

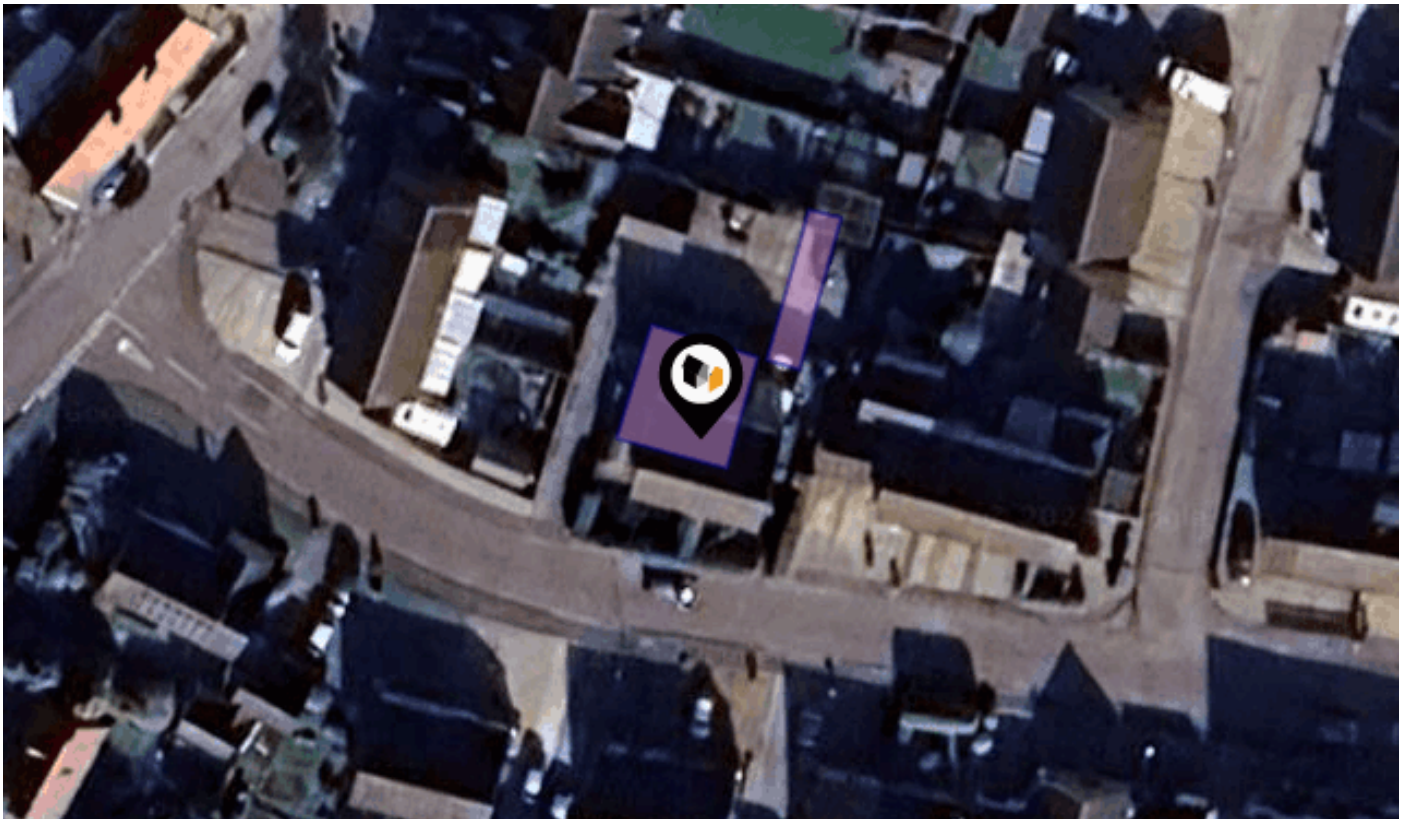


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26<sup>th</sup> November 2024



