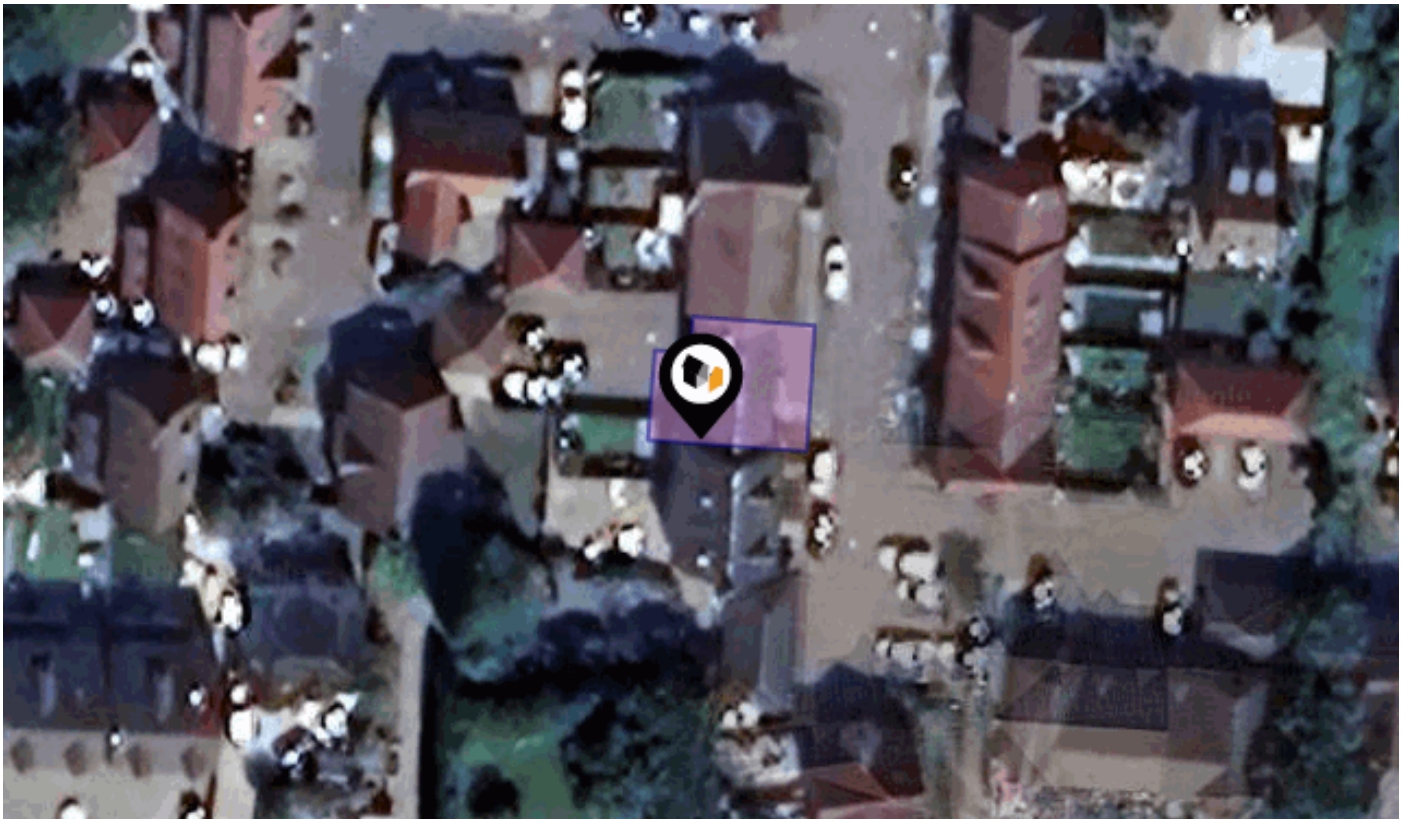




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



16, HUBBERD ROAD, LITTLE CANFIELD, DUNMOW, CM6 1GW

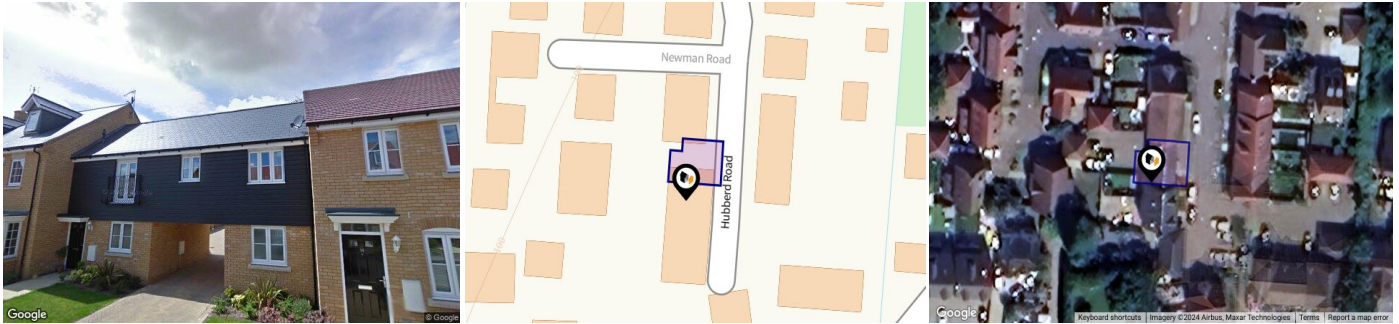
Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk



Property

Type:	Flat / Maisonette	Last Sold Date:	03/12/2009
Bedrooms:	2	Last Sold Price:	£174,995
Floor Area:	592 ft ² / 55 m ²	Last Sold £/ft²:	£295
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	2009		
Council Tax :	Band C		
Annual Estimate:	£1,910		
