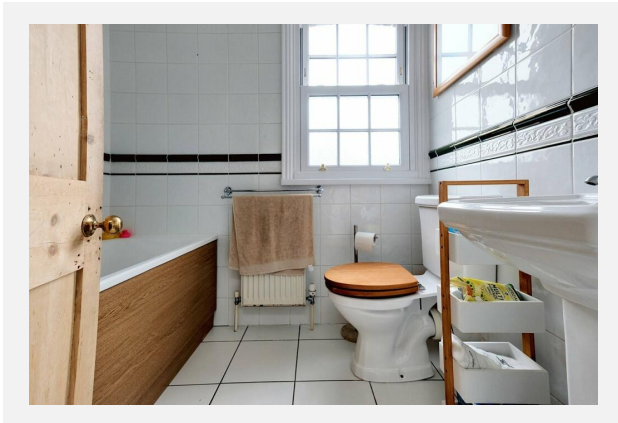
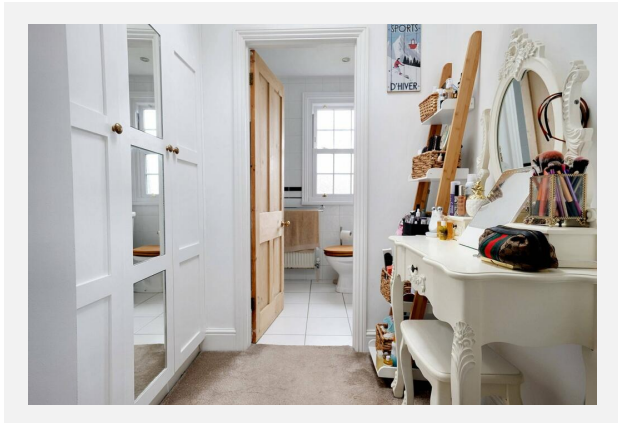
### Satellite/Fibre TV Availability:











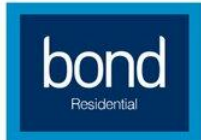
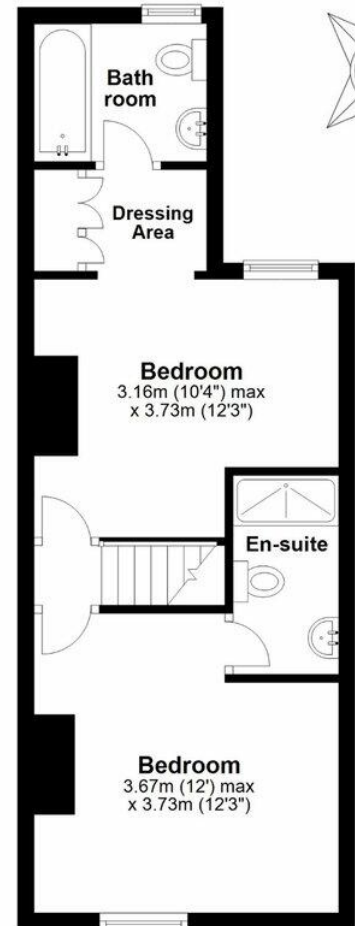


## MOULSHAM STREET, CHELMSFORD, CM2

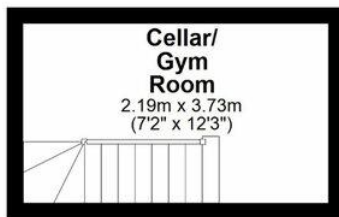
Ground Floor



First Floor



Basement



**APPROX INTERNAL FLOOR AREA**  
81 SQ M (870 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**. All measurements are approximate **NOT** to be used for valuation purposes.  
Copyright Bond Residential 2024

