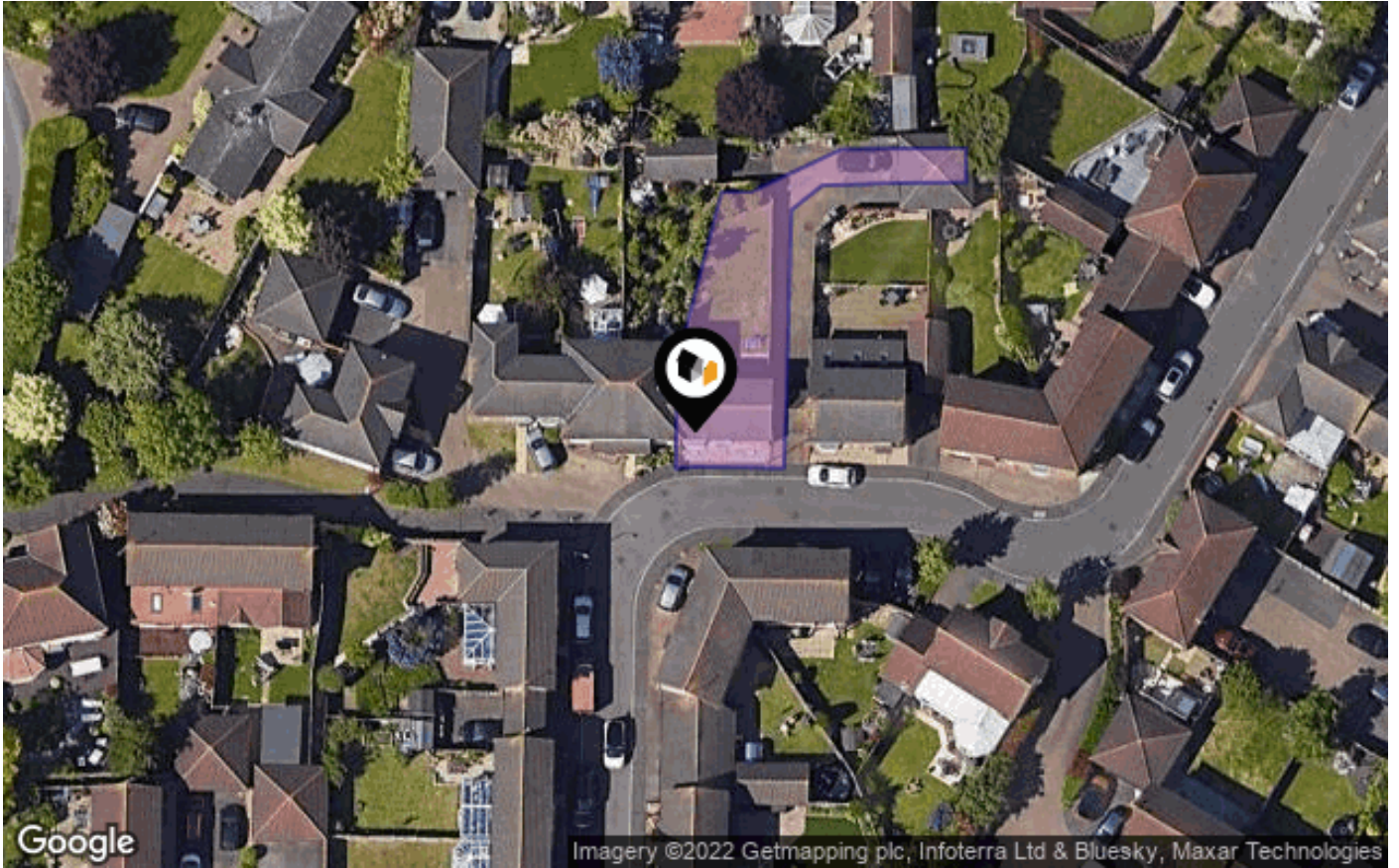


**bond**  
Residential

arla | propertymark  
PROTECTED

The Property  
Ombudsman



## **KFB:** Key Facts For Buyers

An insight into your property and the local area

**SILVESTER WAY, CHANCELLOR PARK,  
CHELMSFORD, CM2**

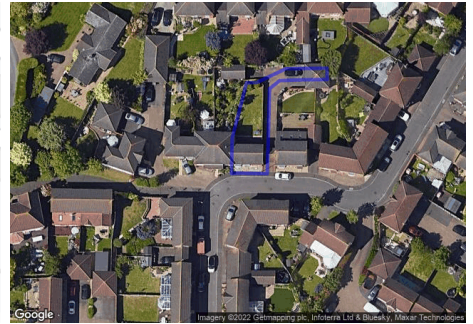
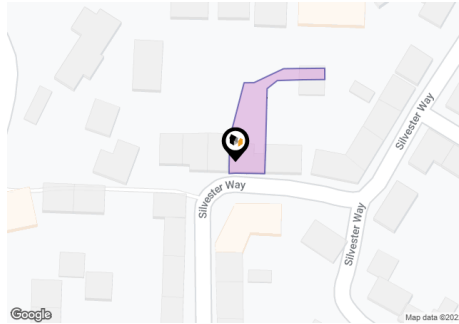
### **Bond Residential**

43 New London Rd  
Chelmsford CM2 0ND  
01245 500599

jack@bondresidential.co.uk  
www.bondresidential.co.uk

