

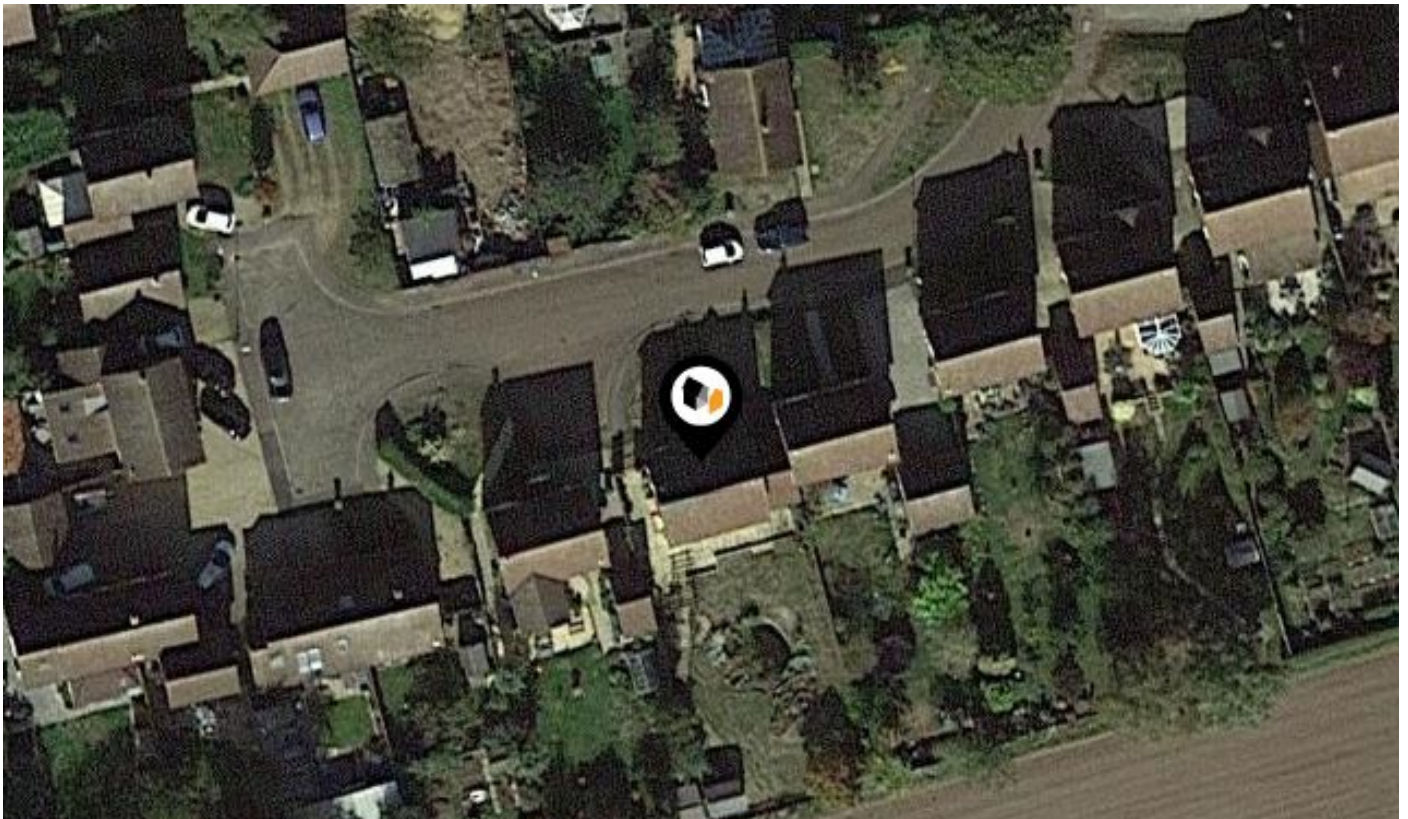


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04<sup>th</sup> June 2024



## GREYS MANOR, BANHAM, NORWICH, NR16

### Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

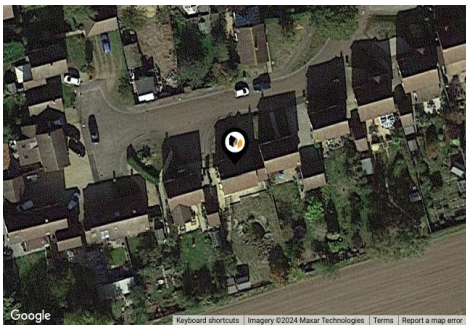
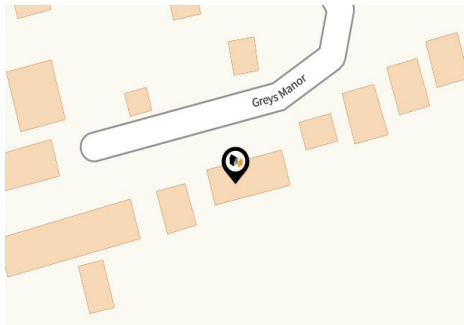
01953 711839

alex@whittleyparish.com

www.whittleyparish.com



# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,367 ft <sup>2</sup> / 127 m <sup>2</sup>
Council Tax :	Band C
Annual Estimate:	£1,973
UPRN:	100090778862

## Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>30</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:













## GREYS MANOR, BANHAM, NORWICH, NR16



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1373.57 ft<sup>2</sup>

Reduced headroom  
12.35 ft<sup>2</sup>

(1) Excluding balconies and terrace

⊞ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



Banham, NR16

Energy rating

# D

Valid until 29.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

# Property

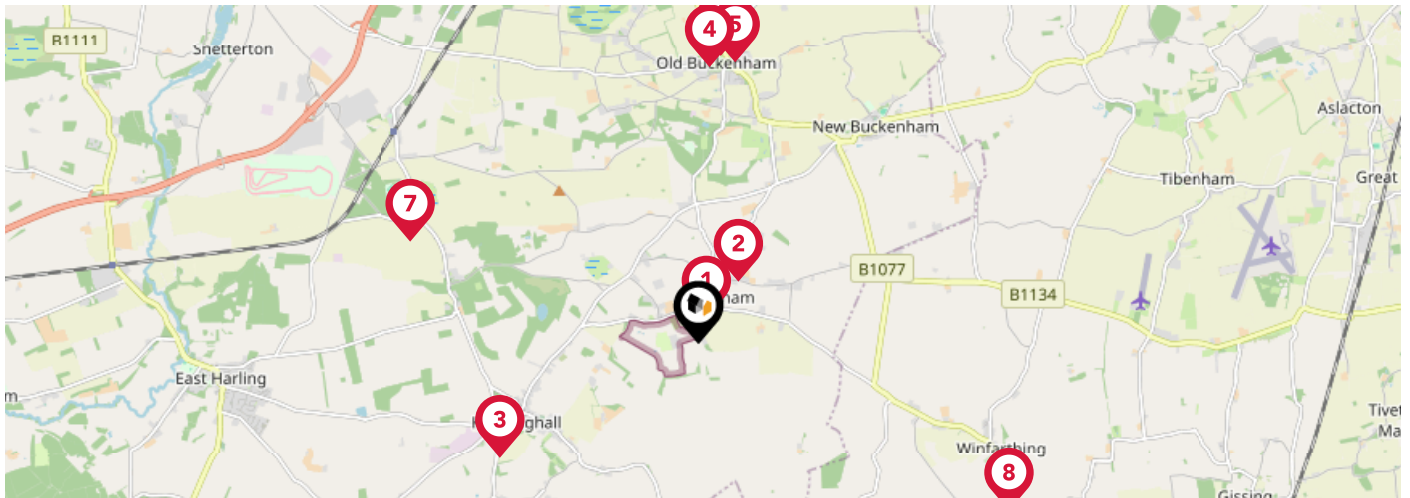
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	127 m <sup>2</sup>

