



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 23rd November 2024



318, MERSEA ROAD, COLCHESTER, CO2 8QY

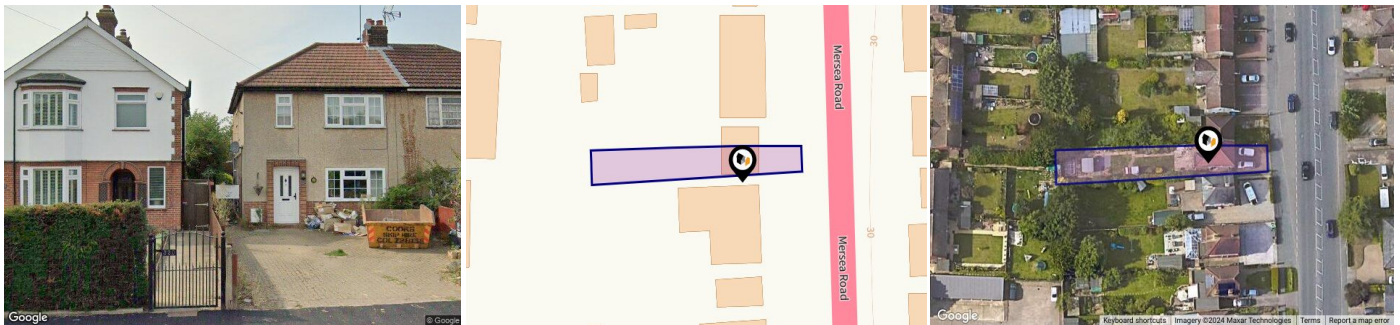
Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 850 ft² / 79 m²
Plot Area: 0.1 acres
Year Built : 1930-1949
Council Tax : Band B
Annual Estimate: £1,639
Title Number: EX342476
UPRN: 100090465104

Last Sold Date: 15/06/2006
Last Sold Price: £168,000
Last Sold £/ft²: £197
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

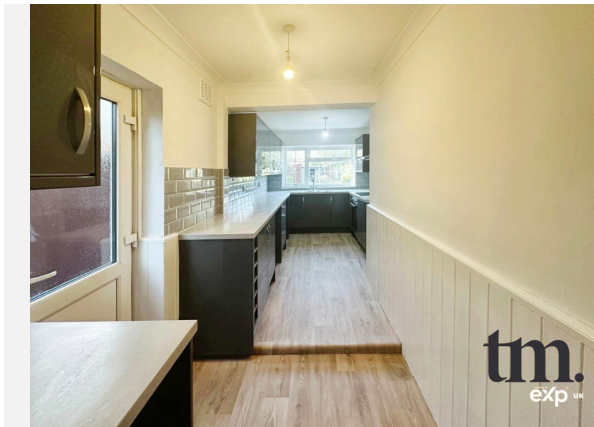
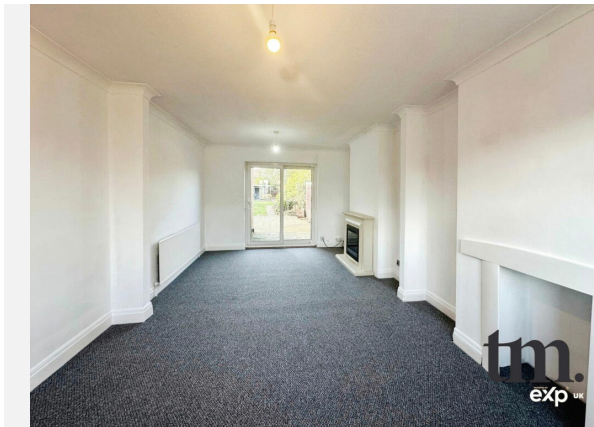
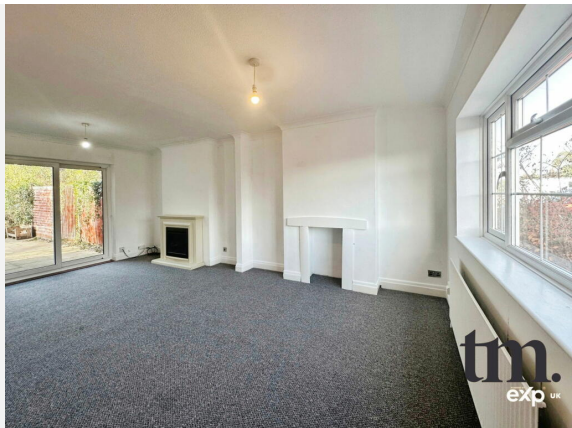
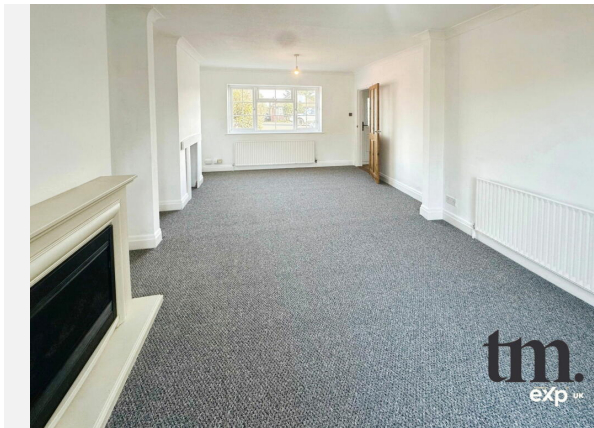
Mobile Coverage:
 (based on calls indoors)



