



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd January 2024



GORDON ROAD, CHELMSFORD, CM2

Bond Residential

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£432
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,625 ft ² / 151 m ²		
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£2,811		
Title Number:	EX75974		
UPRN:	100090401601		

Local Area

Local Authority:	Essex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

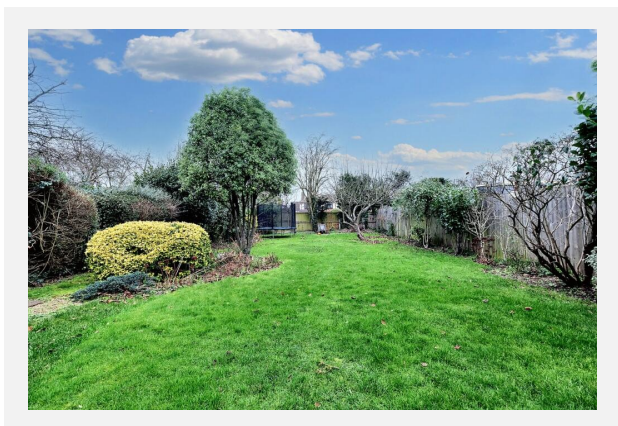
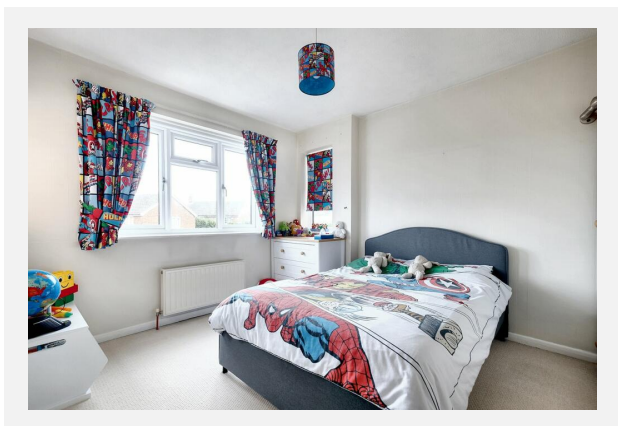
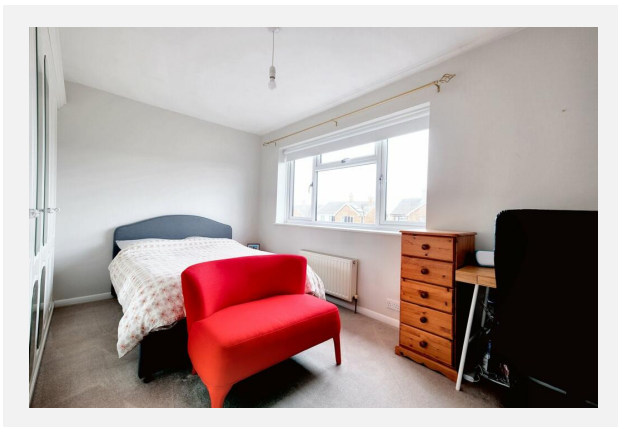
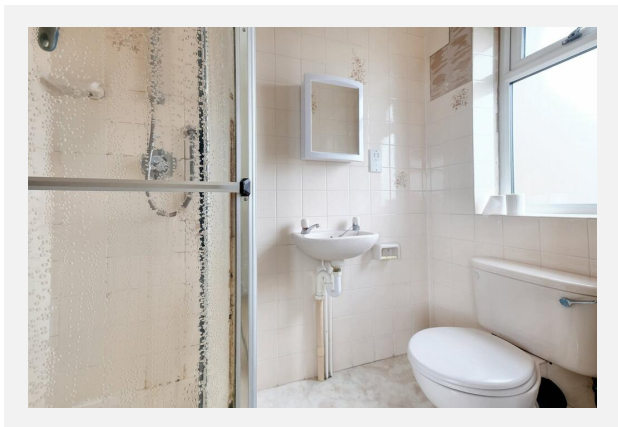