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## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	613.54 ft <sup>2</sup> / 57 m <sup>2</sup>
Plot Area:	0.06 acres
£/sqft:	£467.78
Council Tax :	Band C
Annual Estimate:	£1,730 pa
Title Number:	EX636659
UPRN:	200004716122

Price Estimate:	-
Tenure:	Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>600</b> mb/s

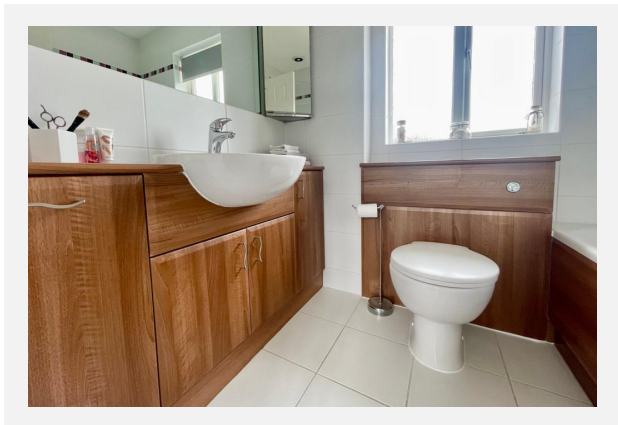
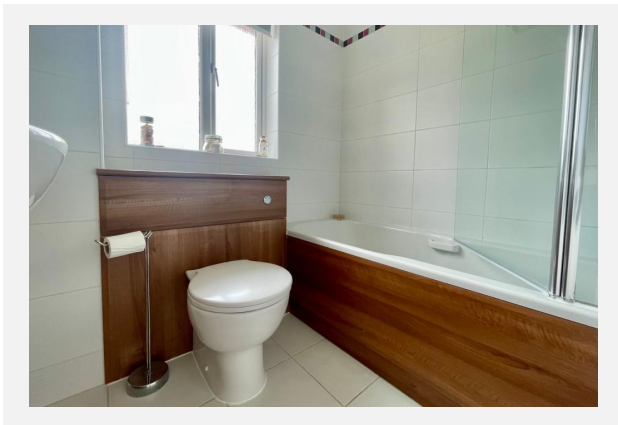
Mobile Coverage:  
(based on calls indoors)