CM2

Energy rating

**C**

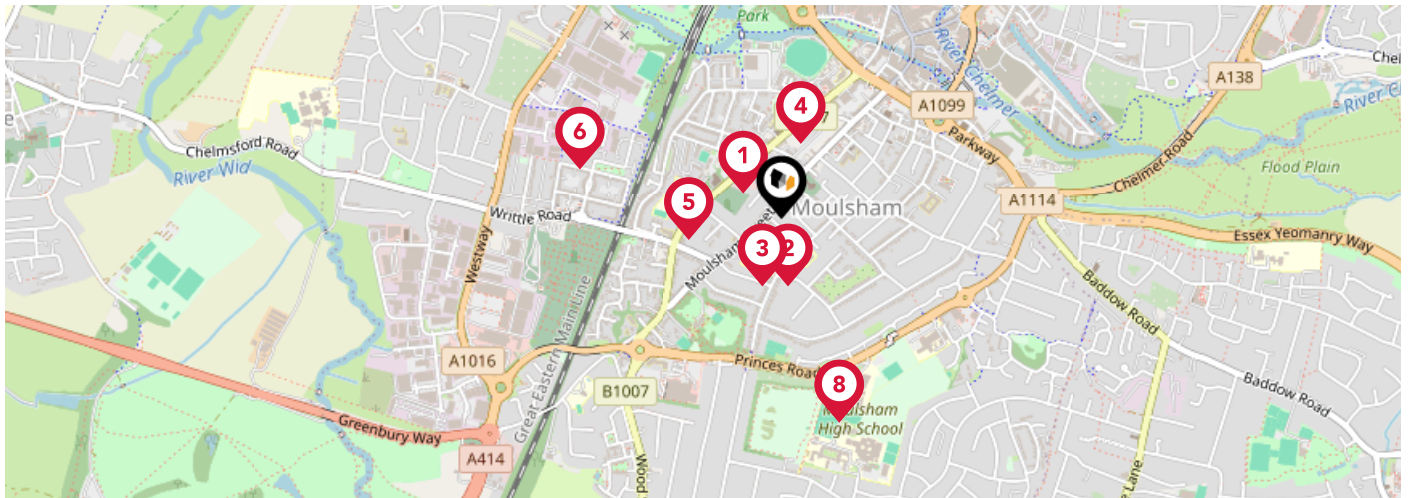
Valid until 27.07.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

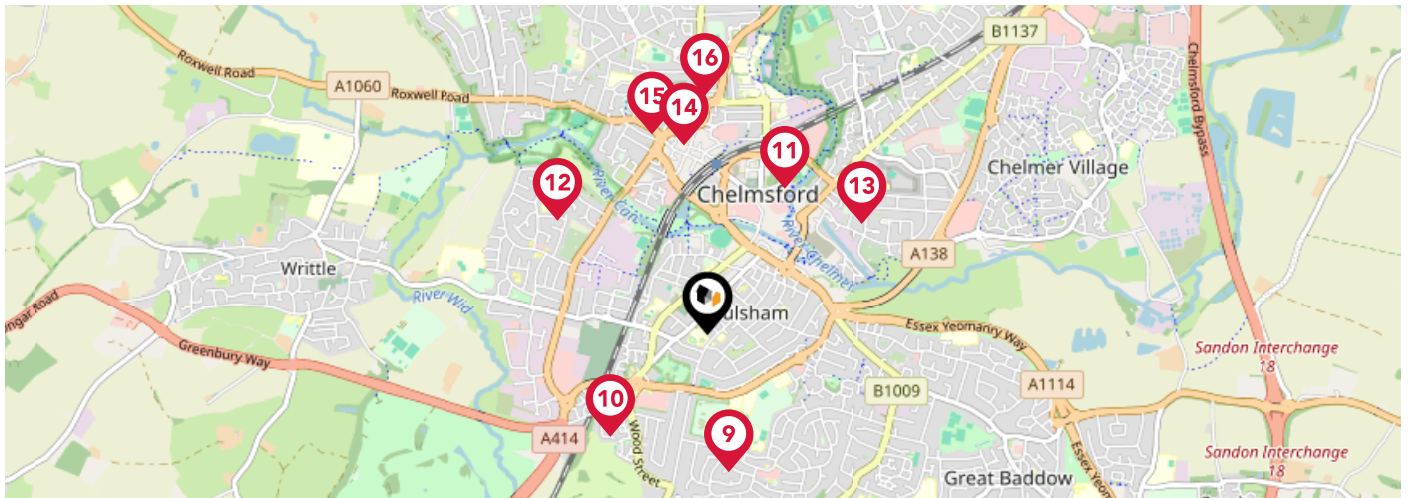
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