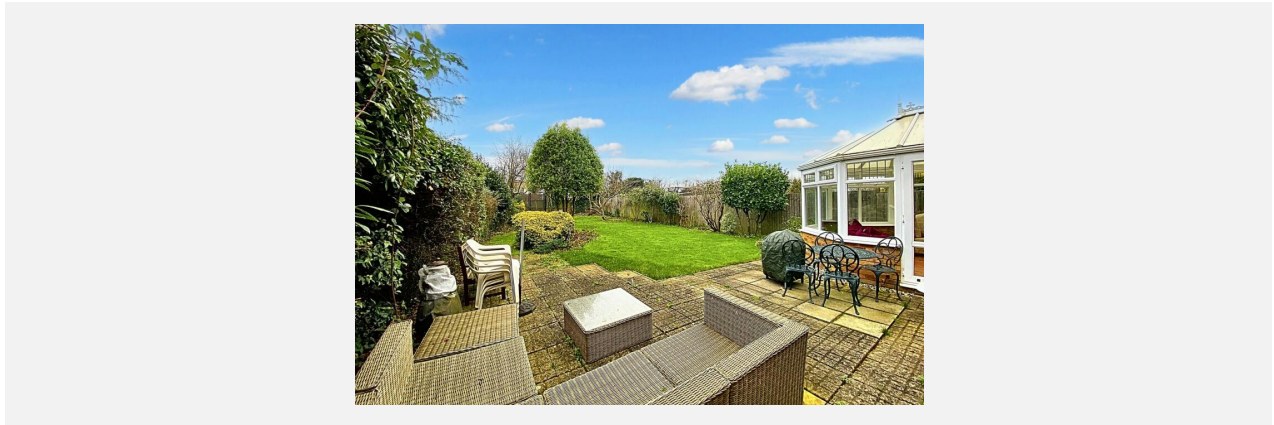
Planning records for: *28, Gordon Road, Chelmsford, CM2 9LL*

Reference - 21/02257/FUL	
Decision:	Application Permitted
Date:	15th November 2021
Description:	Remove conservatory and construct single storey rear extension.

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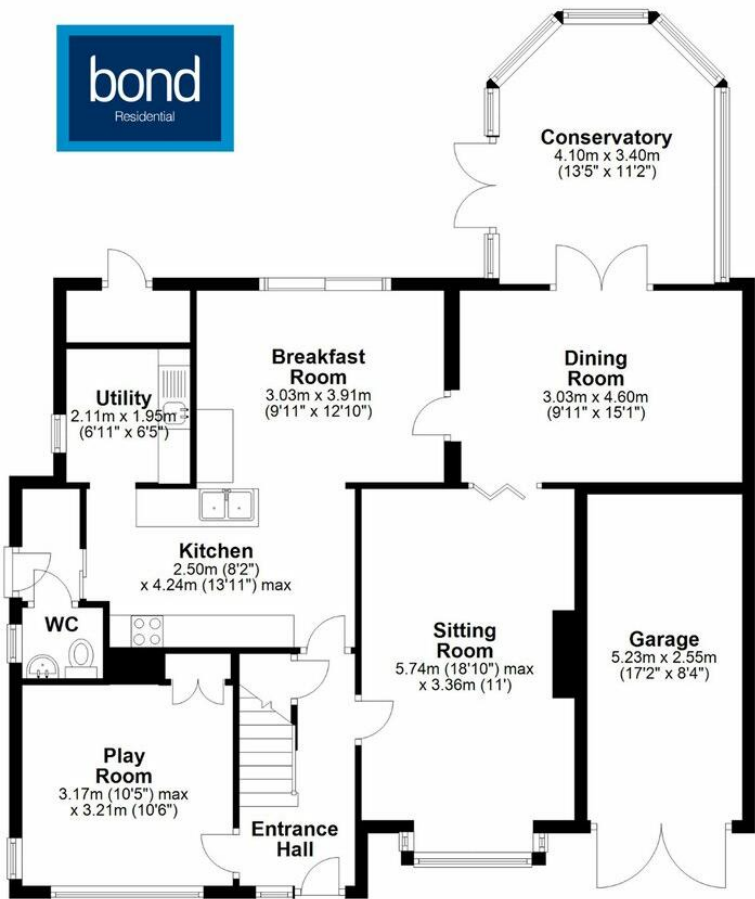