## GARLONDES, EAST HARLING, NORWICH, NR16

### Whittley Parish | Attleborough

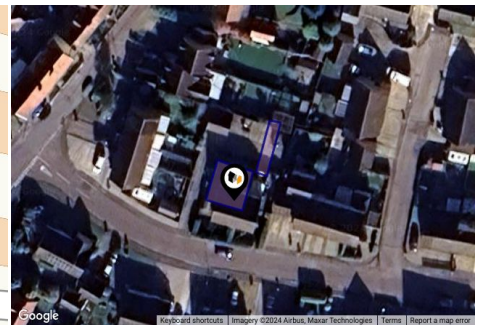
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	398 ft <sup>2</sup> / 37 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,480		
<b>Title Number:</b>	NK50364		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)

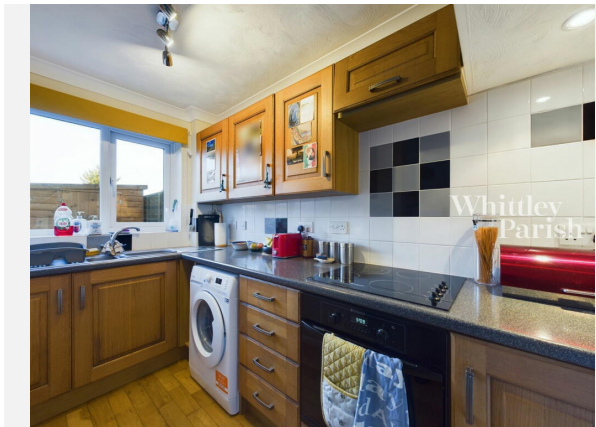


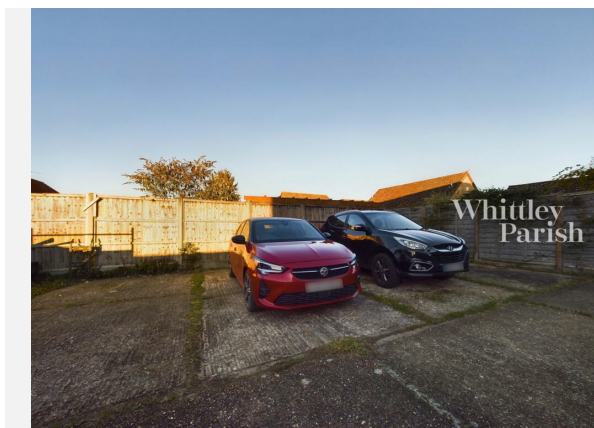
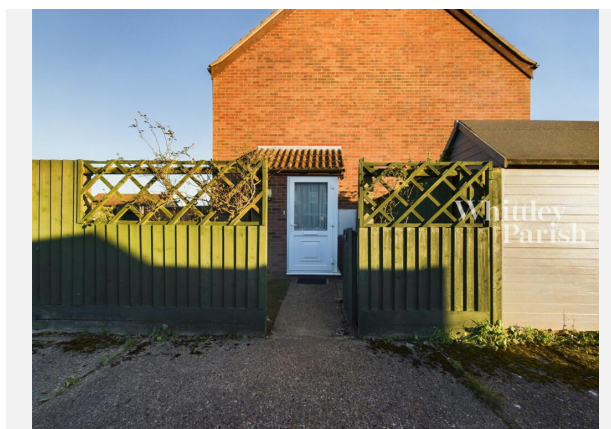
### Satellite/Fibre TV Availability:





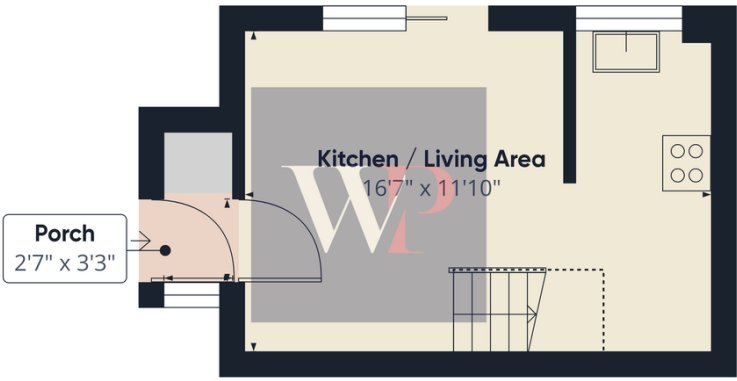
# Gallery Photos



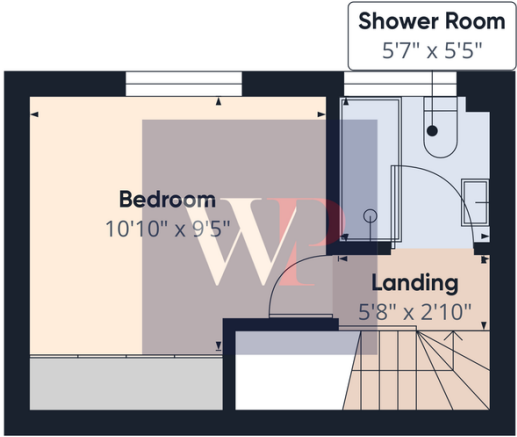




**GARLONDES, EAST HARLING, NORWICH, NR16**



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 369.97 ft<sup>2</sup>  
**Reduced headroom**  
 14.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## GARLONDES, EAST HARLING, NORWICH, NR16





## GARLONDES, EAST HARLING, NORWICH, NR16





HARLING, NR16

Energy rating

# C

Valid until 17.07.2024

Score	Energy rating	Current	Potential
92+	A		<div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 24px;">93   A</span> </div>
81-91	B		
69-80	C	<div style="background-color: #a6d854; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 24px;">72   c</span> </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