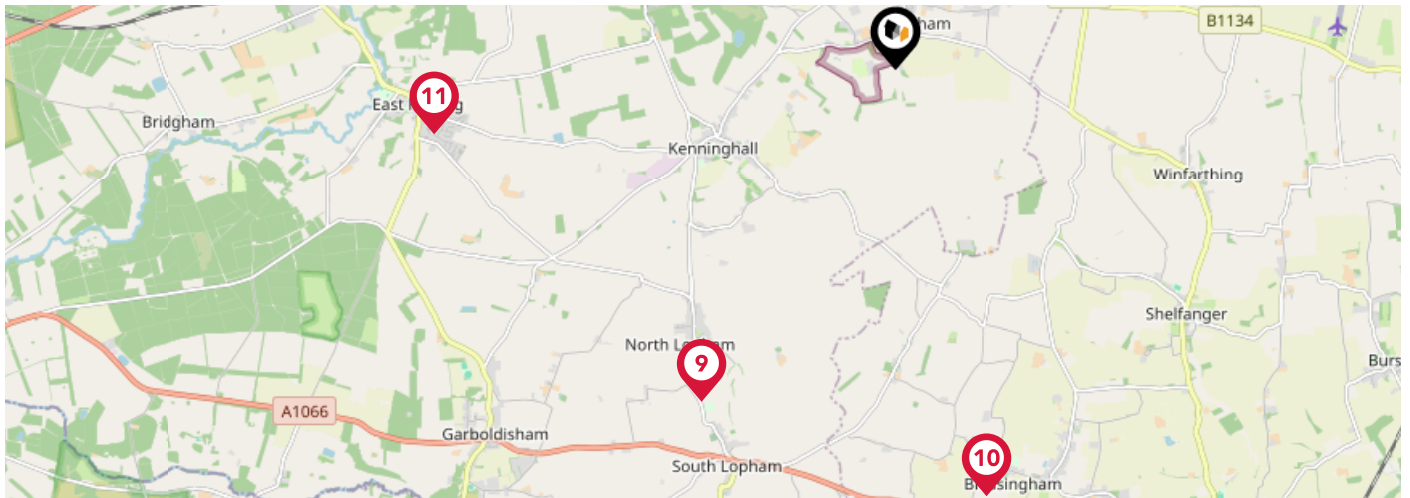
# Area Schools











	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 111   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Acorn Park School</b> Ofsted Rating: Inadequate   Pupils: 84   Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:2.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 551   Distance:2.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 219   Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 150   Distance:2.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 71   Distance:3.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools



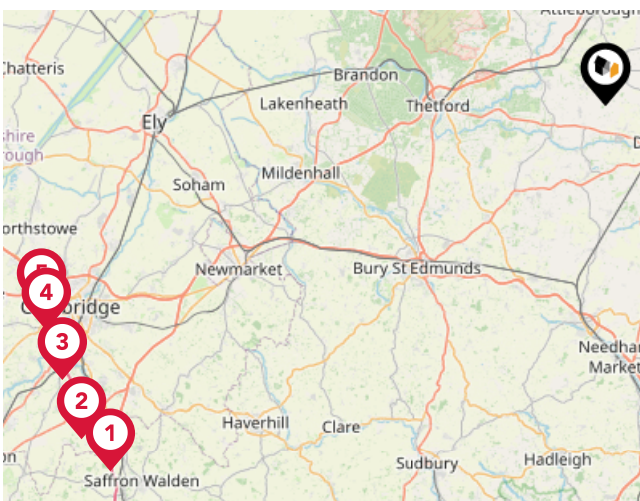
	Nursery	Primary	Secondary	College	Private
 <b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Good   Pupils: 57   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>East Harling Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 234   Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 48   Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rosecroft Primary School</b> Ofsted Rating: Good   Pupils: 471   Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bunwell Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Attleborough Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 362   Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 801   Distance:5.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



