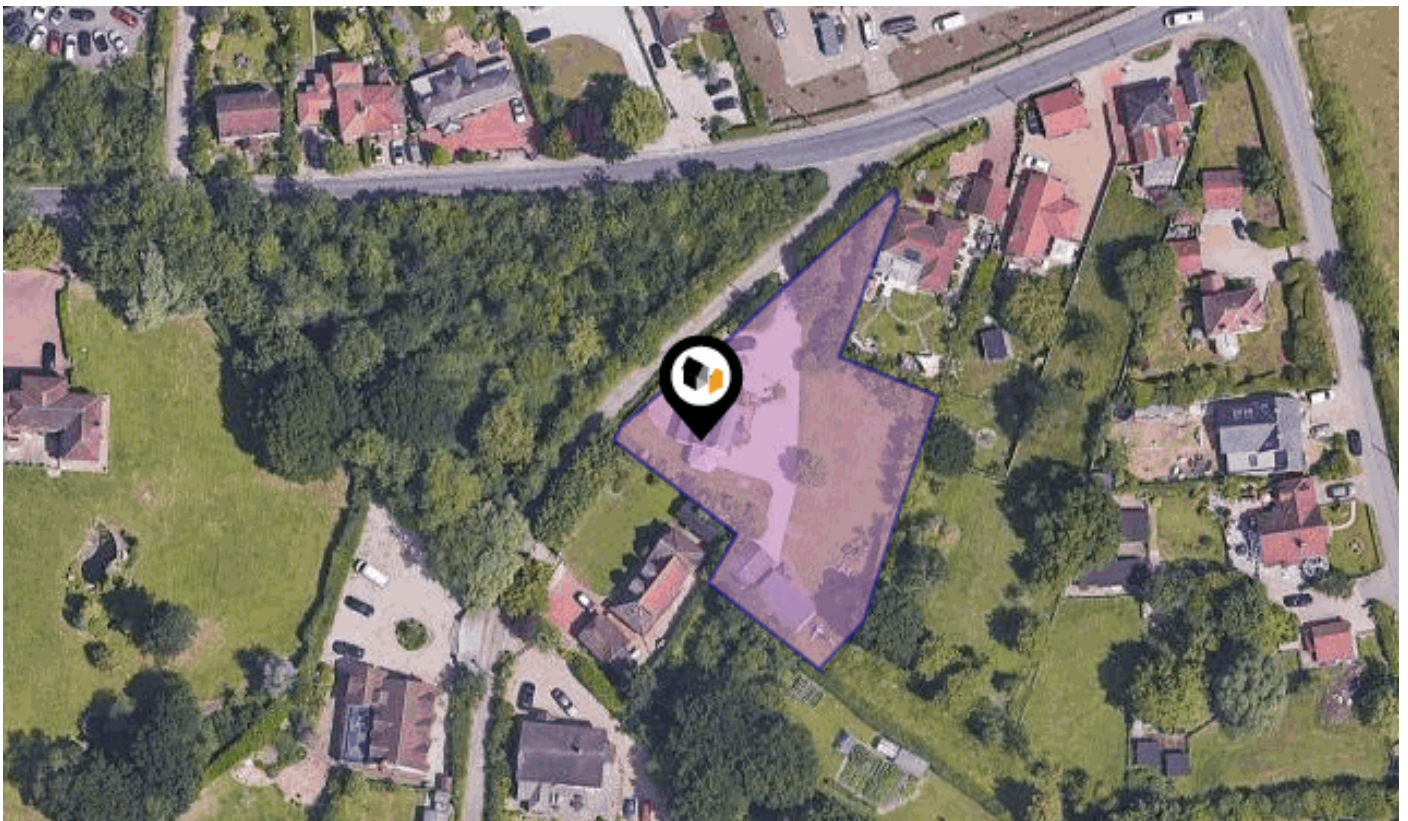




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st April 2023



COALHILL, RETTENDON COMMON, 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	Last Sold £/ft²:	£585
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.5 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£2,811		
Title Number:	EX463762		
UPRN:	200004636123		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

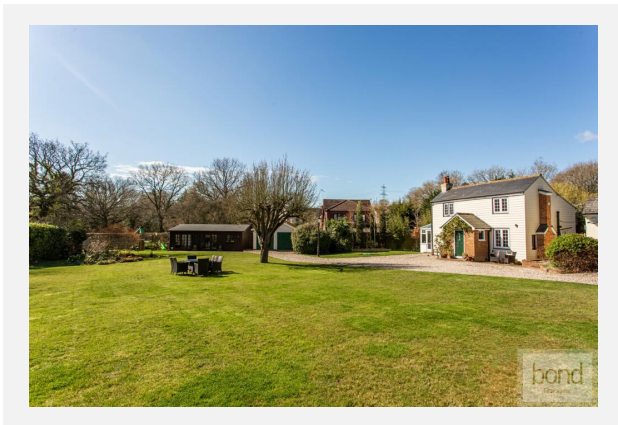
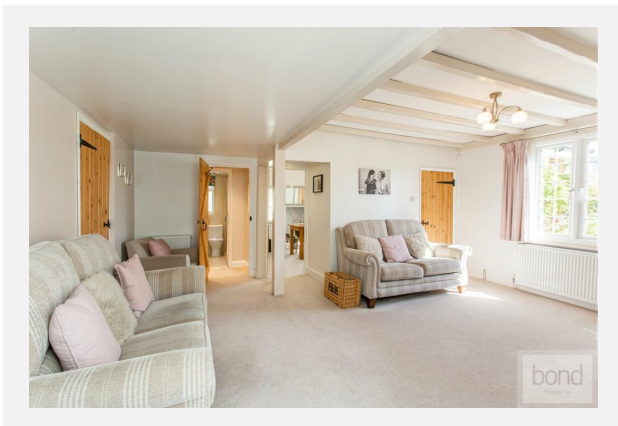
5 mb/s	80 mb/s	- mb/s

