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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th March 2025



BENTLEY ROAD, NORWICH, NR16

Whittle Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	NK238038		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	60	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:			
(based on calls indoors)							
							

Planning History

This Address

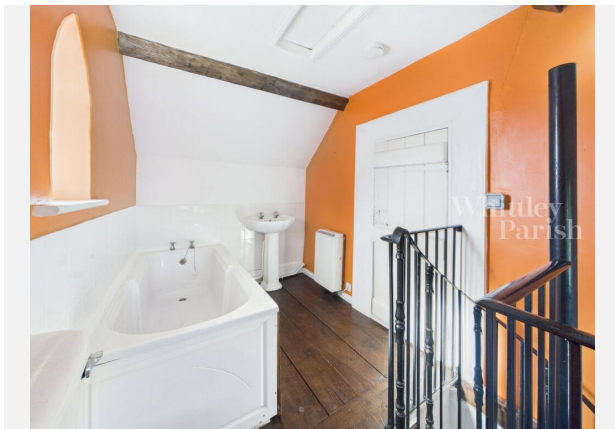


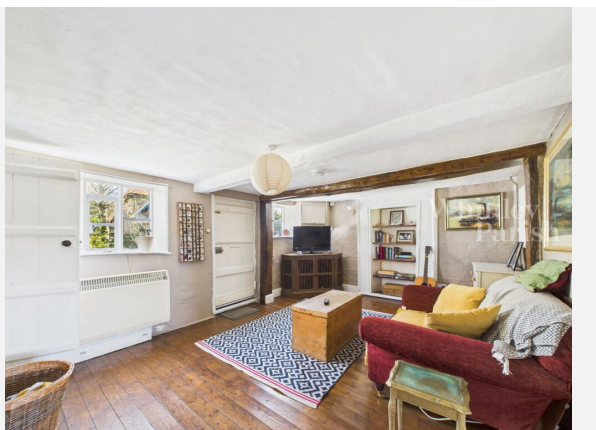
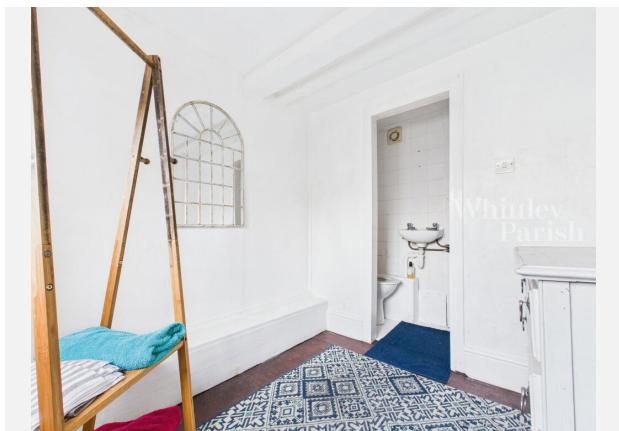
Planning records for: ***Bentley Road, Norwich, NR16***

Reference - 2001/0962	
Decision:	Decided
Date:	04th June 2001
Description:	Extension to dwelling

Reference - 2002/0210	
Decision:	Decided
Date:	07th February 2002
Description:	Installation of gothic style window in south gable - window is to be fixed and glazed in obscure glass

Reference - 2001/0961	
Decision:	Decided
Date:	04th June 2001
Description:	Extension to dwelling





BENTLEY ROAD, NORWICH, NR16

 <p>Floor 0</p>	<div> Whitley Parish</div> <div>Approximate total area[®] 716.87 ft²</div> <div>Reduced headroom 7.62 ft²</div>
 <p>Floor 1</p>	<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom Below 5 ft</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</div> <div>GIRAFFE360</div>

BENTLEY ROAD, NORWICH, NR16





BENTLEY ROAD, NORWICH, NR16





Bentley Road, Forncett St. Peter, NORWICH, NR16

Energy rating

F

Valid until 11.03.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	29 F	
1-20	G		



Additional EPC Data

Walls:	Wall
Walls Energy:	Poor
Roof:	Roof
Roof Energy:	Very poor
Window:	Window
Window Energy:	Average
Main Heating:	Main-Heating
Main Heating Energy:	Poor
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Very poor
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Poor
Total Floor Area:	95 m ²



Whittley Parish | Long Stratton

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.



/whittleyparishmanagementltd



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Whittley Parish | Long Stratton

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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