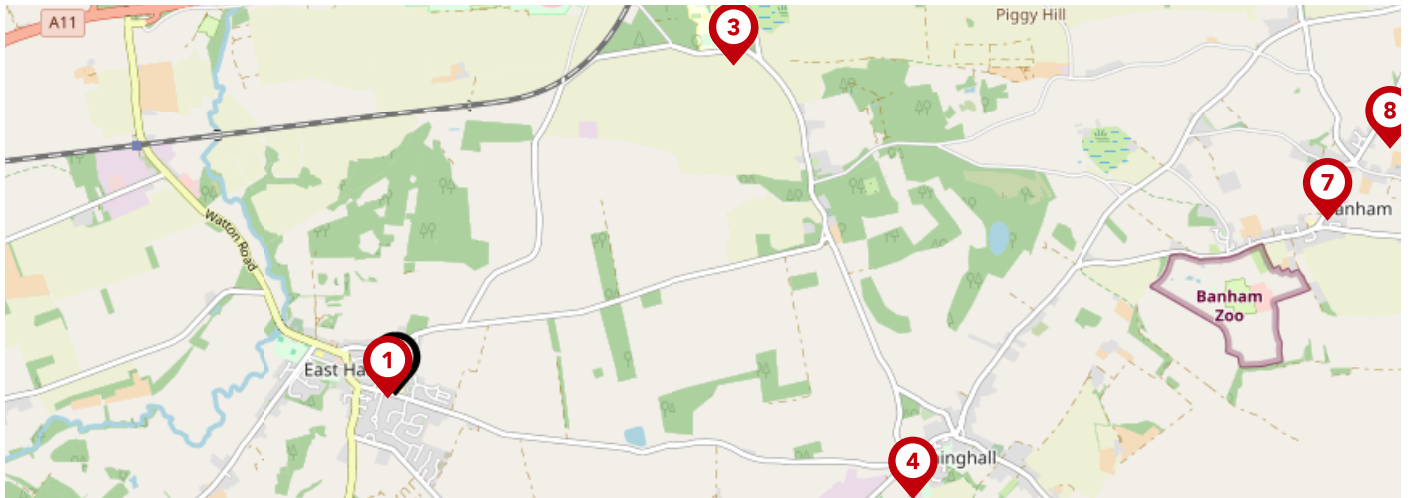




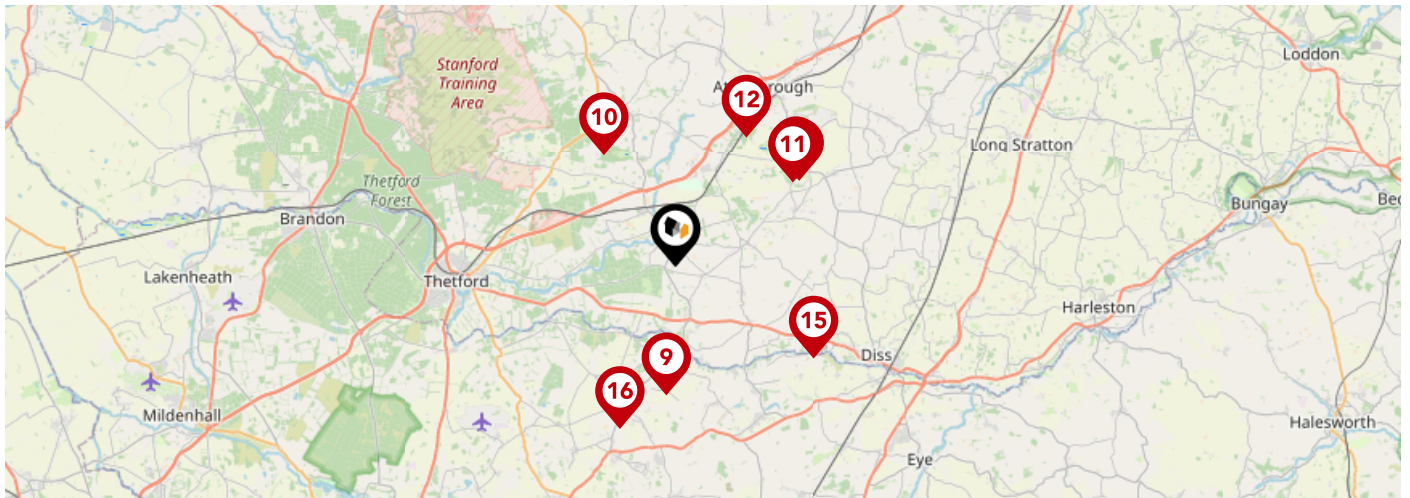
### Additional EPC Data









<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 20% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	37 m <sup>2</sup>

# Area Schools



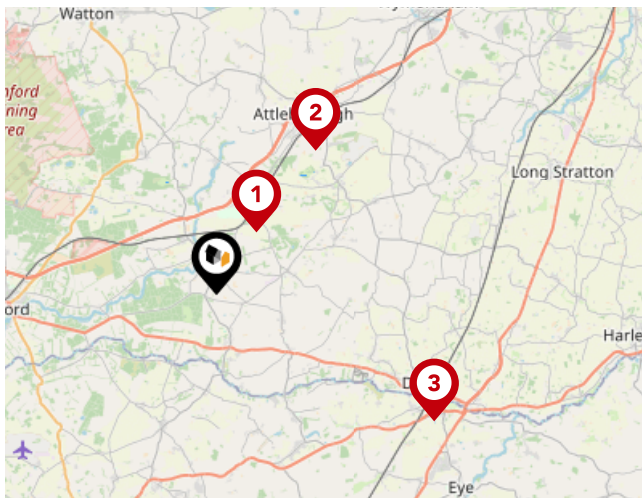
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>East Harling Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 212   Distance:0.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:2.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:2.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Garboldisham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 73   Distance:3.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Hopton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Great Hockham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 110   Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:5.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:5.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:5.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:5.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barningham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:6.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