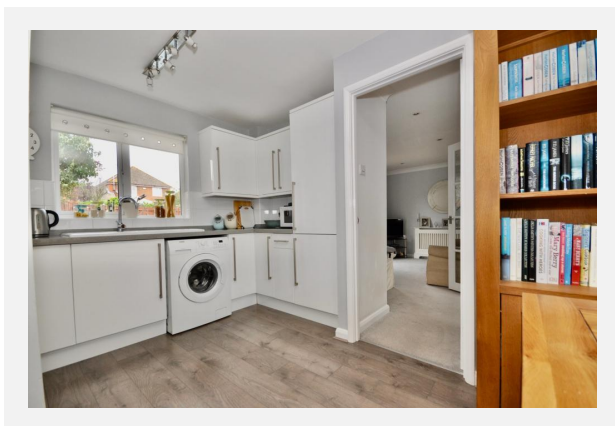
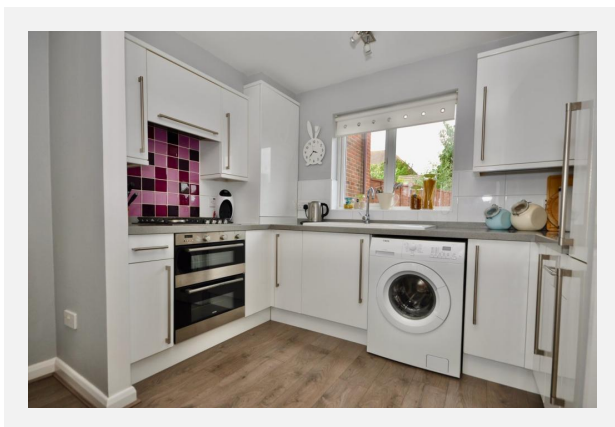
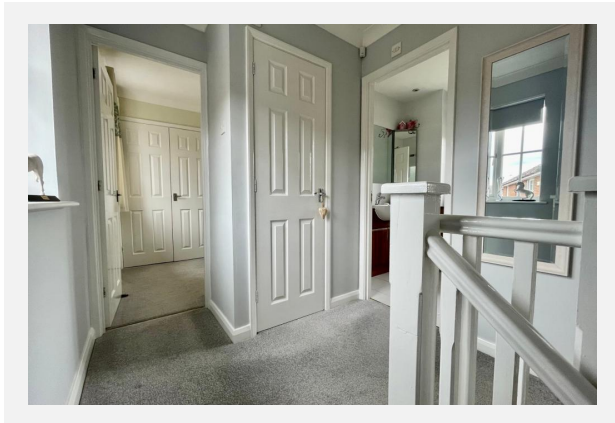
Satellite & Cable TV Availability:





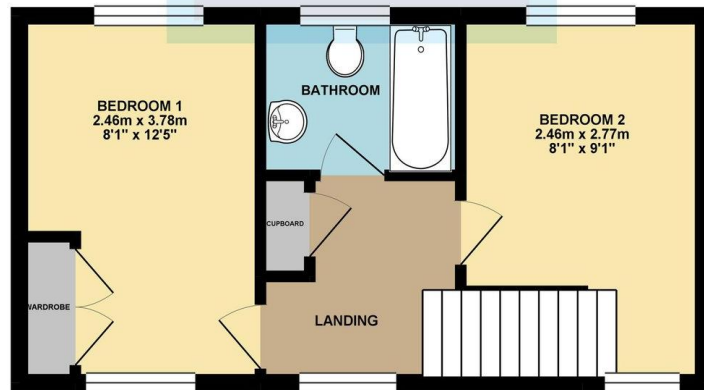
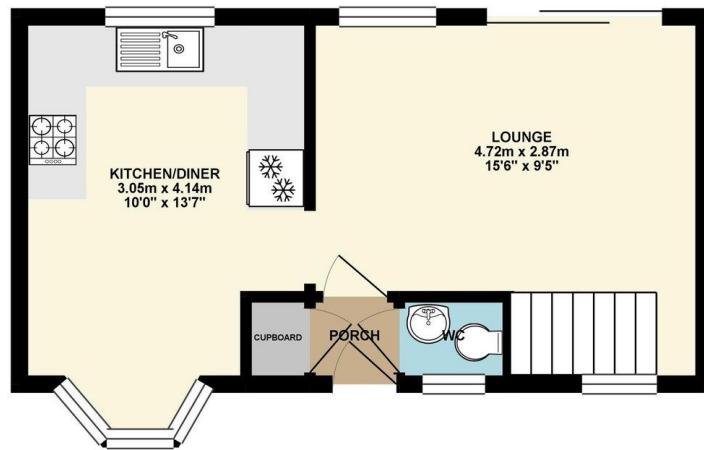