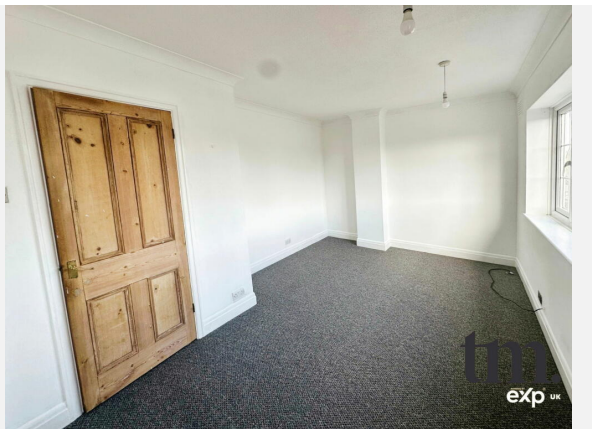
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Property
EPC - Certificate



318, Mersea Road, CO2 8QY

Energy rating

D

Valid until 31.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

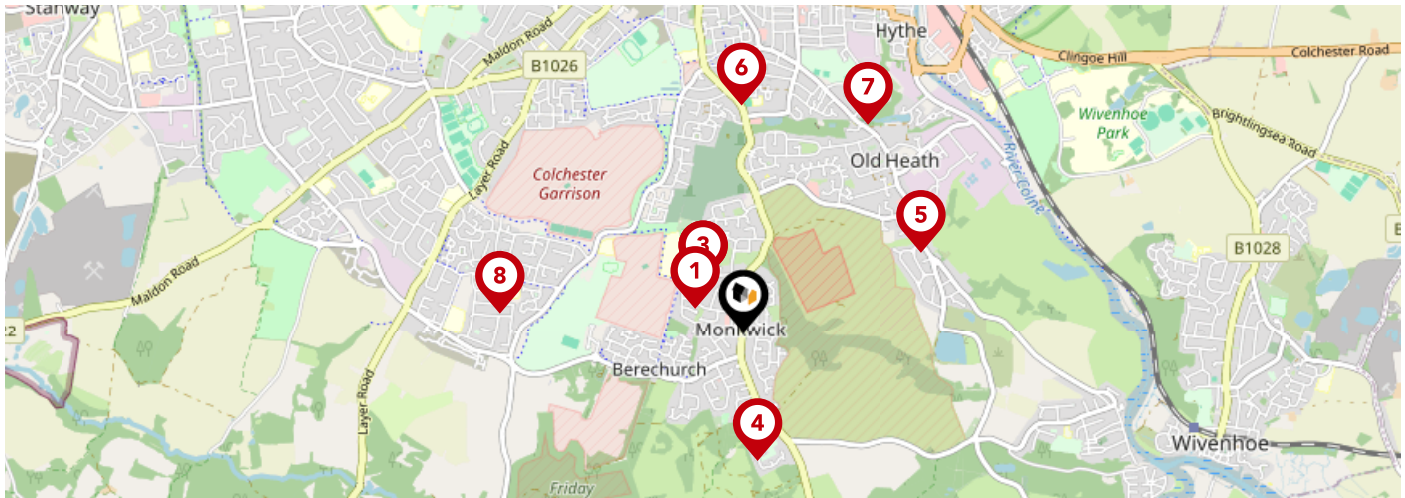
EPC - Additional Data











Additional EPC Data

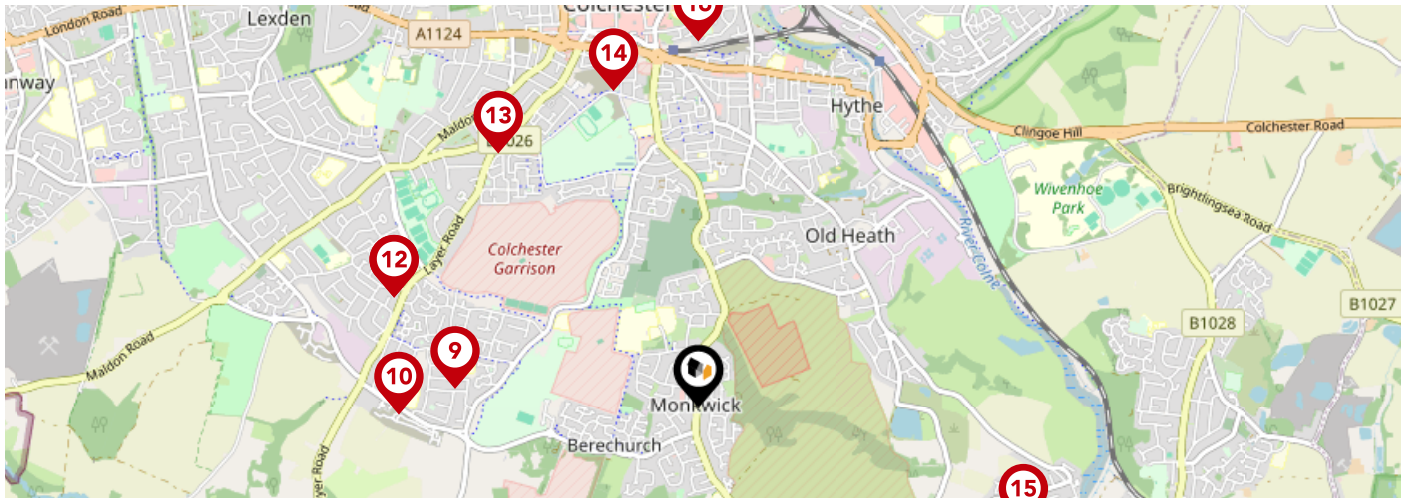
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
 The Thomas Lord Audley School Ofsted Rating: Good Pupils: 894 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Monkwick Infant and Nursery School Ofsted Rating: Good Pupils: 189 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Monkwick Junior School Ofsted Rating: Good Pupils: 236 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Cherry Tree Academy Ofsted Rating: Good Pupils: 168 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Old Heath Community Primary School Ofsted Rating: Good Pupils: 209 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 St. George's School Ofsted Rating: Good Pupils: 641 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Kendall Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Montgomery Junior School, Colchester Ofsted Rating: Good Pupils: 341 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