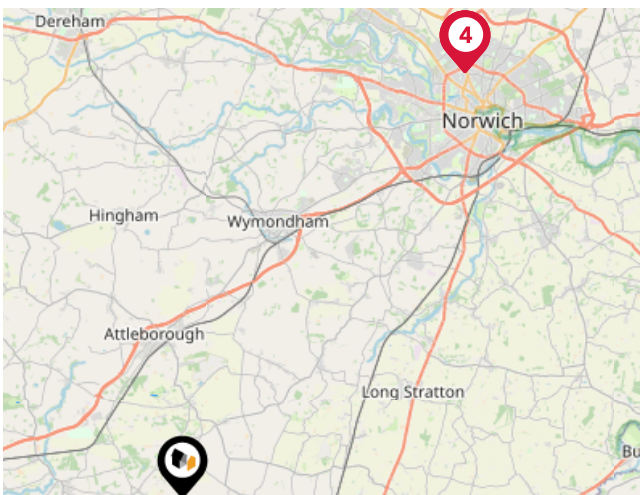
## National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	3.2 miles
2	Eccles Road Rail Station	3.2 miles
3	Eccles Road Rail Station	3.2 miles
4	Eccles Road Rail Station	3.19 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.68 miles
2	M11 J10	45 miles
3	M11 J11	44.14 miles
4	M11 J13	43.62 miles
5	M11 J14	43.49 miles

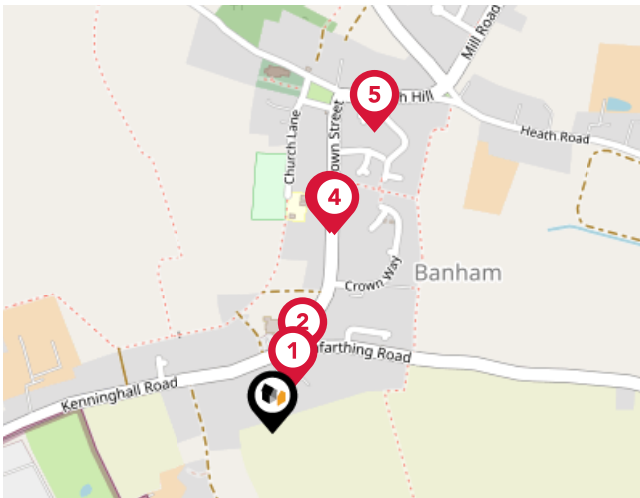


## Airports/Helipads

Pin	Name	Distance
1	International Airport	18.41 miles
2	Norwich International Airport	18.41 miles
3	Airport Passenger Terminal	18.46 miles
4	Norwich International Airport	18.46 miles

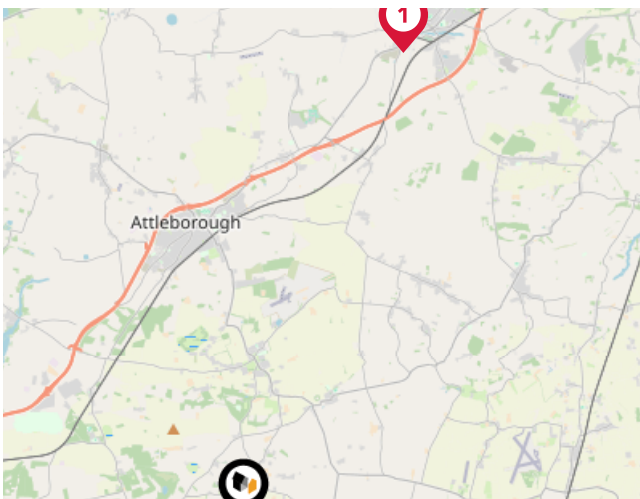
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Grey's Manor	0.06 miles
2	Grey's Manor	0.09 miles
3	school	0.23 miles
4	school	0.24 miles
5	Phone Box	0.36 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	8.97 miles