# SILVESTER WAY, CHANCELLOR PARK, CHELMSFORD, CM2

## GROUND FLOOR



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 ©2019

Silvester Way, Springfield, CM2

Energy rating

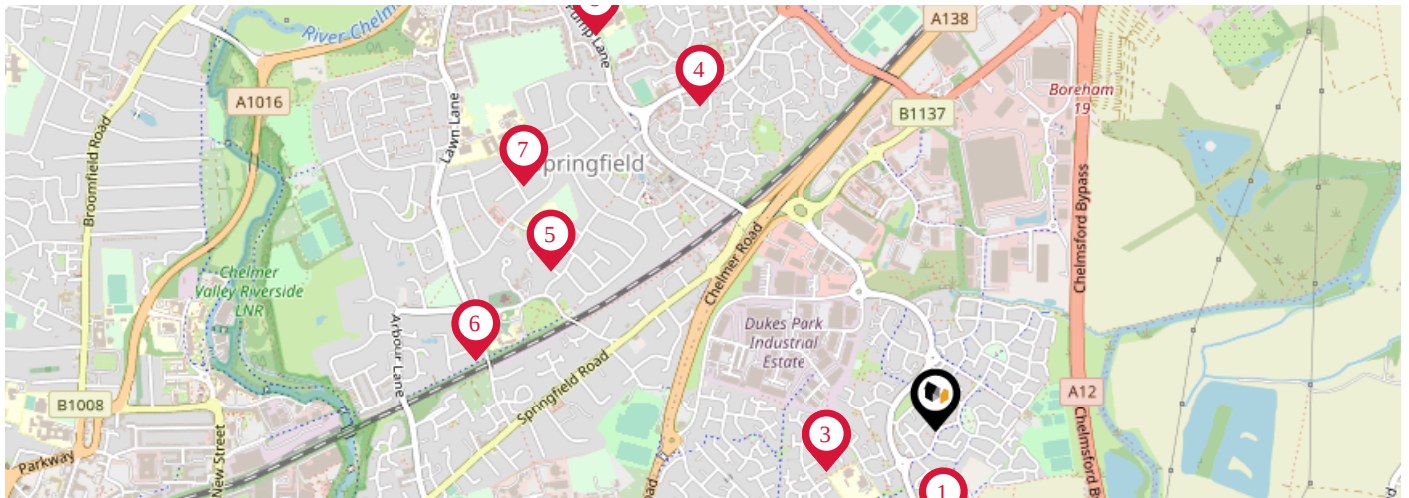
# C

Valid until 27.07.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

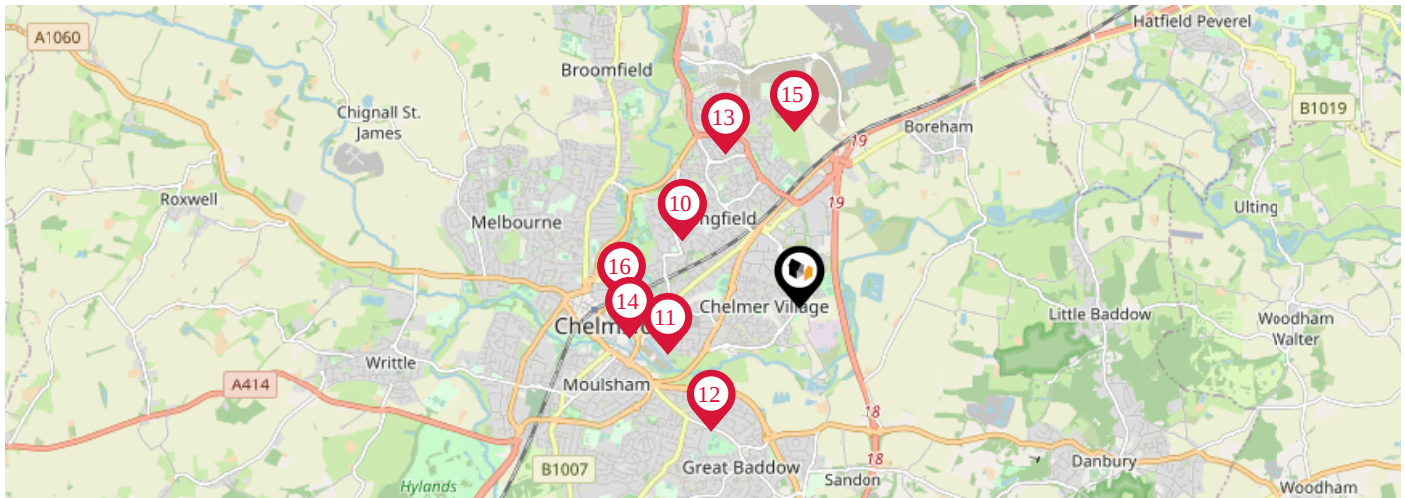
### Additional EPC Data

Property Type:	House
Built Form:	End-Terrace
Transaction Type:	Marketed sale
Total Floor Area:	57 m <sup>2</sup>
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Mains Gas:	Yes
Floor Level:	-
Flat Top Storey:	No
Top Storey:	-
Glazing Type:	Double glazing installed before 2002
Previous Extensions:	-
Lighting:	No low energy lighting
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Open Fireplaces:	-
Hotwater System:	From main system
Hotwater Efficiency:	Good
Floors:	Suspended, limited insulation (assumed)
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Ventilation:	Natural

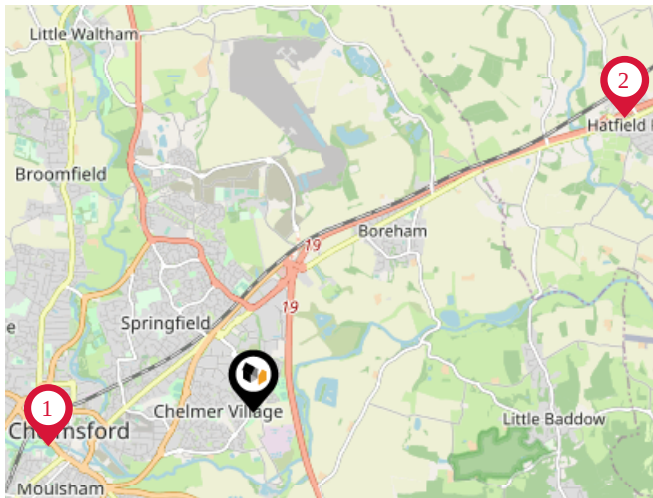


		Nursery	Primary	Secondary	College	Private
	<b>Chancellor Park Primary School, Chelmsford</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnes Farm Infant School</b> Ofsted Rating: Not Rated   Pupils: 241   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnes Farm Junior School</b> Ofsted Rating: Not Rated   Pupils: 356   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bishops' Church of England and Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Tyrrells