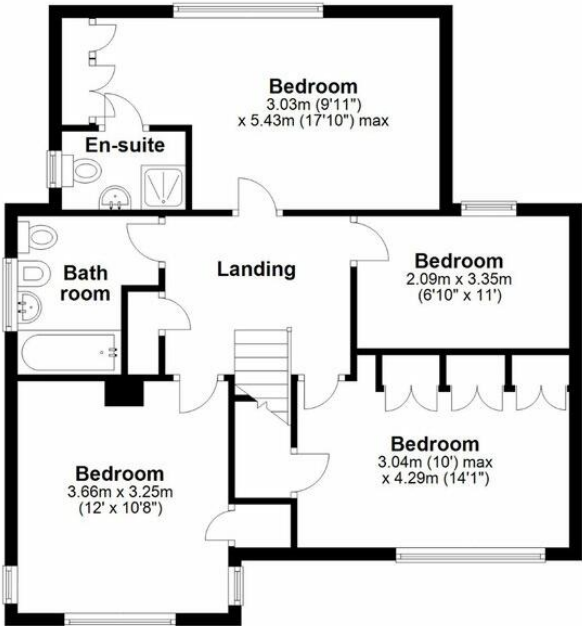
GORDON ROAD, CHELMSFORD, CM2

Ground Floor



APPROX INTERNAL FLOOR AREA
180 SQ M (1940 SQ FT) (Includes Garage)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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First Floor



Gordon Road, CHELMSFORD, CM2

Energy rating

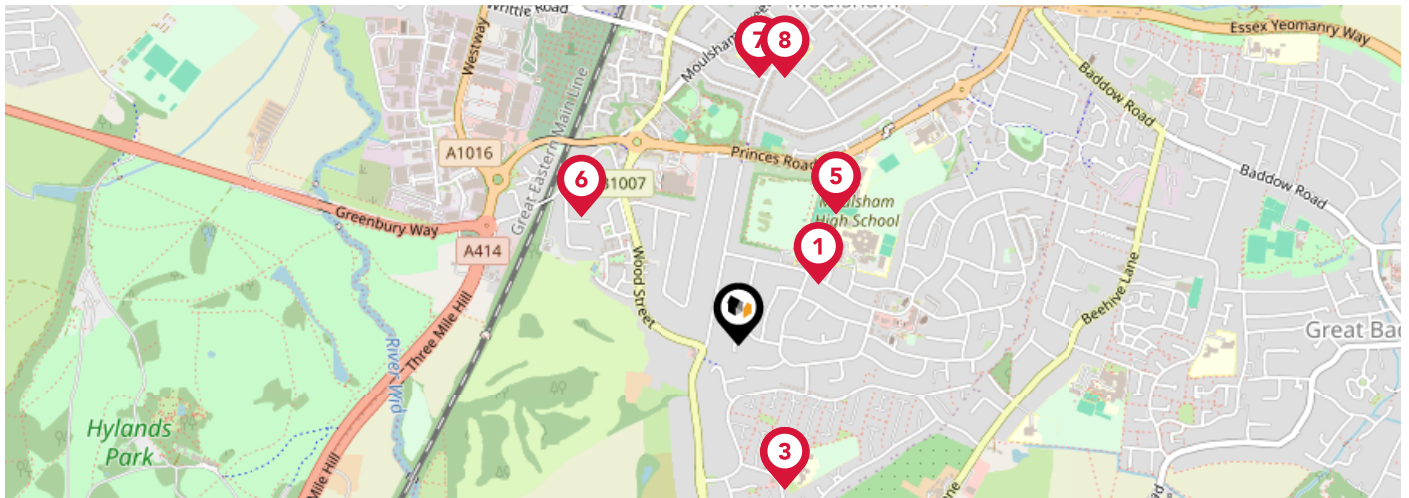
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Valid until 09.01.2034