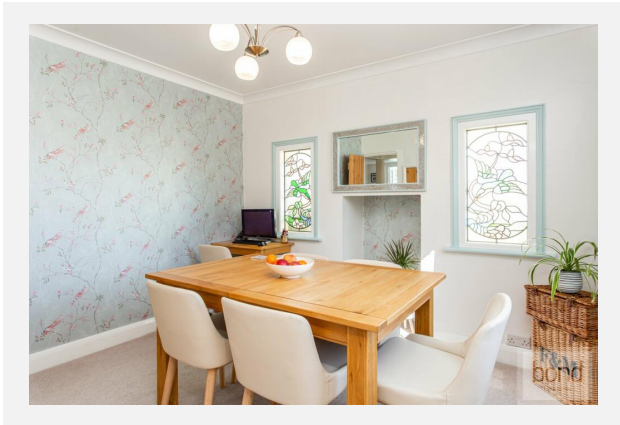
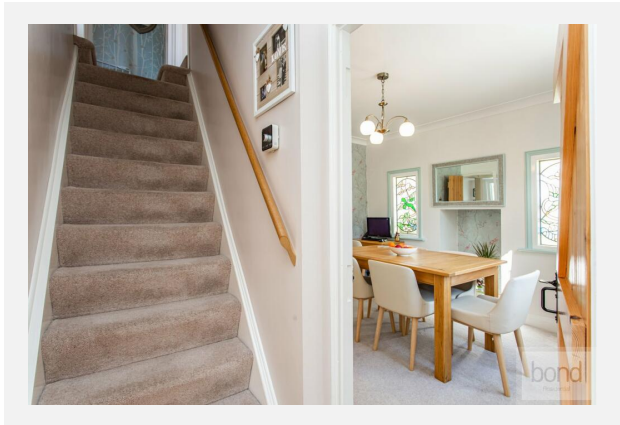
Mobile Coverage: (based on calls indoors)

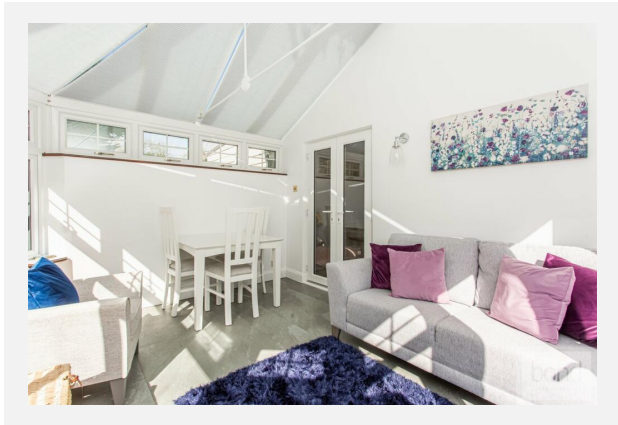
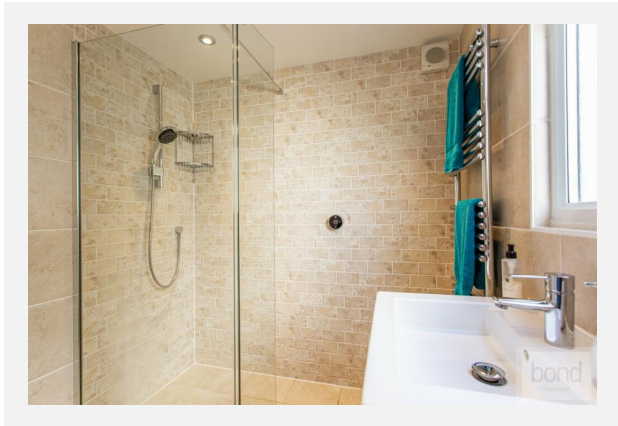
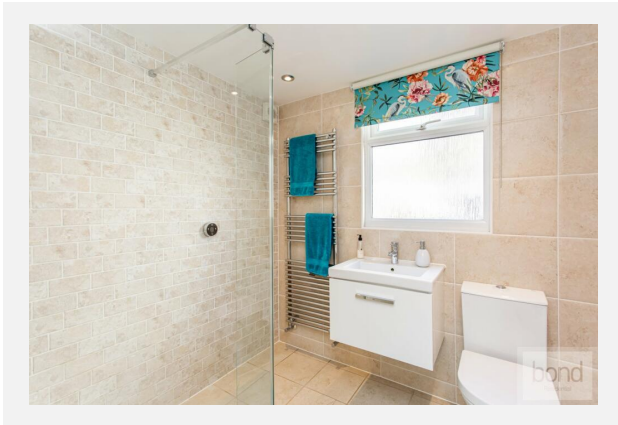