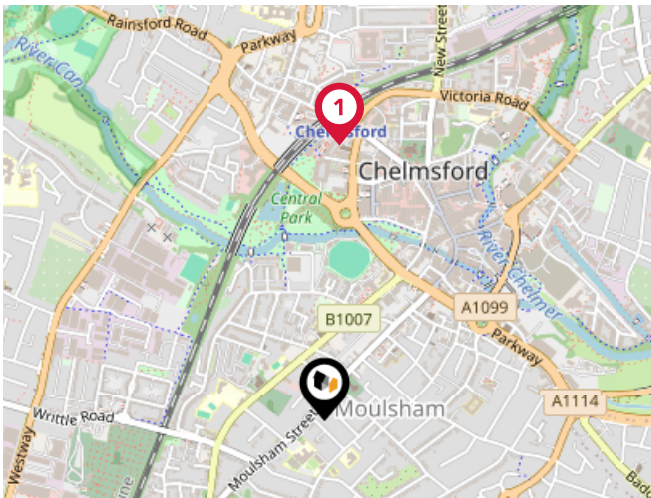




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Anne's School</b> Ofsted Rating: Not Rated   Pupils: 131   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oaklands Infant School</b> Ofsted Rating: Outstanding   Pupils: 175   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chelmsford College</b> Ofsted Rating: Good   Pupils:0   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Our Lady Immaculate Catholic Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Cedd's School</b> Ofsted Rating: Not Rated   Pupils: 380   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Community College Initiative Ltd</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moulsham Junior School</b> Ofsted Rating: Good   Pupils: 651   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Moulsham Infant School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

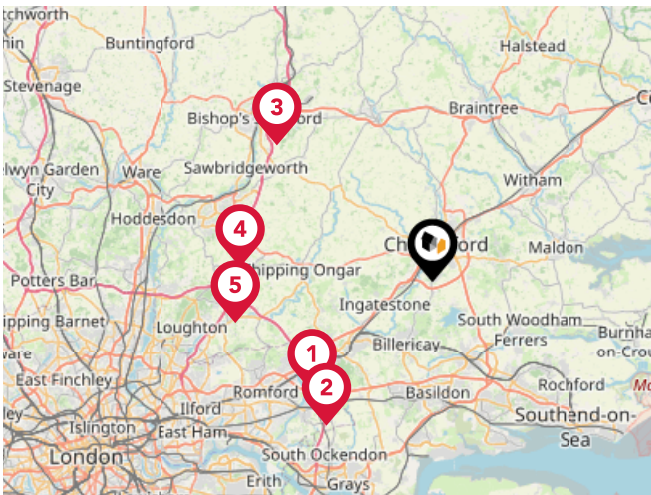


		Nursery	Primary	Secondary	College	Private
	<b>Moulsham High School</b> Ofsted Rating: Good   Pupils: 1530   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widford Lodge Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 210   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cathedral Church of England Voluntary Aided Primary School, Chelmsford</b> Ofsted Rating: Good   Pupils: 313   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westlands Community Primary School</b> Ofsted Rating: Good   Pupils: 616   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Road Primary School</b> Ofsted Rating: Good   Pupils: 310   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward VI Grammar School, Chelmsford</b> Ofsted Rating: Outstanding   Pupils: 1128   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Maltese Road Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chelmsford County High School for Girls</b> Ofsted Rating: Outstanding   Pupils: 987   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### National Rail Stations

Pin	Name	Distance
1	Chelmsford Rail Station	0.63 miles
2	Ingatestone Rail Station	5.49 miles
3	Hatfield Peverel Rail Station	6.45 miles