Title Number:	EX845933		
UPRN:	10023913395		

Local Area

Local Authority:	Uttlesford
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



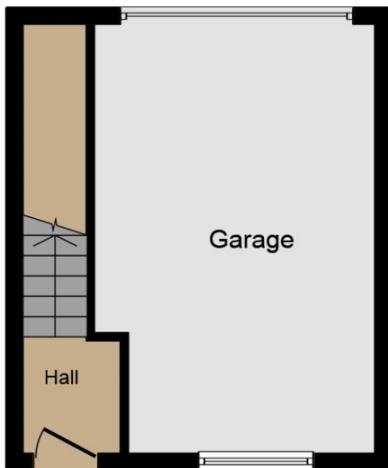
Satellite/Fibre TV Availability:





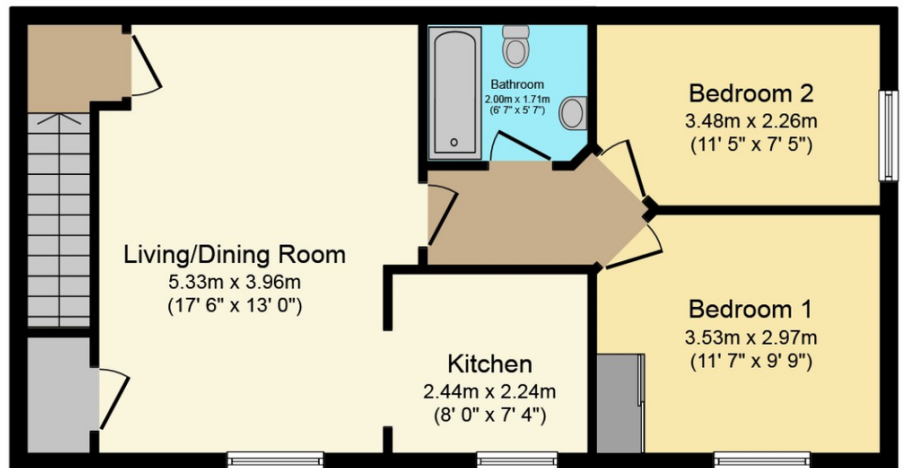


**16, HUBBERD ROAD, LITTLE CANFIELD, DUNMOW, CM6
1GW**



Ground Floor

Floor area 23.0 sq. m. (248 sq. ft.)
approx



First Floor

Floor area 57.0 sq. m. (614 sq. ft.) approx

Total floor area 80.0 sq. m. (861 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