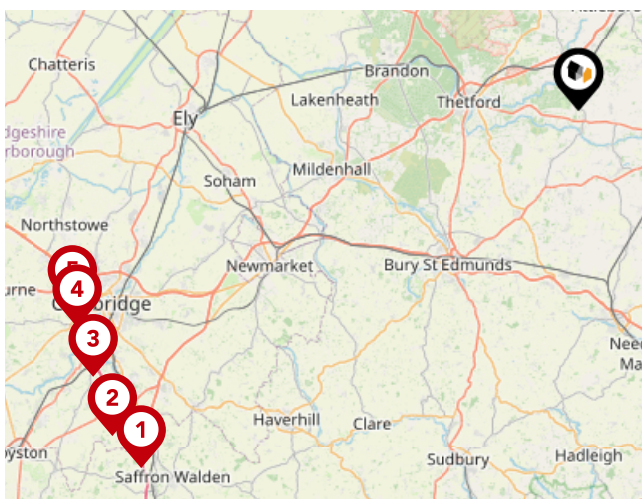
# Area

## Transport (National)



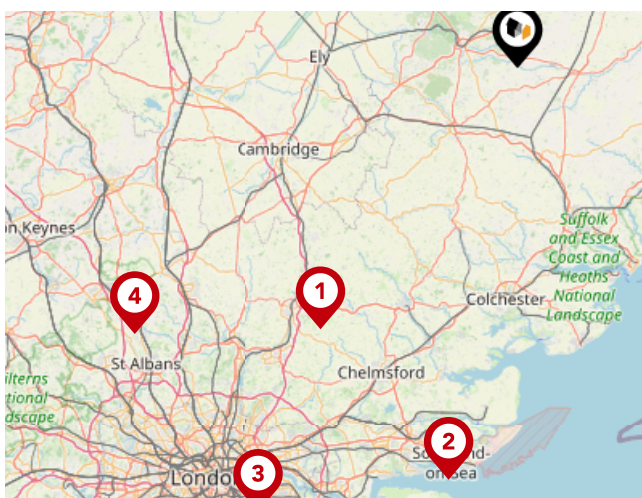
### National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.62 miles
2	Attleborough Rail Station	6.31 miles
3	Diss Rail Station	9.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.05 miles
2	M11 J10	41.23 miles
3	M11 J11	40.21 miles
4	M11 J13	39.58 miles
5	M11 J14	39.41 miles



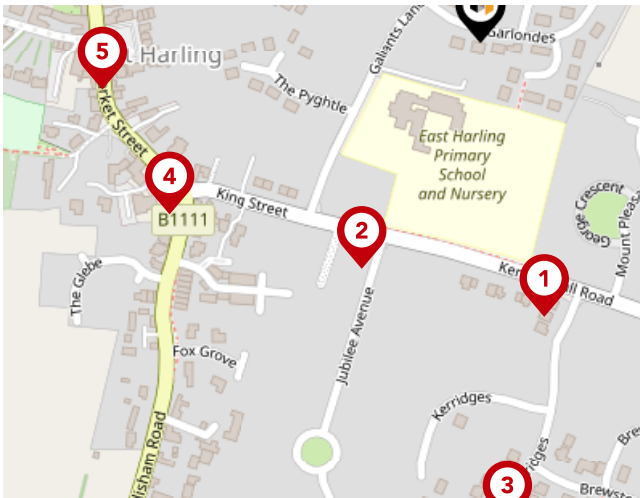
### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	47.62 miles
2	Southend-on-Sea	61.04 miles
3	Silvertown	74.98 miles
4	Luton Airport	67.85 miles