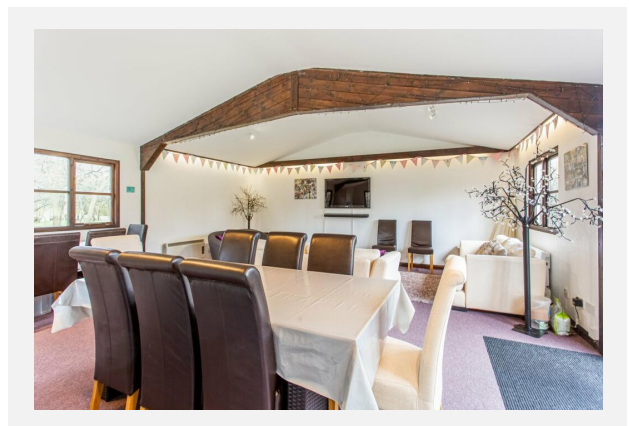
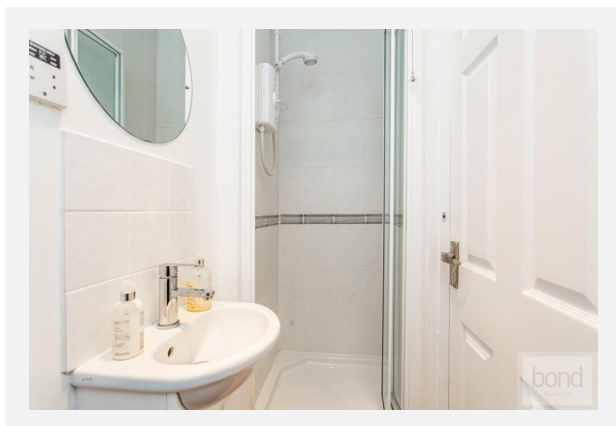
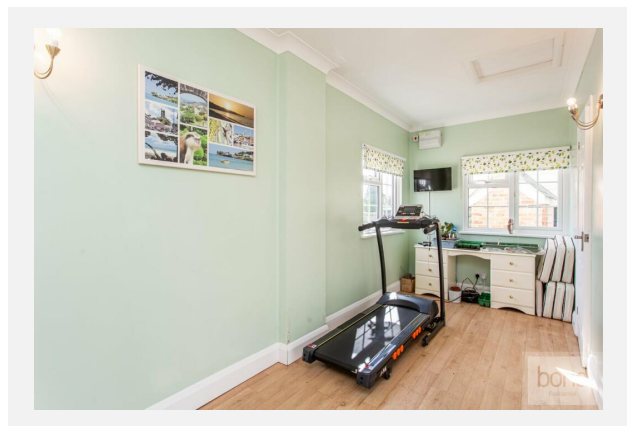
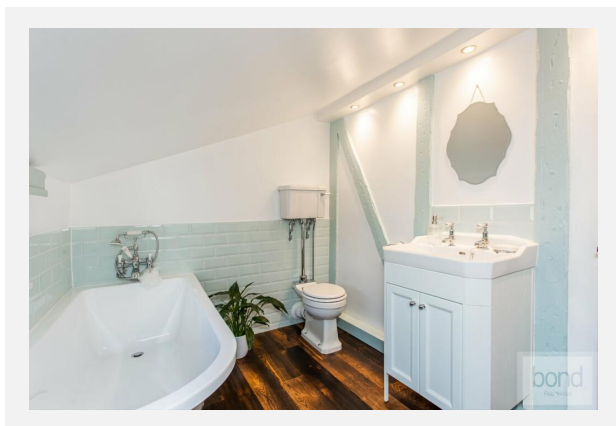
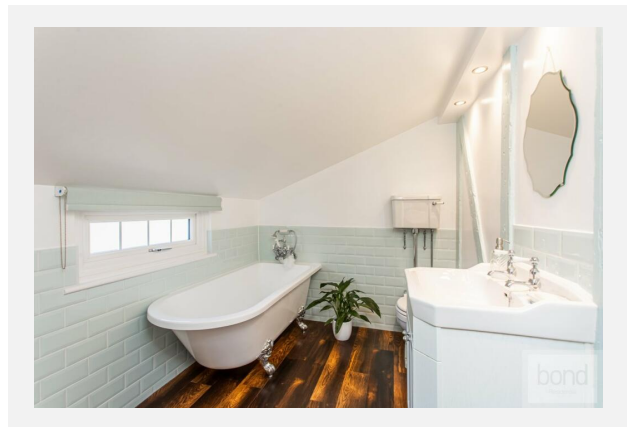
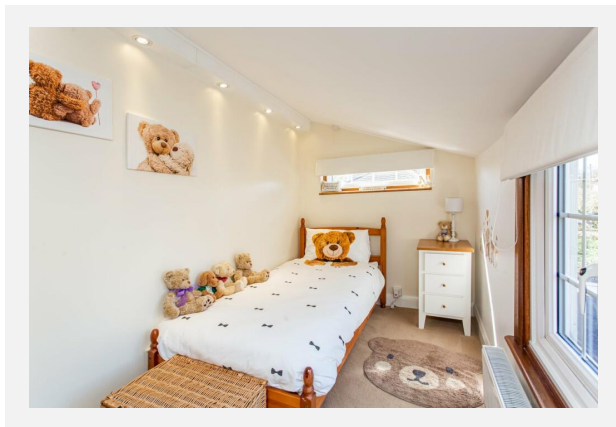
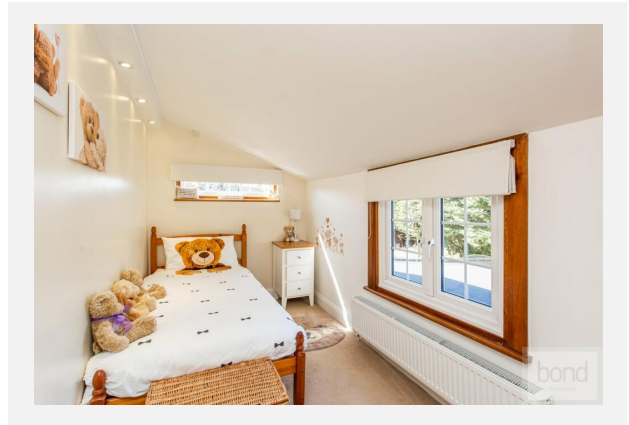
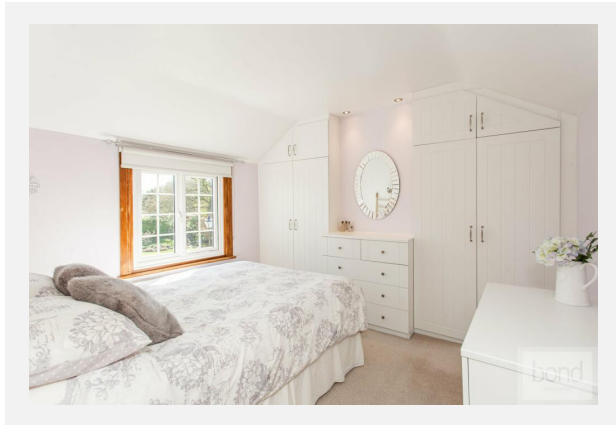
Satellite/Fibre TV Availability:

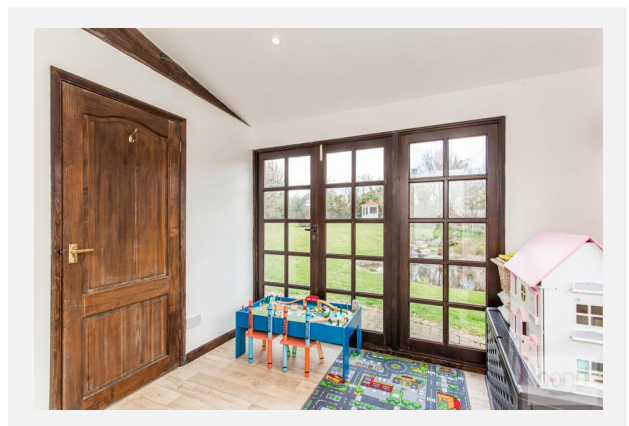
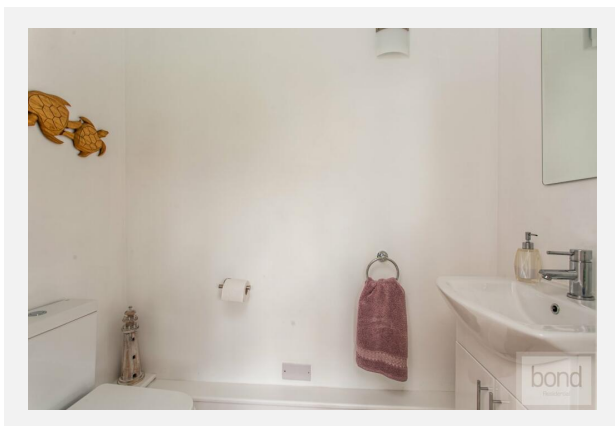
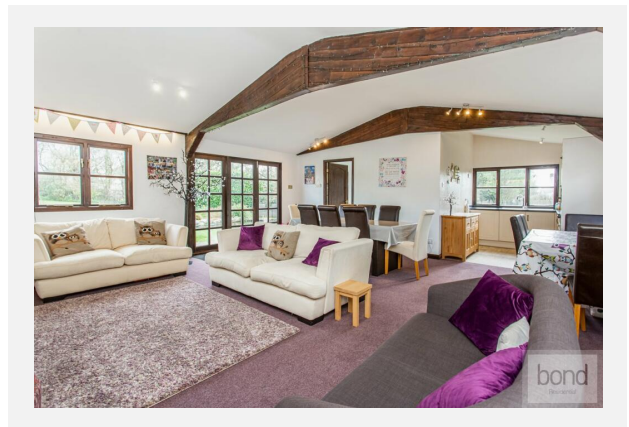
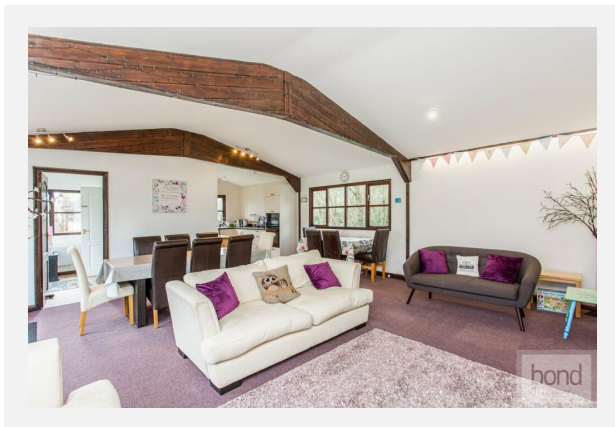
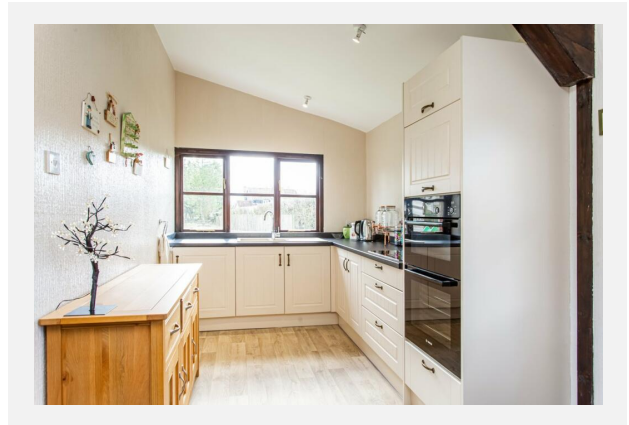
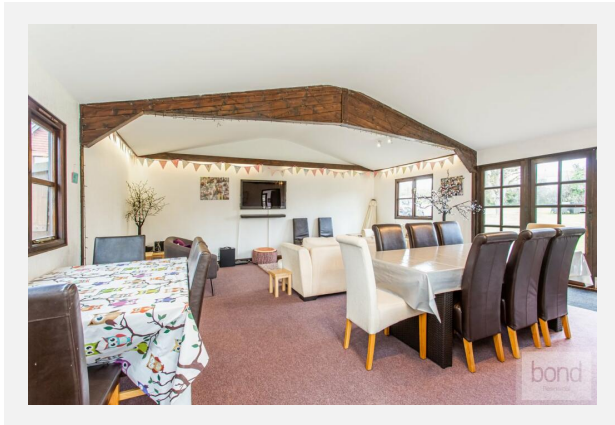