16, Hubberd Road, Little Canfield, CM6 1GW

Energy rating

C

Valid until 07.09.2030

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

Property

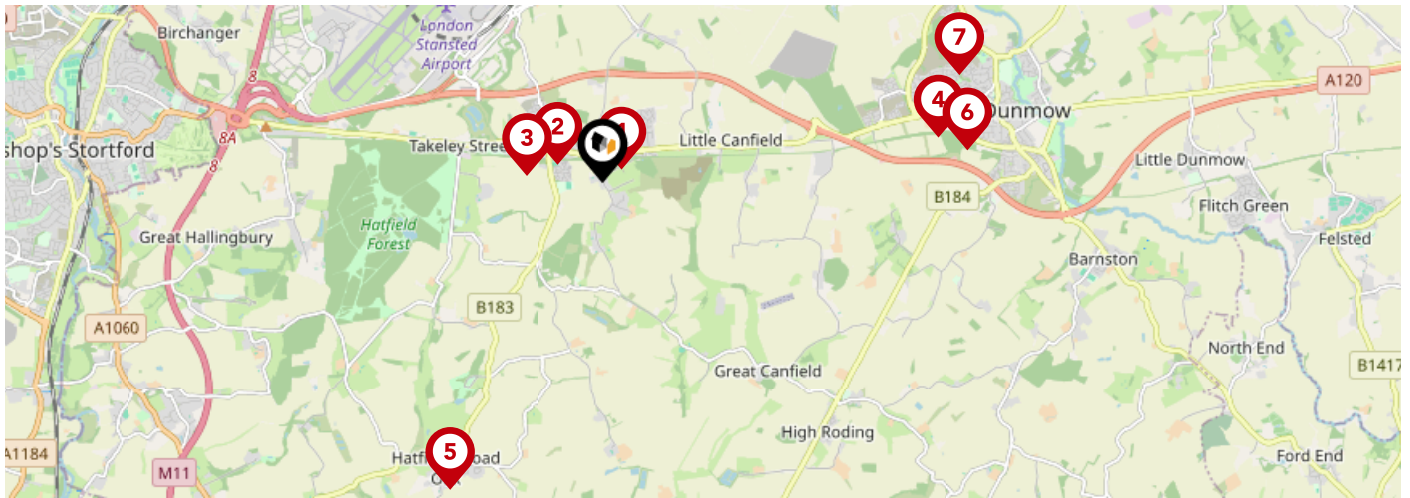
EPC - Additional Data



Additional EPC Data

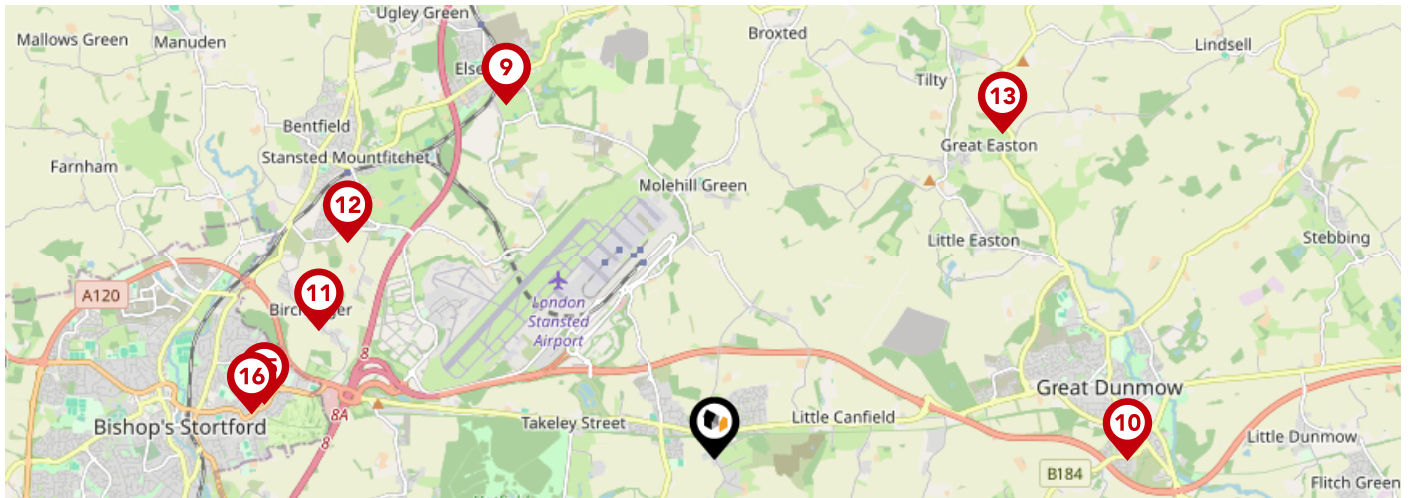
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	(other premises below)
Total Floor Area:	55 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Takeley Primary School Ofsted Rating: Good Pupils: 348 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Roseacres Primary School Ofsted Rating: Good Pupils: 209 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 The Christian School (Takeley) Ofsted Rating: Not Rated Pupils: 26 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Great Dunmow Primary School Ofsted Rating: Good Pupils: 423 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Mary's Church of England Voluntary Aided Primary School, Hatfield Broad Oak Ofsted Rating: Requires improvement Pupils: 54 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Dunmow St Mary's Primary School Ofsted Rating: Good Pupils: 471 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Helena Romanes School Ofsted Rating: Good Pupils: 1287 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Forest Hall School Ofsted Rating: Good Pupils: 496 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

