

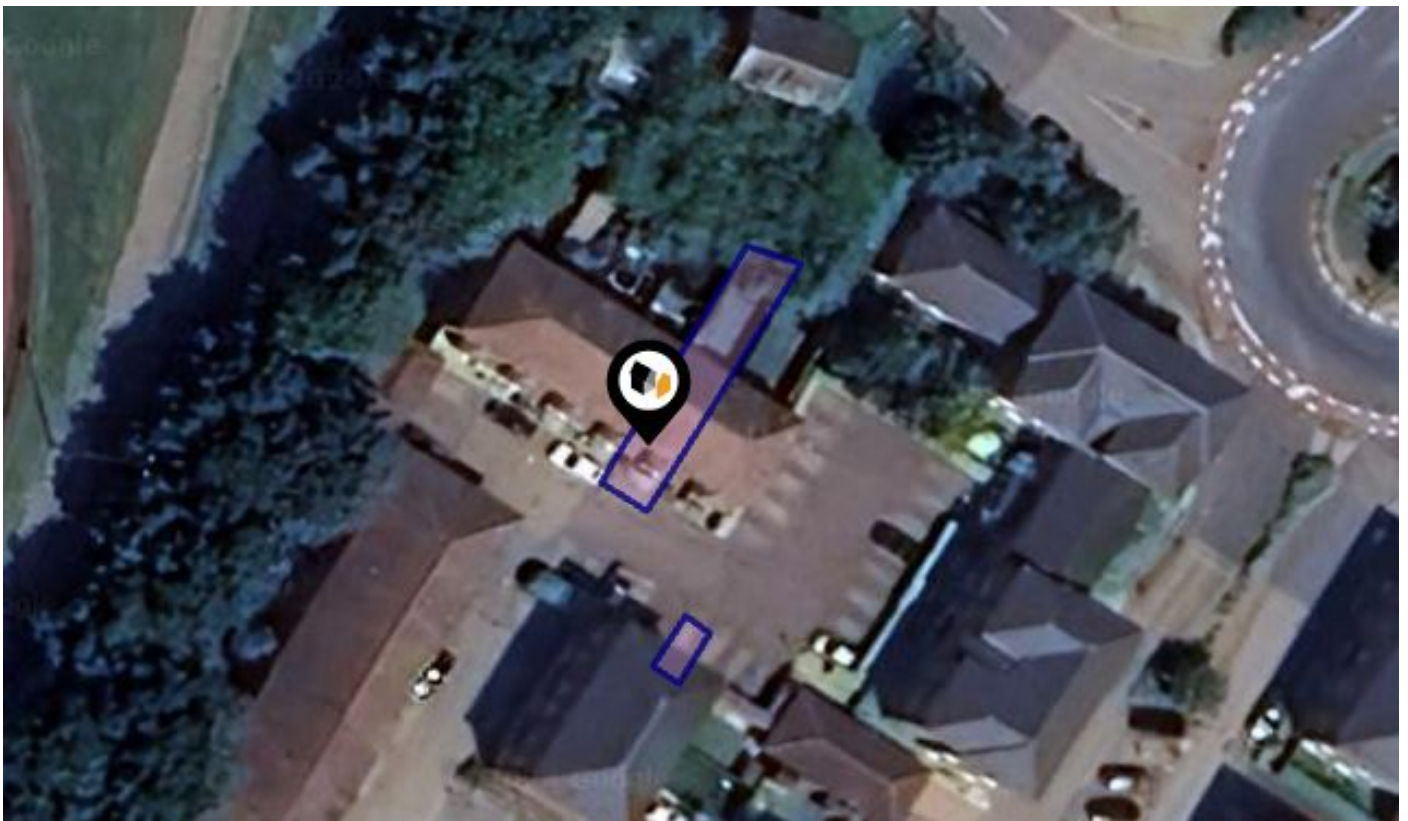


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



16, LAMBERTS ORCHARD, BRAINTREE, CM7 1FG

Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

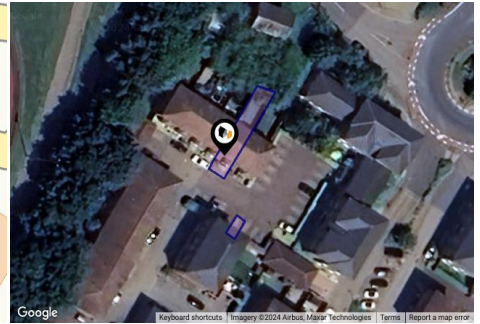
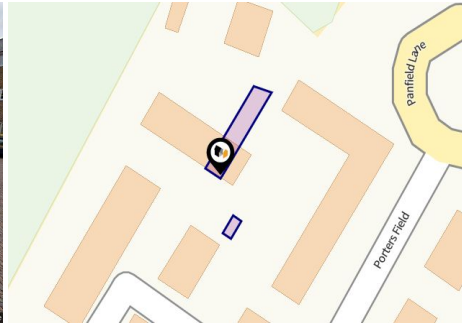
01376 343 777

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www.taylormilburn.co.uk



Property Overview



Property

Type: Terraced
Bedrooms: 2
Floor Area: 764 ft² / 71 m²
Plot Area: 0.03 acres
Year Built : 2005
Council Tax : Band C