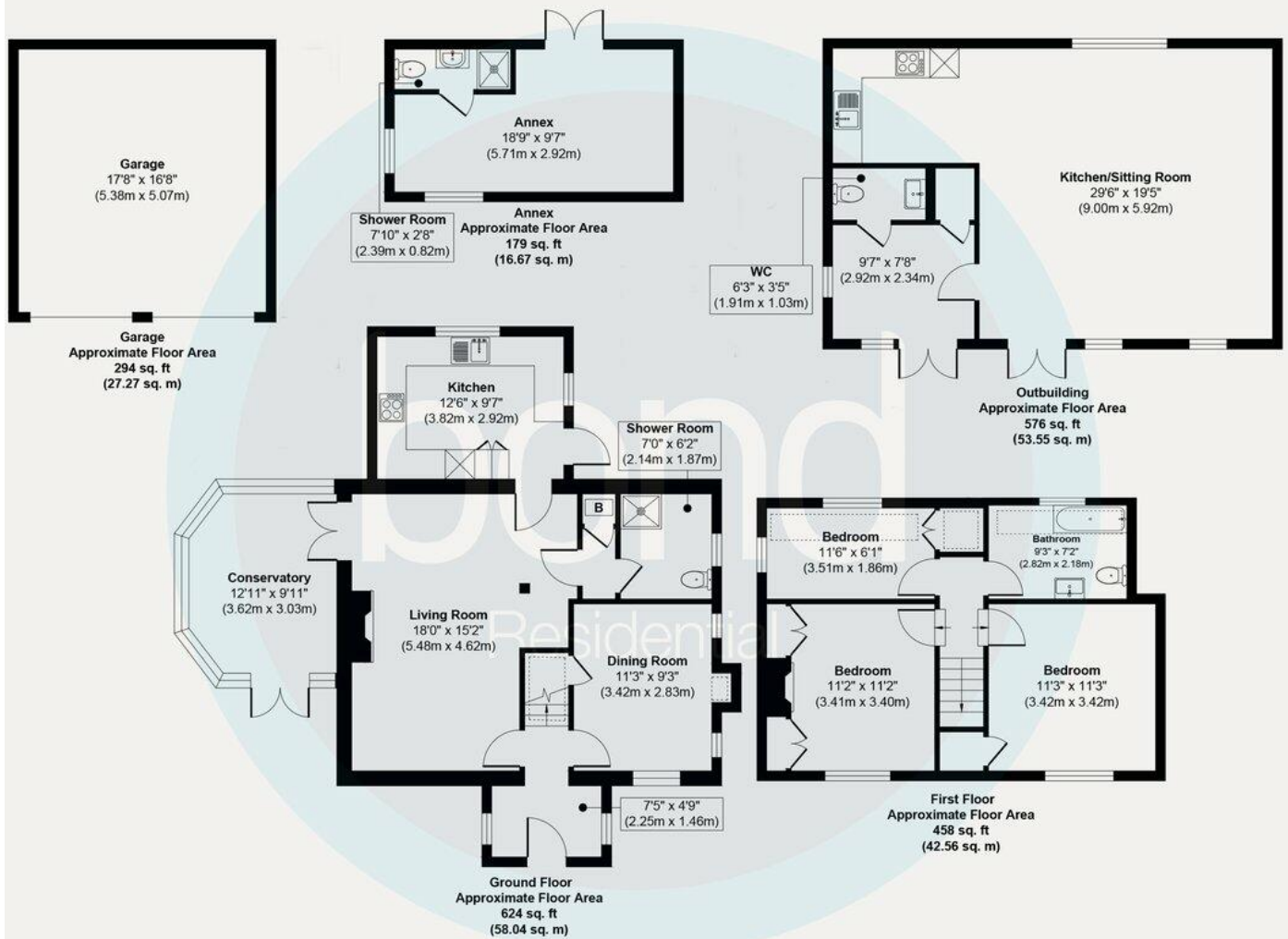






COALHILL, RETTENDON COMMON, CHELMSFORD, CM3

Starts Cottage



Approx. Gross Internal Floor Area 2131 sq. ft / 198.09 sq. m (Including All Building)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Coalhill, Rettendon Common, CM3