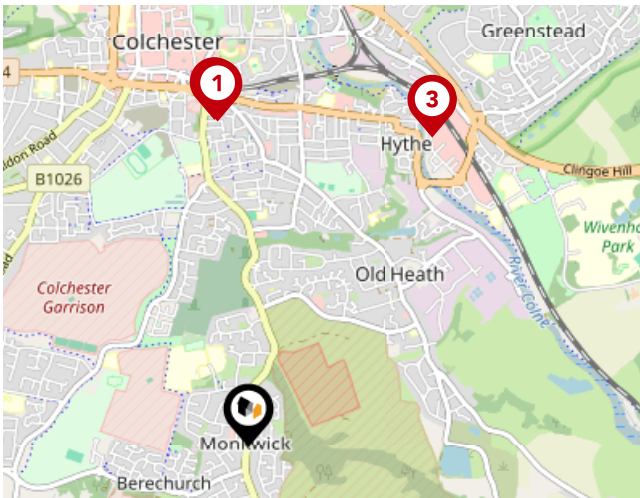
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Montgomery Infant School and Nursery, Colchester Ofsted Rating: Outstanding Pupils: 276 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Michael's Primary School and Nursery, Colchester Ofsted Rating: Good Pupils: 255 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Iceni Academy Ofsted Rating: Good Pupils: 197 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 King's Ford Infant School and Nursery Ofsted Rating: Good Pupils: 173 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Hamilton Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St John's Green Primary School Ofsted Rating: Good Pupils: 626 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Lawrence Church of England Primary School, Rowhedge Ofsted Rating: Good Pupils: 227 Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Thomas More's Catholic Primary School, Colchester Ofsted Rating: Outstanding Pupils: 207 Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

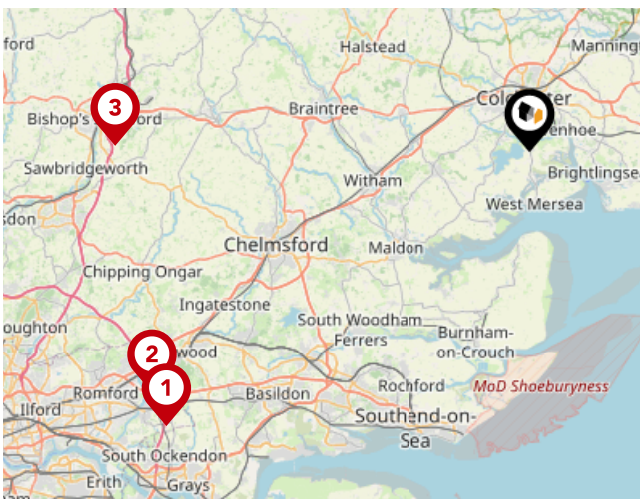
Area

Transport (National)



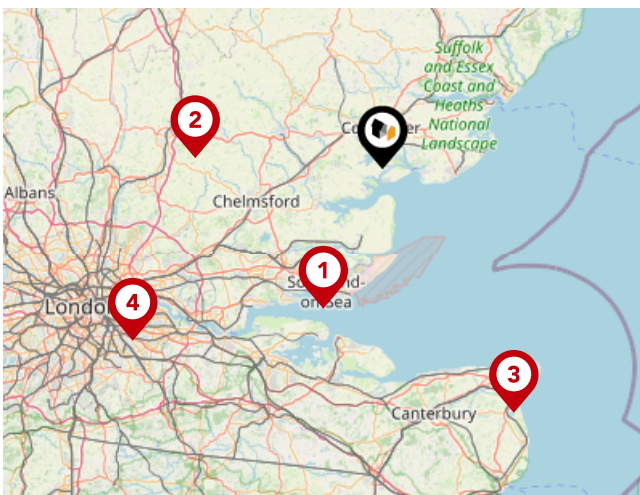
National Rail Stations

Pin	Name	Distance
1	Colchester Town Rail Station	1.49 miles
2	Colchester City Rail Station	1.5 miles
3	Hythe (Essex) Rail Station	1.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	33.47 miles
2	M25 J28	32.86 miles
3	M11 J8	30.29 miles