Annual Estimate: £1,875
Title Number: EX759728
UPRN: 10012117811

Last Sold Date: 26/04/2017
Last Sold Price: £249,950
Last Sold £/ft²: £327
Tenure: Freehold

Local Area

Local Authority: Braintree
Conservation Area: No
Flood Risk:
 ● Rivers & Seas No Risk
 ● Surface Water Medium

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

11 mb/s **80** mb/s **8000** mb/s

Mobile Coverage:
 (based on calls indoors)

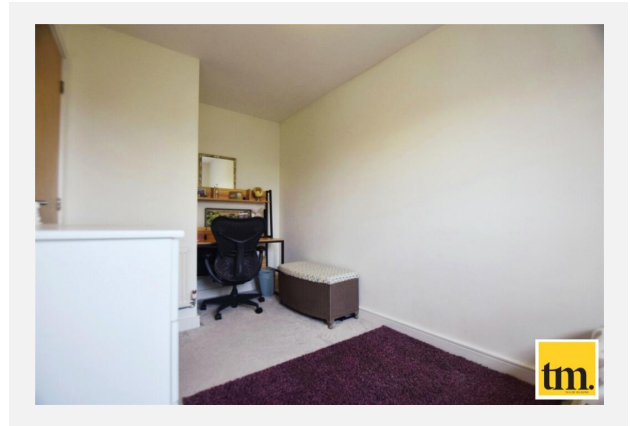
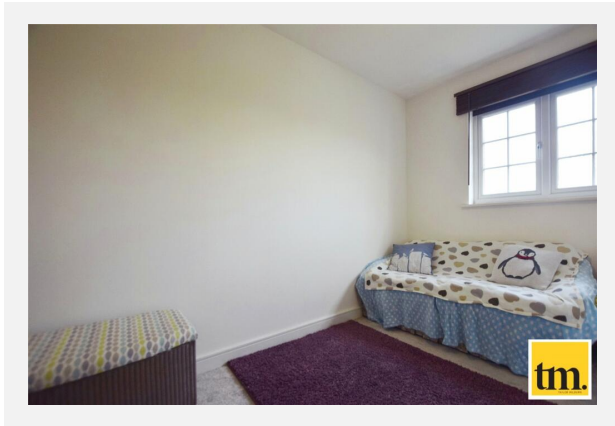


Satellite/Fibre TV Availability:

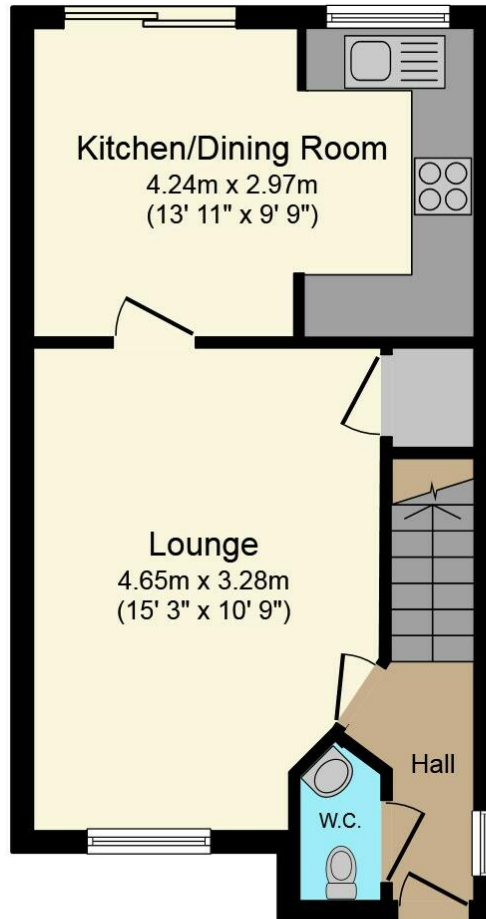


Gallery Photos

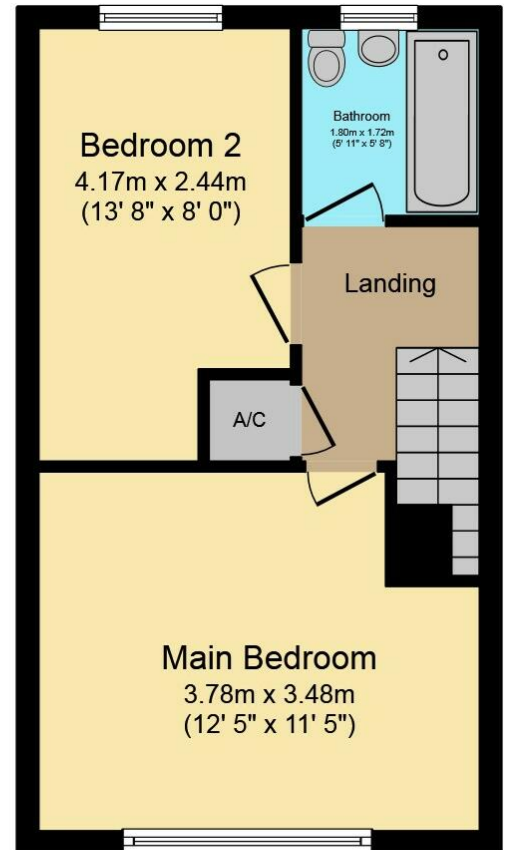




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Ground Floor



First Floor

Total floor area 66.6 m² (717 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Property
EPC - Certificate