Energy rating

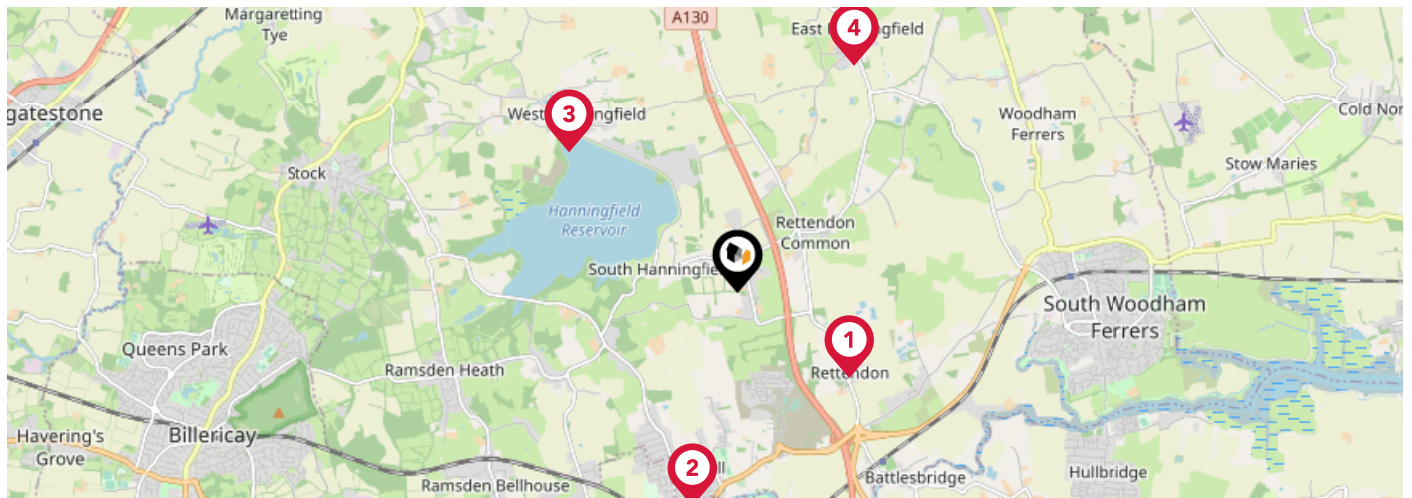
G

Valid until 16.05.2025

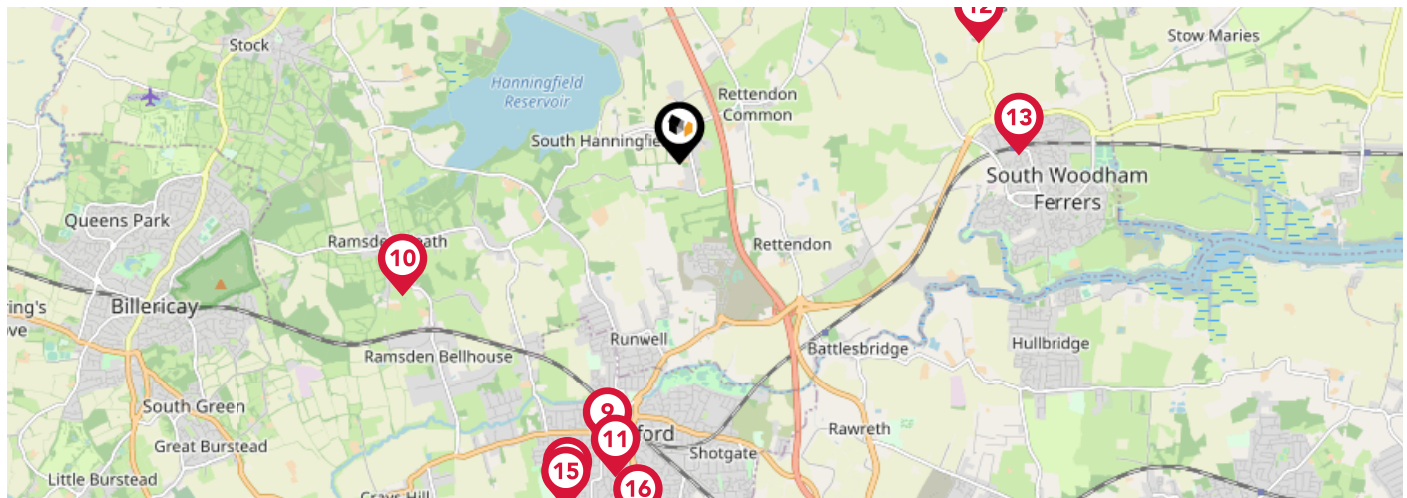
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G	13 G	

Additional EPC Data

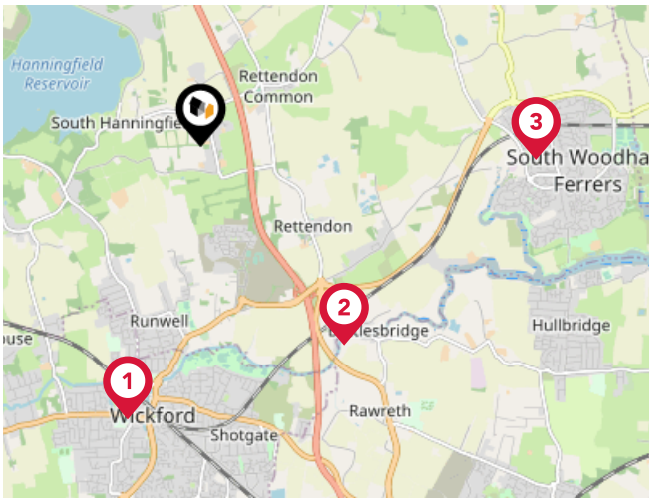
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 m ²



		Nursery	Primary	Secondary	College	Private
1	Rettondon Primary School Ofsted Rating: Good Pupils: 145 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Runwell Community Primary School Ofsted Rating: Good Pupils: 368 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peters Church of England Voluntary Aided Primary School, West Hanningfield Ofsted Rating: Good Pupils: 101 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Hanningfield Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hilltop Infant School Ofsted Rating: Outstanding Pupils: 241 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hilltop Junior School Ofsted Rating: Good Pupils: 321 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Wickford Church of England School Ofsted