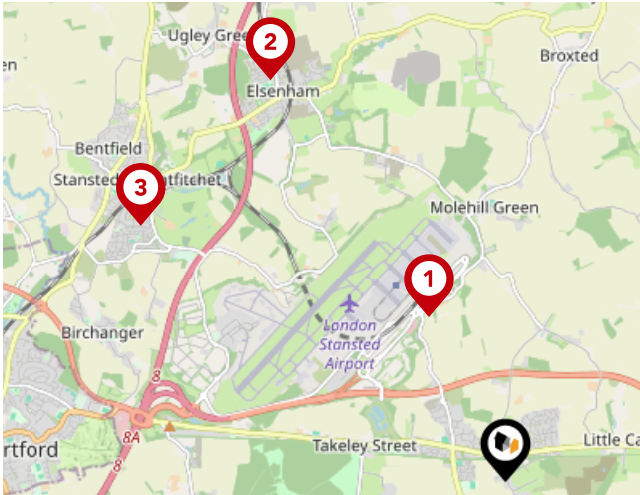
Area Schools



		Nursery	Primary	Secondary	College	Private
	Elsenham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 357 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambian Great Dunmow School Ofsted Rating: Not Rated Pupils: 15 Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Easton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 152 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howe Green House School Ofsted Rating: Not Rated Pupils: 168 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerville Primary School Ofsted Rating: Good Pupils: 440 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

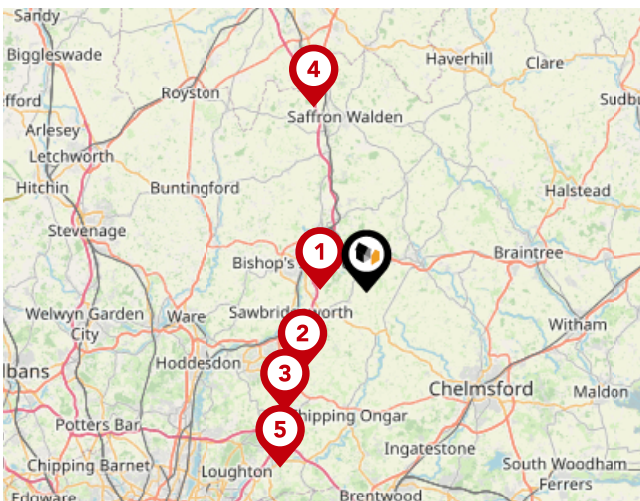
Area

Transport (National)



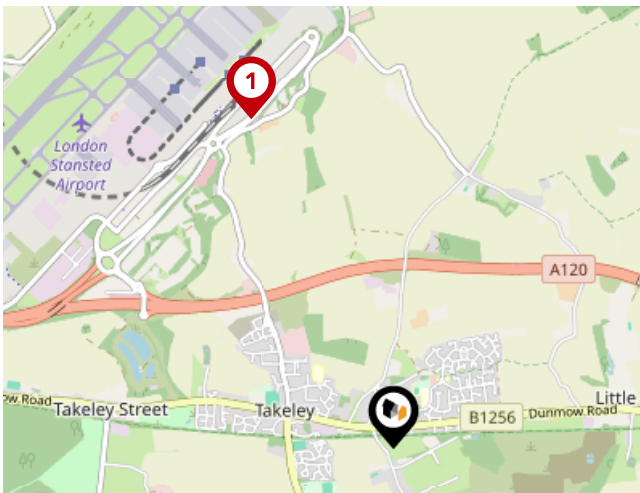
National Rail Stations

Pin	Name	Distance
1	Stansted Airport Rail Station	1.67 miles
2	Elsenham Rail Station	4.26 miles
3	Stansted Mountfitchet Rail Station	4.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	3.38 miles
2	M11 J7A	7.41 miles
3	M11 J7	10.52 miles
4	M11 J9	14.17 miles
5	M11 J6	14.26 miles

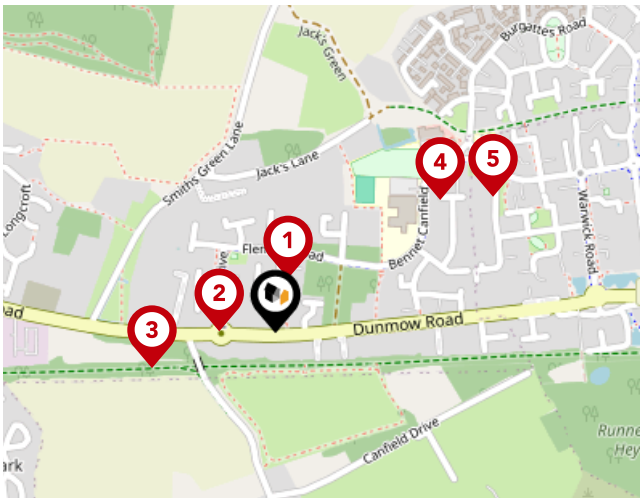


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	1.65 miles
2	Silvertown	27.01 miles
3	Southend-on-Sea	27.57 miles
4	Luton Airport	27.93 miles