16, Lamberts Orchard, CM7 1FG

Energy rating

C

Valid until 08.08.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

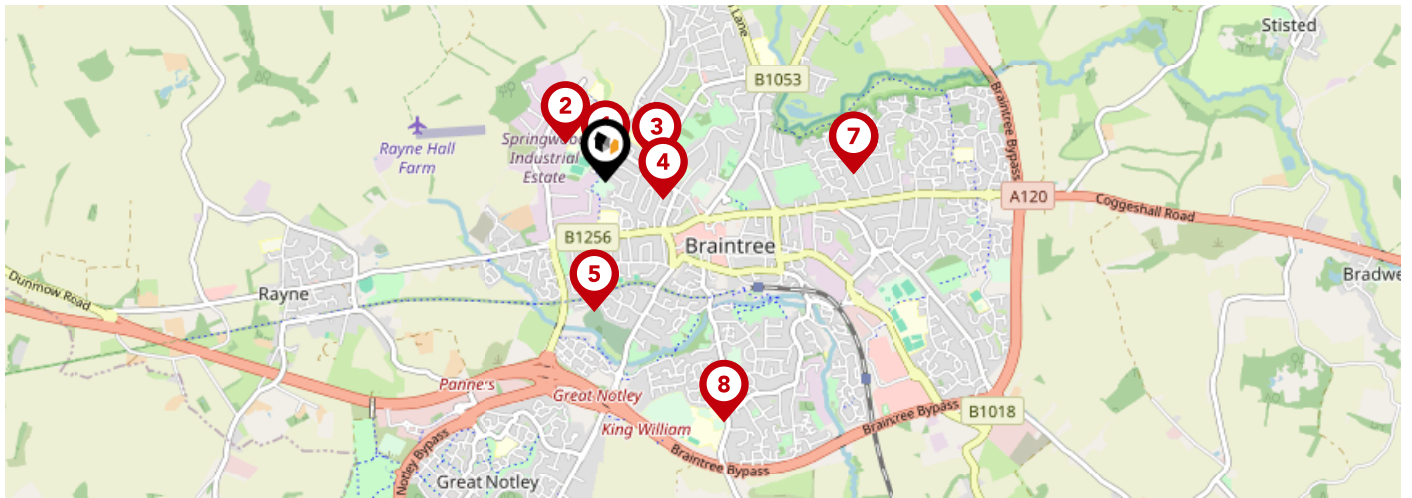
EPC - Additional Data



Additional EPC Data

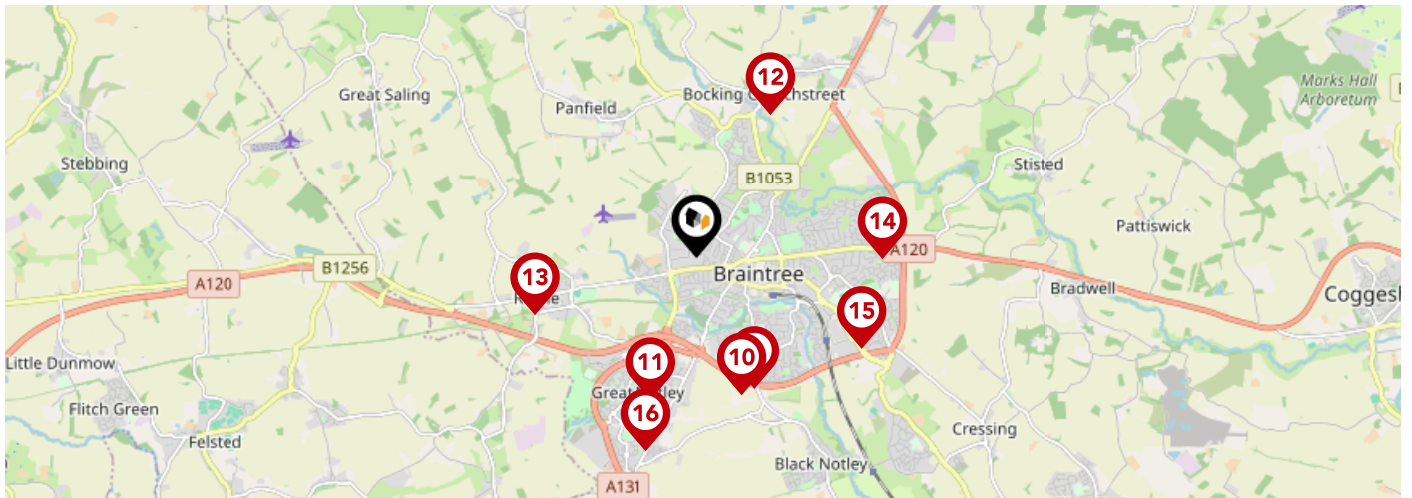
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 54% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	71 m ²