Rating: Outstanding Pupils: 153 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beauchamps High School Ofsted Rating: Outstanding Pupils: 1390 Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

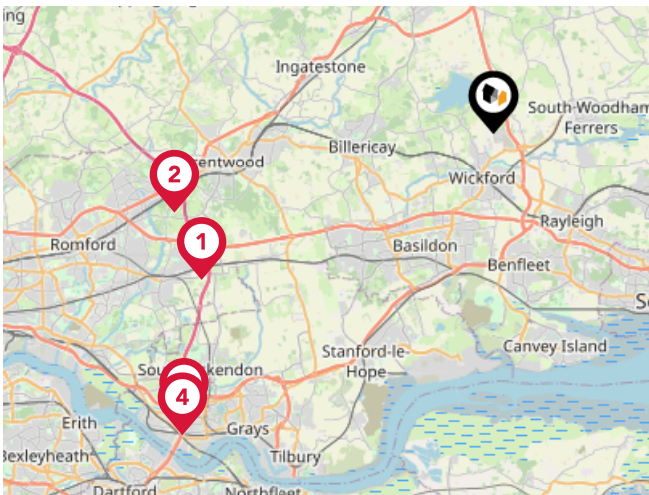


	Nursery	Primary	Secondary	College	Private
Wickford Primary School Ofsted Rating: Good Pupils: 559 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 226 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Crescent Primary School Ofsted Rating: Requires Improvement Pupils: 182 Distance:2.93	<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:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodville Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grange Primary School Ofsted Rating: Requires Improvement Pupils: 310 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Bromfords School and Sixth Form College Ofsted Rating: Good Pupils: 1102 Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oakfield Primary School Ofsted Rating: Good Pupils: 417 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