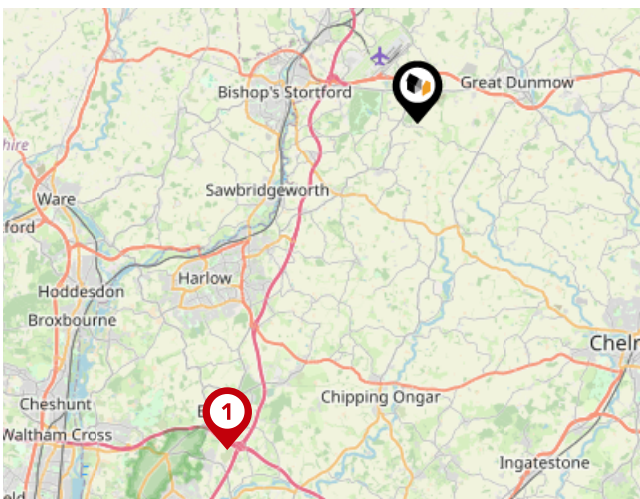
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hubberd Road	0.06 miles
2	Dunmow Road	0.06 miles
3	Canfield Road	0.15 miles
4	Priors Green School	0.24 miles
5	Bennet Canfield	0.29 miles



Local Connections

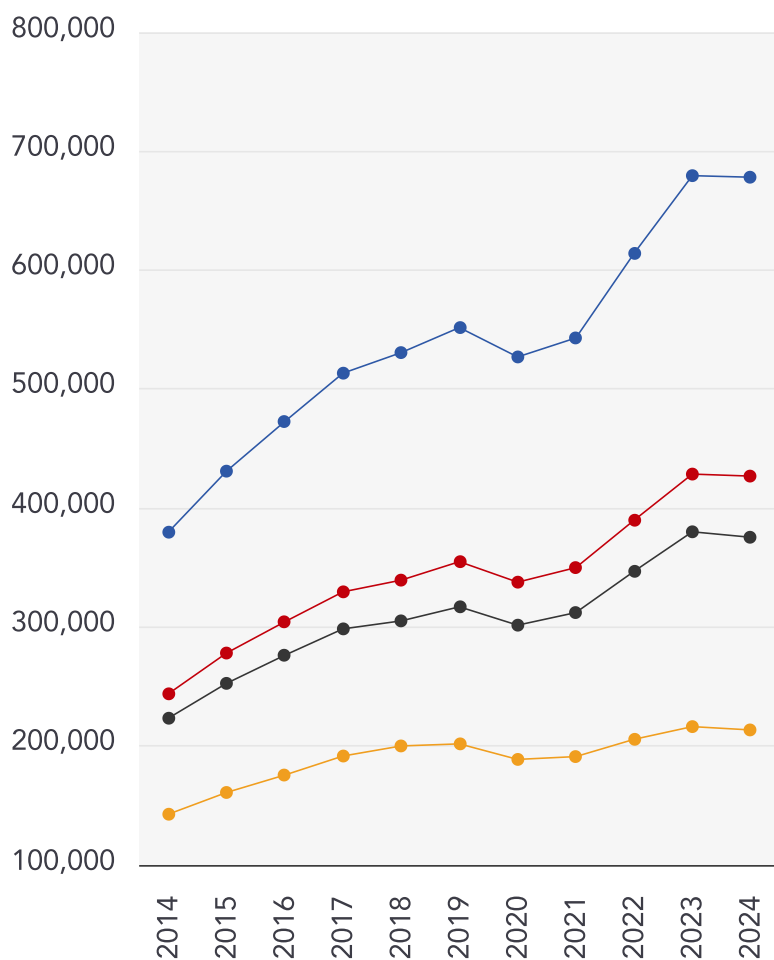
Pin	Name	Distance
1	Epping Underground Station	13.92 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM6



Detached

+78.56%

Semi-Detached

+75.03%

Terraced

+68.08%

Flat

+49.64%



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



/taylormilburnestate_agent

Taylor Milburn

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