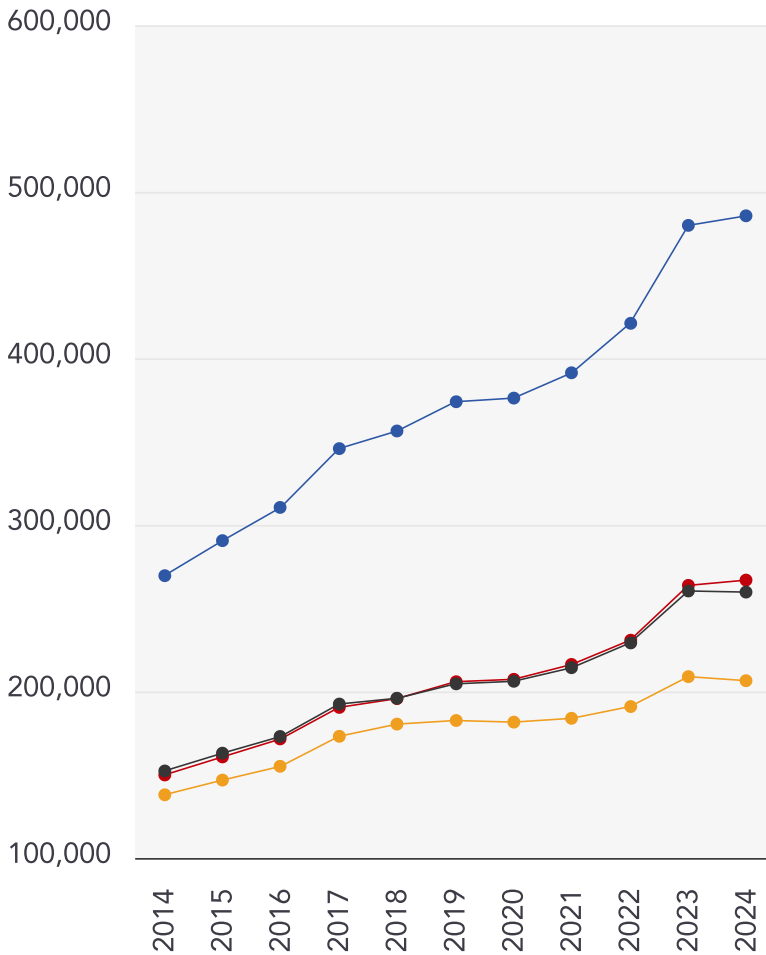


# Market

## 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%**



### Whittleby Parish | Attleborough

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Established. Experienced. Successful.

Whittleby Parish was founded by Hilary Whittleby and Kevin Parish in 1994 to offer a refreshingly different and exceptional personal service as an alternative to the corporate way of selling houses. We are delighted that Whittleby Parish continues to trade on these values today and has now successfully listed over 10,000 residential homes. 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, creating lasting relationships with all our clients.

2001 saw the opening of our Residential Lettings and Management Department, which is now a thriving part of Whittleby Parish, providing high levels of service to Landlords and Tenants alike and offering a variety of different packages to suit every requirement.



### Testimonial 1



The whole team at Long Stratton were incredibly polite and helpful. Liam was very knowledgeable of the current market and helped me throughout the purchase and sale of my new property.

### Testimonial 2



The team at Whittley Parish (Long Stratton) made selling and buying as painless and seamless as possible. They are a professional, reliable, hard working and friendly bunch, always ready with support and advice. We would have no problem recommending Whittley Parish to anyone who wishes to buy or sell their home.

### Testimonial 3



Just wanted to give a shout out to Whittley Parish Long Stratton as they have helped me secure my future home which ticked all the boxes on my wish list. They have been brilliant throughout the initial inquiring, viewing stages and in securing an accepted offer. Brilliant service and a big thank you. I highly recommend the whole team.



[/whittleyparishmanagementltd](#)



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# Whittleby Parish | Attleborough

## 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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