Area Schools



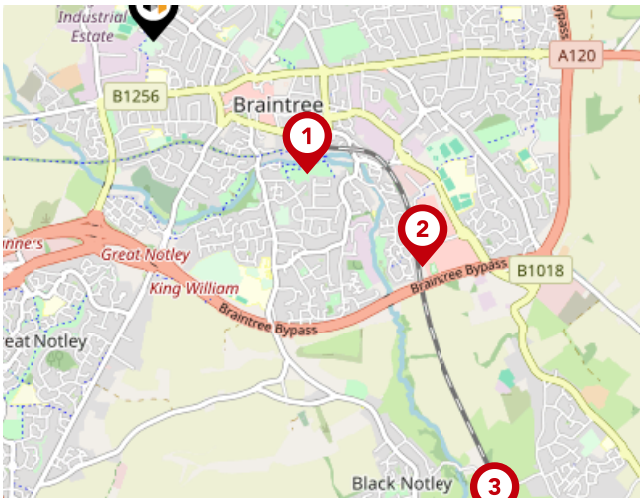
		Nursery	Primary	Secondary	College	Private
1	Tabor Academy Ofsted Rating: Requires improvement Pupils: 964 Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Edith Borthwick School Ofsted Rating: Good Pupils: 243 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	John Bunyan Primary School and Nursery Ofsted Rating: Good Pupils: 541 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Francis Catholic Primary School, Braintree Ofsted Rating: Good Pupils: 210 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 416 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great Bradfords Junior School Ofsted Rating: Good Pupils: 336 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Bradfords Infant and Nursery School Ofsted Rating: Good Pupils: 300 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	John Ray Junior School Ofsted Rating: Good Pupils: 440 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



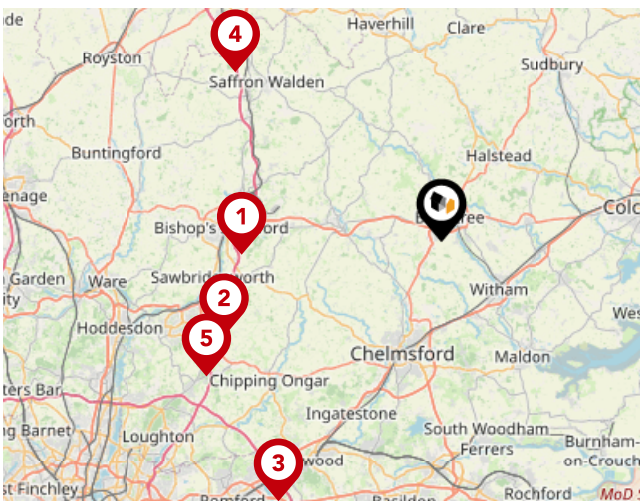
		Nursery	Primary	Secondary	College	Private
	John Ray Infant School Ofsted Rating: Not Rated Pupils:0 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notley High School and Braintree Sixth Form Ofsted Rating: Requires improvement Pupils: 1292 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notley Green Primary School Ofsted Rating: Good Pupils: 398 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bocking Primary School Ofsted Rating: Good Pupils: 195 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rayne Primary and Nursery School Ofsted Rating: Good Pupils: 208 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyons Hall School Ofsted Rating: Good Pupils: 569 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alec Hunter Academy Ofsted Rating: Good Pupils: 1058 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	White Court School Ofsted Rating: Good Pupils: 578 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