School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chelmsford Hospital School</b> Ofsted Rating: Outstanding   Pupils: 12   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Boswells School</b> Ofsted Rating: Good   Pupils: 1467   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 436   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



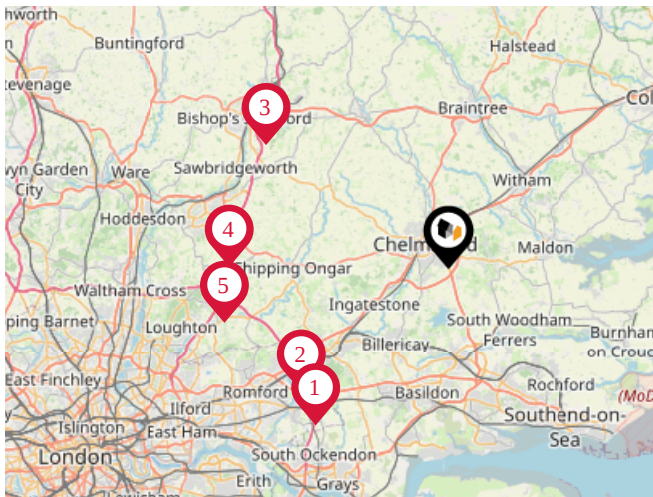


		Nursery	Primary	Secondary	College	Private
	<b>Perryfields Junior School</b> Ofsted Rating: Not Rated   Pupils: 300   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Perryfields Infant School</b> Ofsted Rating: Not Rated   Pupils: 181   Distance:1.24	<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:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadgate Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Beaulieu Park School</b> Ofsted Rating: Not Rated   Pupils: 302   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cathedral Church of England Voluntary Aided Primary School, Chelmsford</b> Ofsted Rating: Requires improvement   Pupils: 313   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Hall School</b> Ofsted Rating: Not Rated   Pupils: 1276   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anglia Ruskin University</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Chelmsford Rail Station	1.91 miles
2	Hatfield Peverel Rail Station	4.35 miles
3	Witham (Essex) Rail Station	7.05 miles