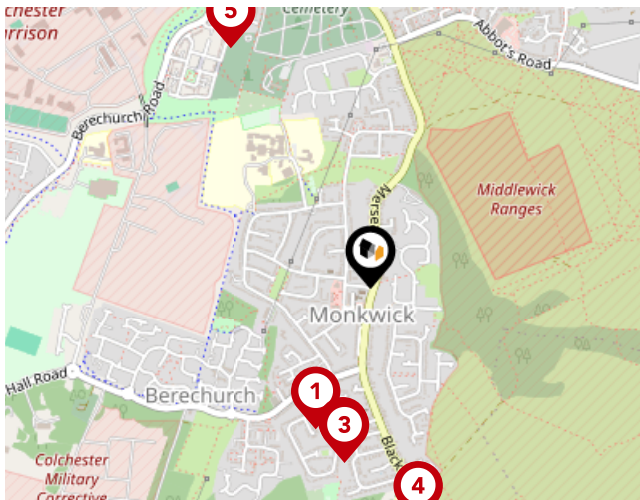


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	22.27 miles
2	Stansted Airport	27.62 miles
3	Manston	40.73 miles
4	Silvertown	44.5 miles

Area

Transport (Local)



Bus Stops/Stations

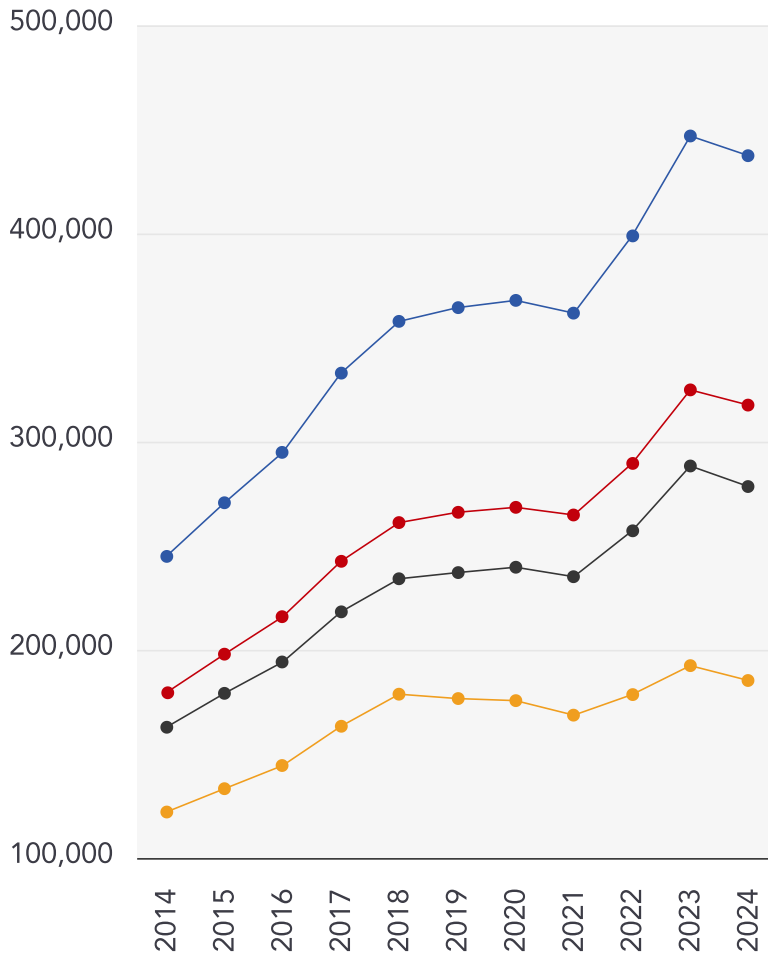
Pin	Name	Distance
1	Wethersfield Rd	0.34 miles
2	Gosfield Road	0.4 miles
3	Gosfield Rd	0.4 miles
4	The Cherry Tree	0.55 miles
5	Lord Holland Road	0.63 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CO2



Detached

+78.6%

Semi-Detached

+77%

Terraced

+71.01%

Flat

+51.74%



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

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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