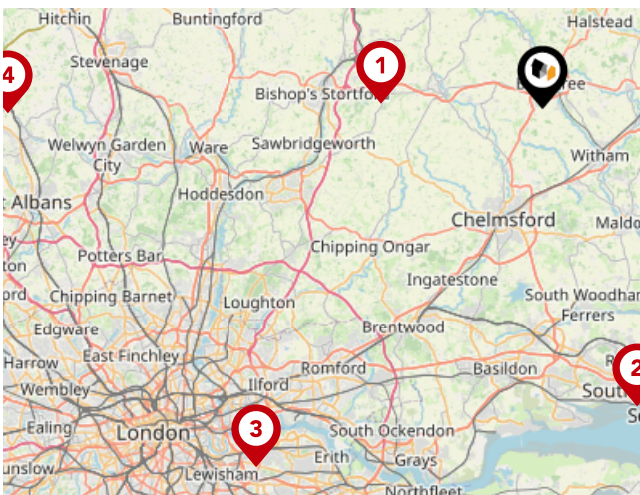
National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	0.93 miles
2	Braintree Freeport Rail Station	1.61 miles
3	Cressing Rail Station	2.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	14.61 miles
2	M11 J7A	17.33 miles
3	M25 J28	22.46 miles
4	M11 J9	19.57 miles
5	M11 J7	19.82 miles

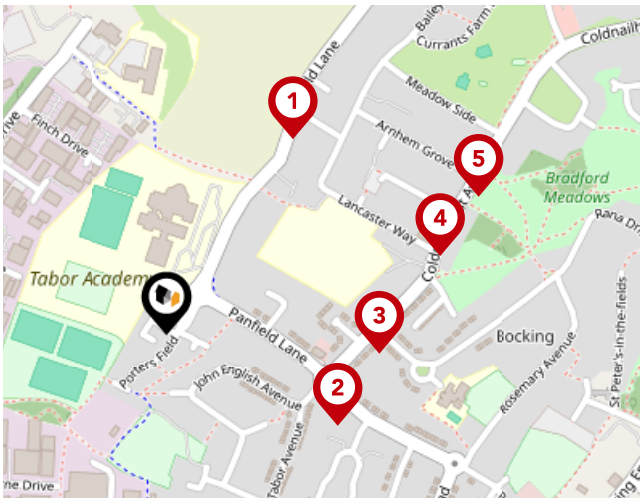


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	11.87 miles
2	Southend-on-Sea	22.91 miles
3	Silvertown	33.71 miles
4	Luton Airport	39.12 miles

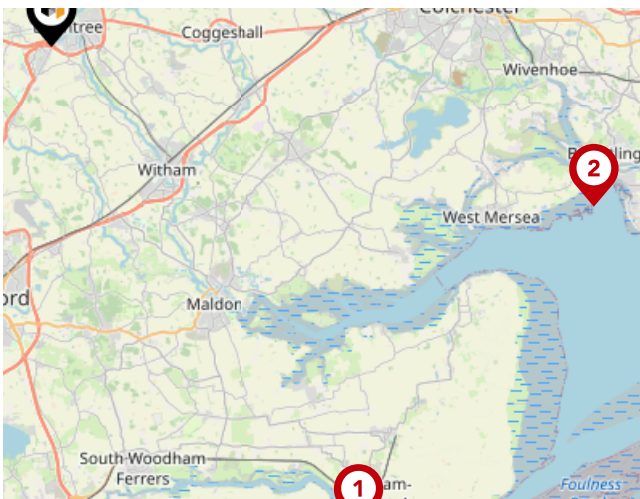
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.27 miles
2	Tabor High School	0.22 miles
3	Pygot Place	0.25 miles
4	Dale House	0.33 miles
5	Arnhem Grove	0.39 miles