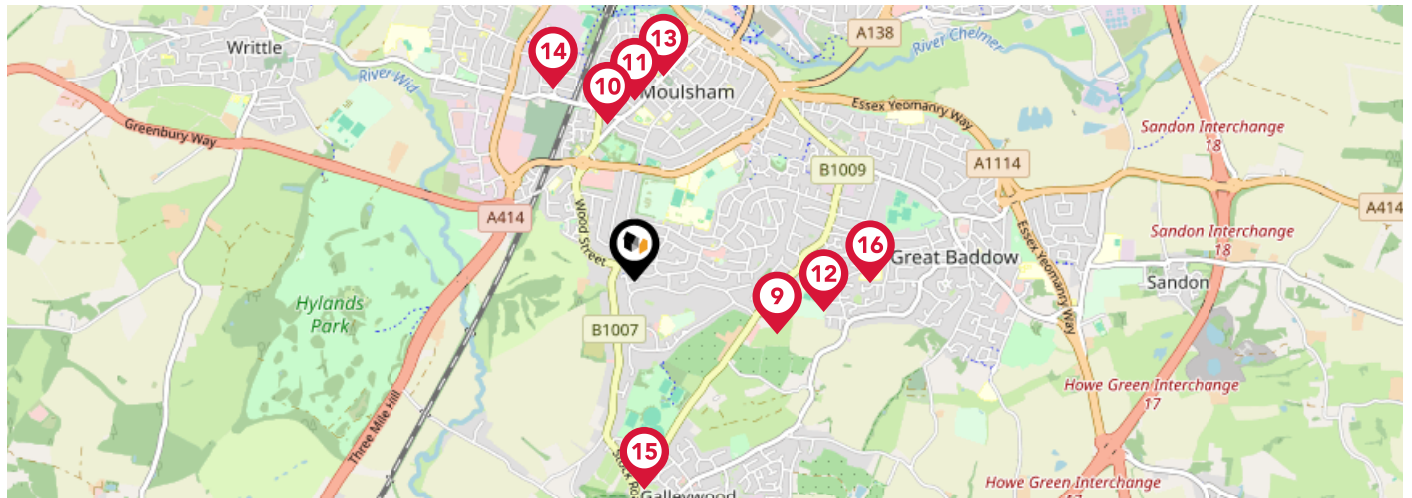
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

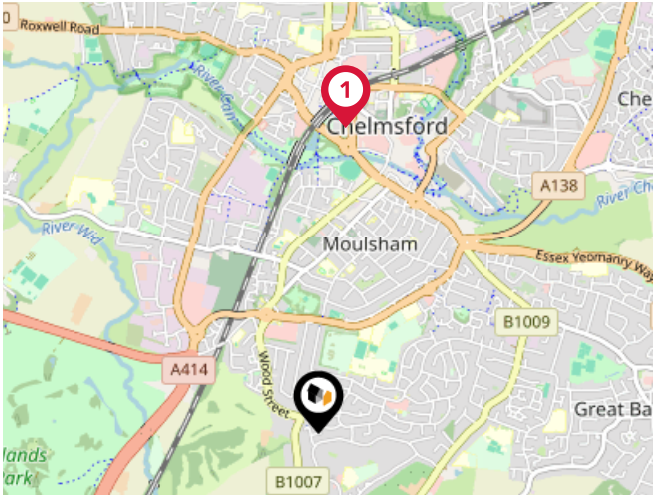
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	151 m ²



		Nursery	Primary	Secondary	College	Private
1	Moulsham High School Ofsted Rating: Good Pupils: 1530 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mildmay Junior School Ofsted Rating: Good Pupils: 348 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mildmay Infant and Nursery School Ofsted Rating: Outstanding Pupils: 291 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moulsham Junior School Ofsted Rating: Good Pupils: 651 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Moulsham Infant School Ofsted Rating: Good Pupils: 285 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widford Lodge Preparatory School Ofsted Rating: Not Rated Pupils: 210 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chelmsford College Ofsted Rating: Good Pupils:0 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oaklands Infant School Ofsted Rating: Outstanding Pupils: 175 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

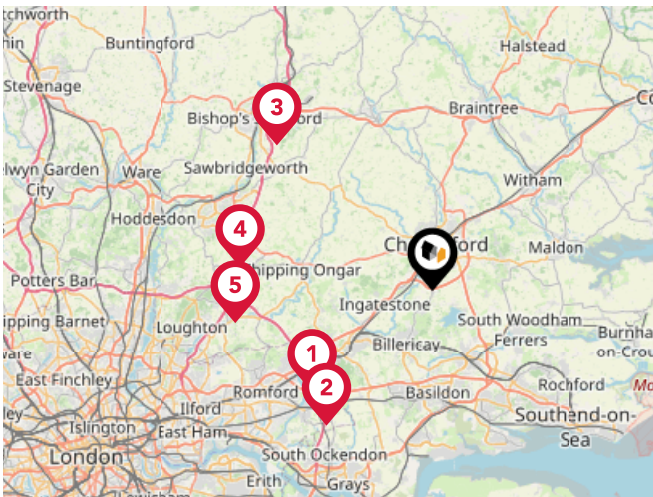


		Nursery	Primary	Secondary	College	Private
	Beehive Lane Community Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Cedd's School Ofsted Rating: Not Rated Pupils: 380 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's School Ofsted Rating: Not Rated Pupils: 131 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Baddow High School Ofsted Rating: Good Pupils: 1483 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Immaculate Catholic Primary School Ofsted Rating: Good Pupils: 216 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Community College Initiative Ltd Ofsted Rating: Requires improvement Pupils:0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriftwood School Ofsted Rating: Outstanding Pupils: 233 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodcroft Nursery School Ofsted Rating: Good Pupils: 116 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Chelmsford Rail Station	1.41 miles
2	Ingatestone Rail Station	4.87 miles
3	Billericay Rail Station	6.36 miles