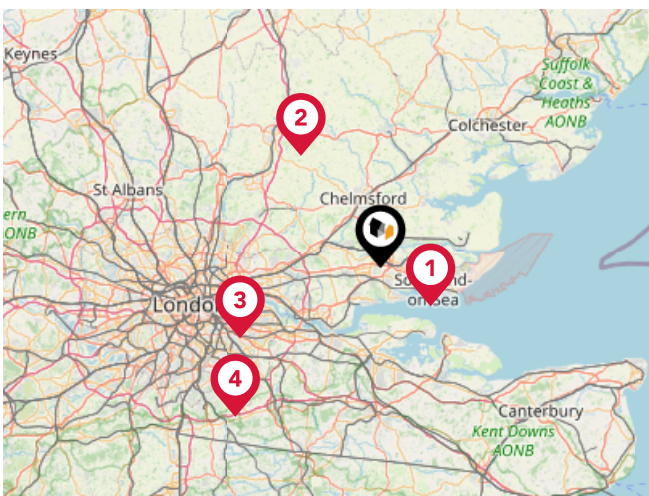
National Rail Stations

Pin	Name	Distance
1	Wickford Rail Station	2.59 miles
2	Battlesbridge Rail Station	2.25 miles
3	South Woodham Ferrers Rail Station	3.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	12.01 miles
2	M25 J28	12.08 miles
3	M25 J30	15.56 miles
4	M25 J31	15.97 miles

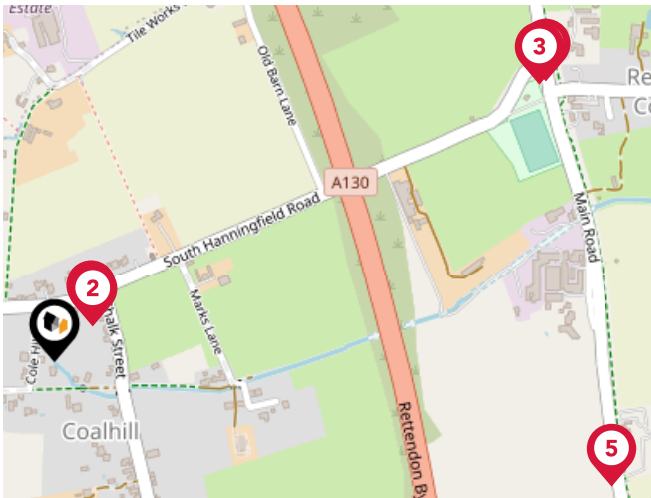


Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	9.2 miles
2	London Stansted Airport	20.29 miles
3	London City Airport	23.2 miles
4	Biggin Hill Airport	30.84 miles

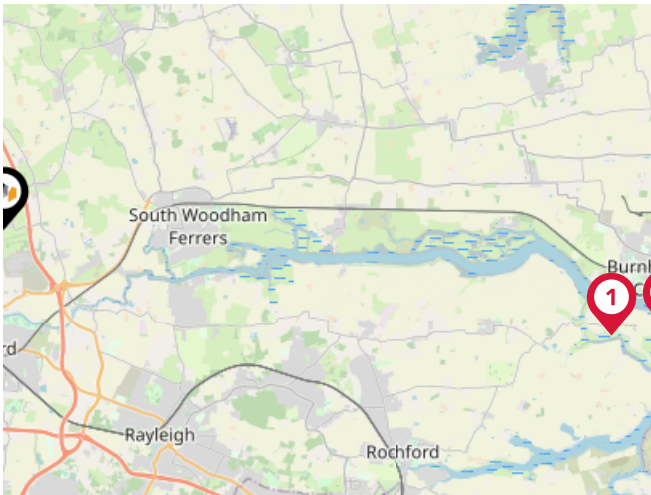
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chalk Street	0.06 miles
2	Chalk Street	0.06 miles
3	Rettendon Common	0.64 miles
4	Rettendon Common	0.65 miles
5	The Wheatsheaf	0.66 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	11.36 miles
2	Burnham on Crouch Ferry Landing	12.34 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

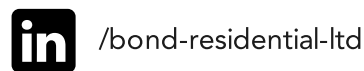
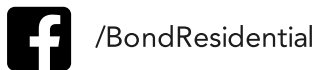


The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

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.



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Bond Residential or the seller.

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.

Please note that all appliances and heating systems are not tested by Bond Residential and therefore no warranties can be given as to their good working order.

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