Ferry Terminals

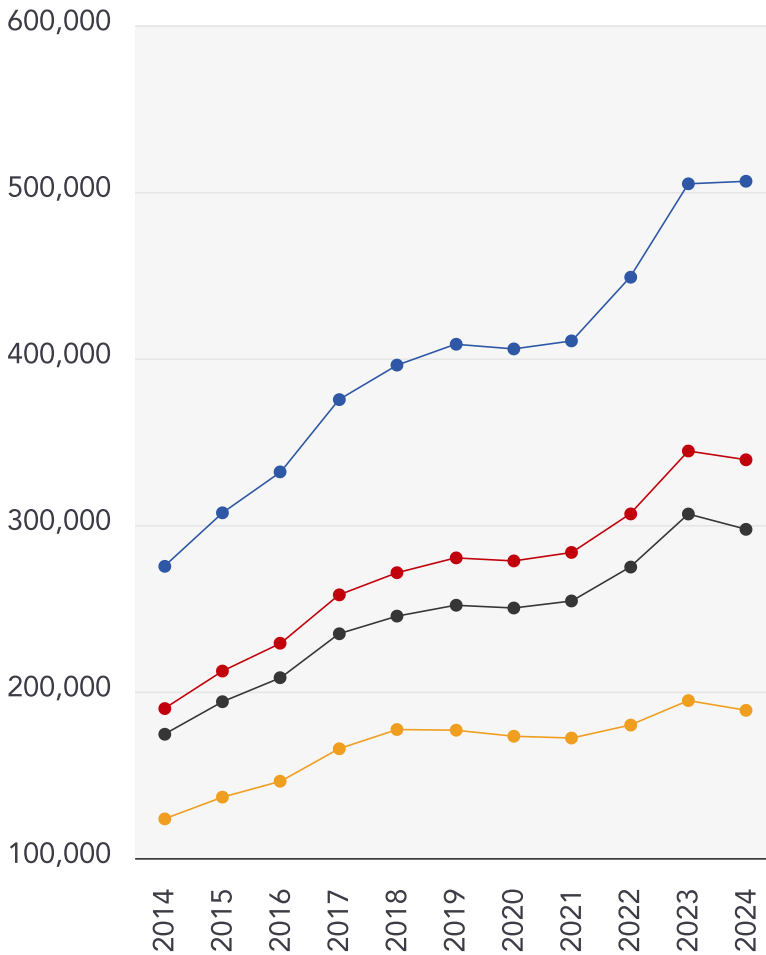
Pin	Name	Distance
1	Burnham Yacht Harbour (Landing)	20.96 miles
2	East Mersea Ferry Landing	20.72 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM7



Detached

+84.03%

Semi-Detached

+78.73%

Terraced

+70.57%

Flat

+52.78%



Taylor Milburn

The property brokerage at TM is the first of its kind in Essex. Powered by EXP, we offer a local team of agents. Our customer service hub is on hand through the week to deliver the best customer service and help you move. By taking away the day to day burden of calls, our agents are available to you on a more personal service, to help carry out viewings and valuations. By partnering with Rello, once your property is sold, they will be on hand to guide you through the after sale process.

Financial Services

Taylor Milburn Financial provides impartial 'whole of market' mortgage advice and associated protection products. Tailored to individual needs and circumstances and working with all available UK lending institutions, guarantees Taylor Milburn Financial will find the very best mortgage deal. A Taylor Milburn Financial advisor understands only too well what a minefield the current mortgage market is and the advice given is aimed at assisting clients throughout the whole home buying experience. With thousands of mortgage options in the UK to choose from, often changing daily, we would recommend anyone thinking of taking out a Mortgage against property, first speaks to a 'whole of market' mortgage broker. At the initial meeting, a Budget Planner will be completed and time taken to establish exactly how much the client can realistically afford to borrow. All different types of



Testimonial 1



I can not recommend Taylor Milburn high enough. The people here go above and beyond what they need to do to make a stressful time much easier.

They have been so helpful , friendly and professional . Never to busy to help.

They are really nice guys and I'd particularly like to mention Steve and Paul as they are the two I've dealt with most but all of the staff from here and also the Braintree branch are great.

Thank you so much.

Testimonial 2



I would highly recommend their services. It has been a very smooth processes from the start to the finish.

Thank you so much you have been perfect.

Testimonial 3



Taylor Milburn sold my house in 4 days. They buck the trend of traditional estate agents with their friendliness. I was kept informed at all stages of the sale and I can honestly say they know what they are doing and I have recommended them to all family and friends.



/taylormilburnresidential



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Taylor Milburn

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.



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