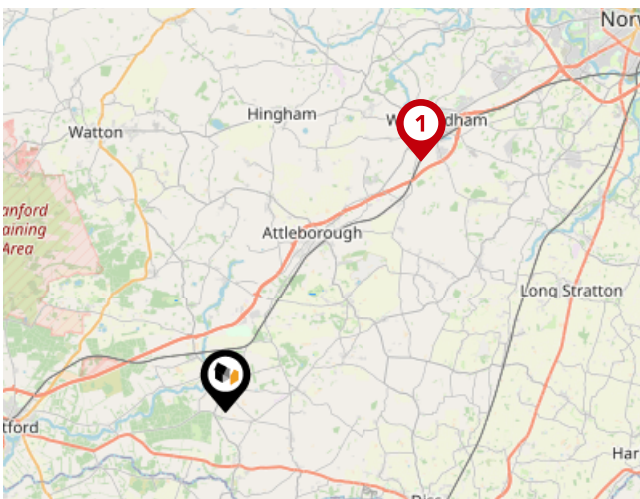
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kerridges	0.16 miles
2	Jubilee Avenue	0.14 miles
3	Brewsters	0.27 miles
4	Pound Corner	0.2 miles
5	Market Place	0.21 miles



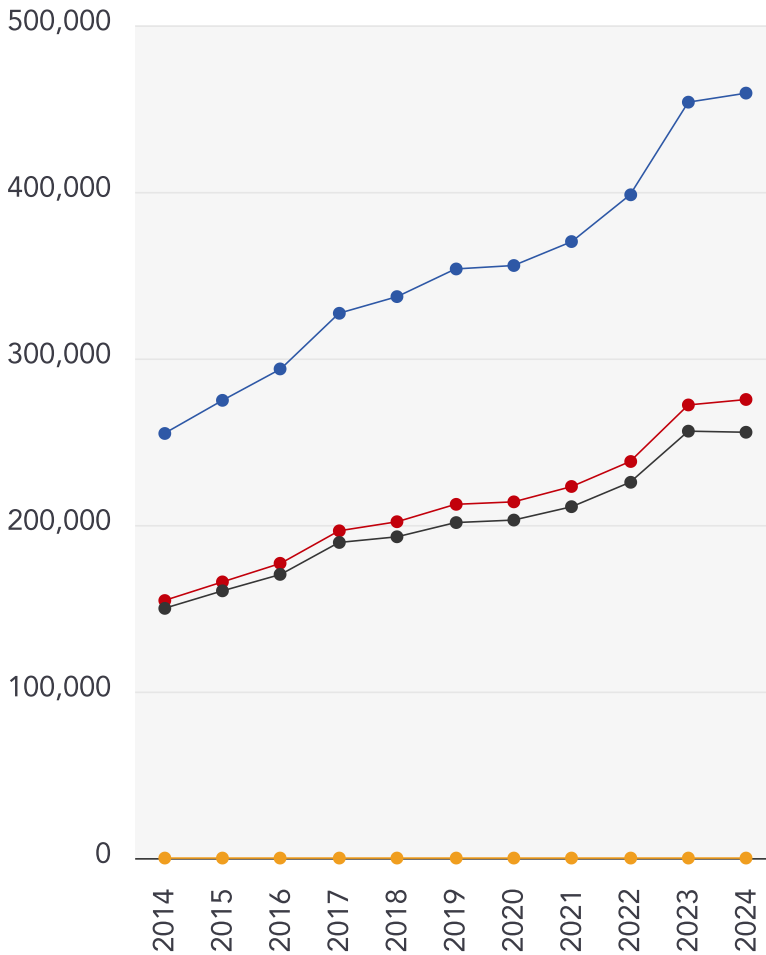
### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.45 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in NR16



Detached

**+80.17%**

Semi-Detached

**+78.07%**

Terraced

**+70.53%**

Flat

**+49.65%**



### Whittley Parish | Attleborough

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At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



### Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

### Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

### Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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# Whittleby Parish | Attleborough

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