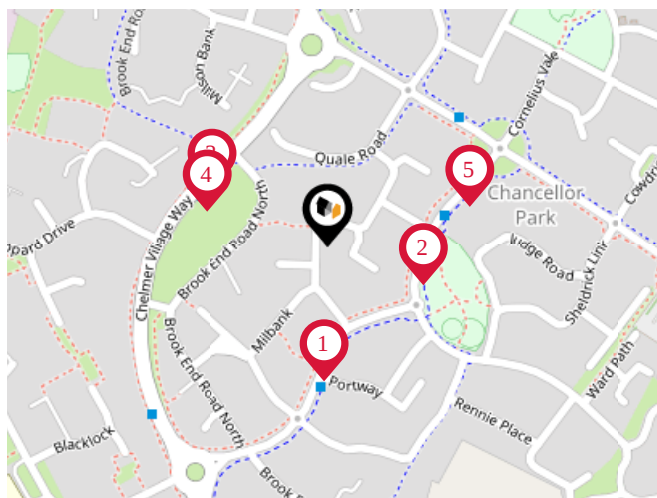


## Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	15.16 miles
2	M25 J28	14.1 miles
3	M11 J8	16.13 miles
4	M11 J7	16.06 miles
5	M11 J6	16.9 miles

# Area

## Transport (Local)

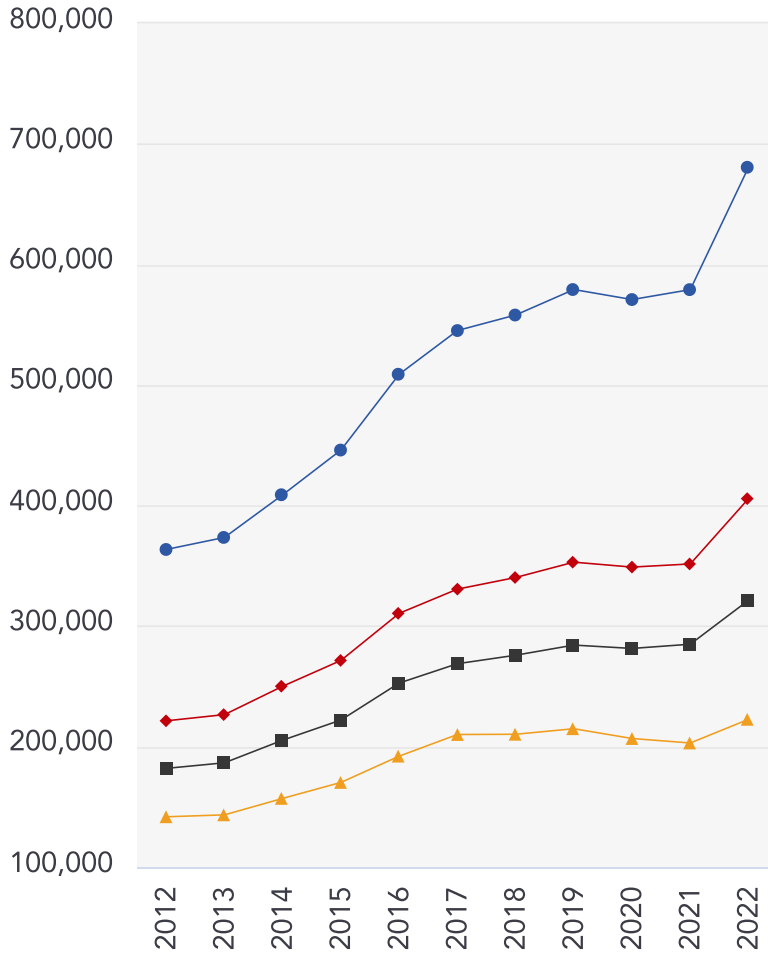


### Bus Stops/Stations

Pin	Name	Distance
1	Portway	0.08 miles
2	Eglinton Drive	0.06 miles
3	Brook End Road	0.07 miles
4	Brook End Road	0.07 miles
5	Eglinton Drive	0.09 miles



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



Flat

**+56.99%**

Terraced

**+76.63%**

Semi-Detached

**+83.23%**

Detached

**+87.19%**



## 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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/bond\_residential



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