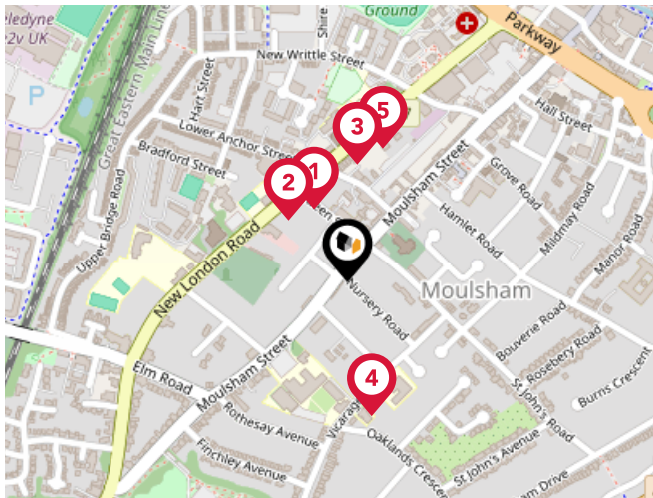
### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	12.04 miles
2	M25 J29	13.23 miles
3	M11 J8	15.2 miles
4	M11 J7	14.19 miles
5	M11 J6	14.82 miles



# Area

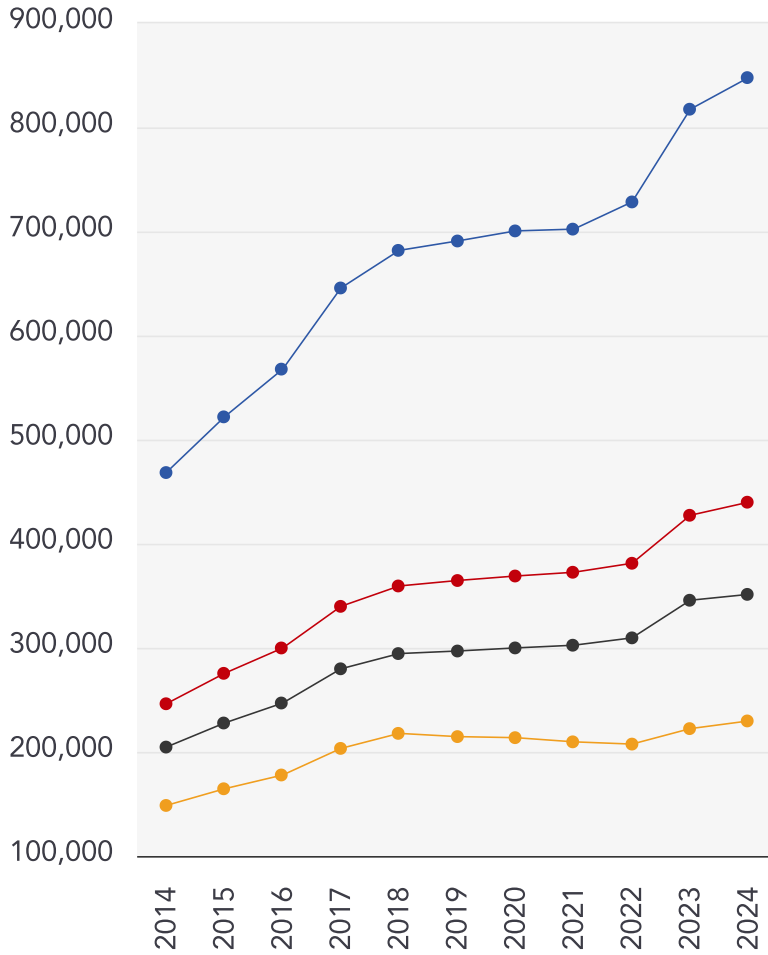
## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Queen Street	0.09 miles
2	Queen Street	0.1 miles
3	RC Church	0.13 miles
4	Vicarage Road	0.16 miles
5	RC Church	0.16 miles

10 Year History of Average House Prices by Property Type in CM2



Detached

**+81.01%**

Semi-Detached

**+78.63%**

Terraced

**+71.68%**

Flat

**+54.64%**



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### Financial Services

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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.





## 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



Bond Residential were extremely helpful and supportive of us as first-time buyers during the height of the pandemic. As we encountered issue after issue with our solicitors, we were very impressed with how Bond went above and beyond to support our purchase and keep us informed. I would absolutely recommend Bond to anybody looking to sell their home, and would look to them for any future sale or purchase.



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/BondResidential



/bond\_residential



/company/bond-residential-ltd

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# Bond Residential

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