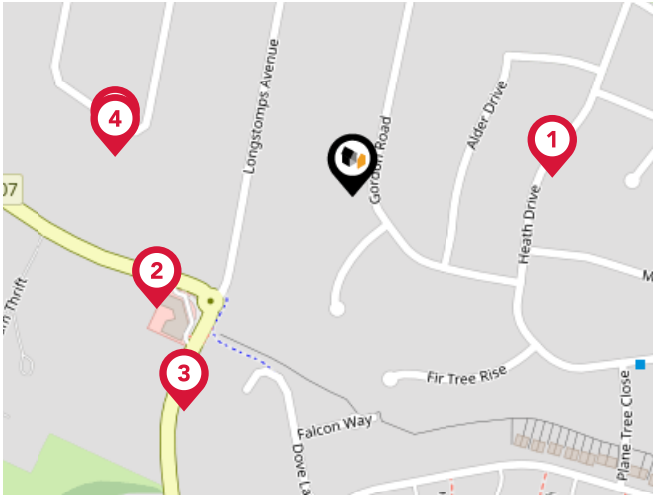


Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	11.46 miles
2	M25 J29	12.56 miles
3	M11 J8	15.65 miles
4	M11 J7	14.18 miles
5	M11 J6	14.59 miles

Area

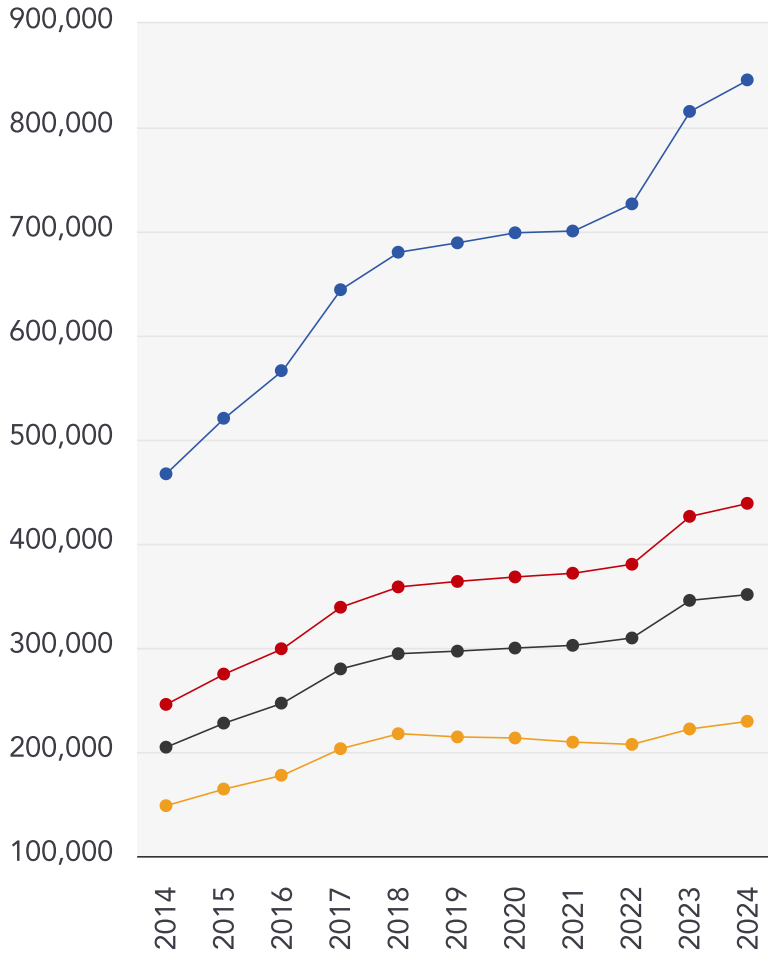
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alder Drive	0.12 miles
2	Hylands Parade	0.13 miles
3	Hylands Parade	0.16 miles
4	Hillside Grove	0.14 miles
5	Hillside Grove	0.14 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%



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.



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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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.



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