



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st June 2024



HAILEY HOUSE, LONDON ROAD, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

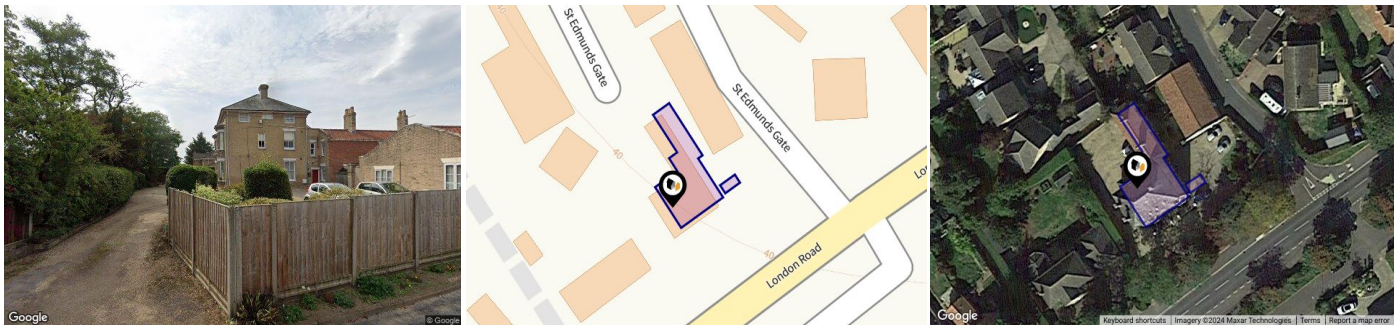
01953 711839

alex@whittleyparish.com

www.whittleyparish.com



Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	05/03/1989
Floor Area:	516 ft ² / 48 m ²	End Date:	19/12/2987
Plot Area:	0.06 acres	Lease Term:	999 years from 19 December 1988
Year Built :	Before 1900	Term	964 years
Council Tax :	Band A	Remaining:	
Annual Estimate:	£1,480		
Title Number:	NK228090		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



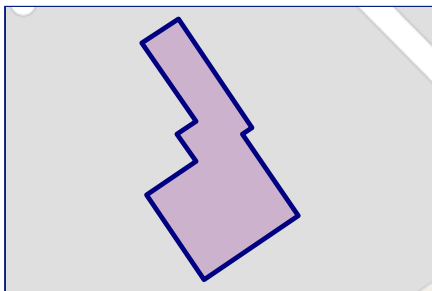


Freehold Title Plan



NK150691

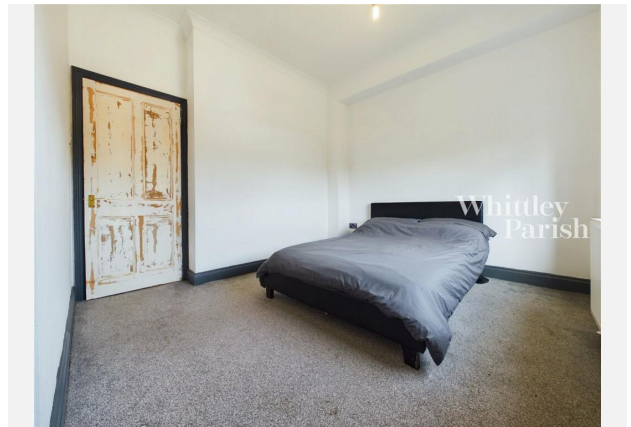
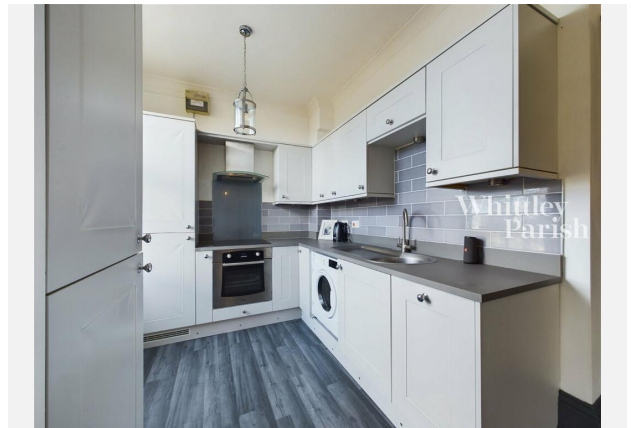
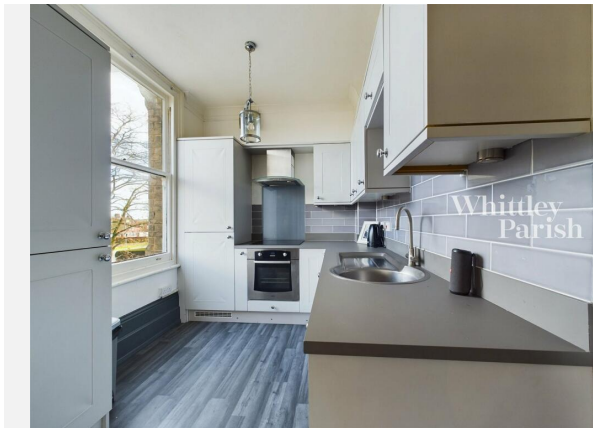
Leasehold Title Plan

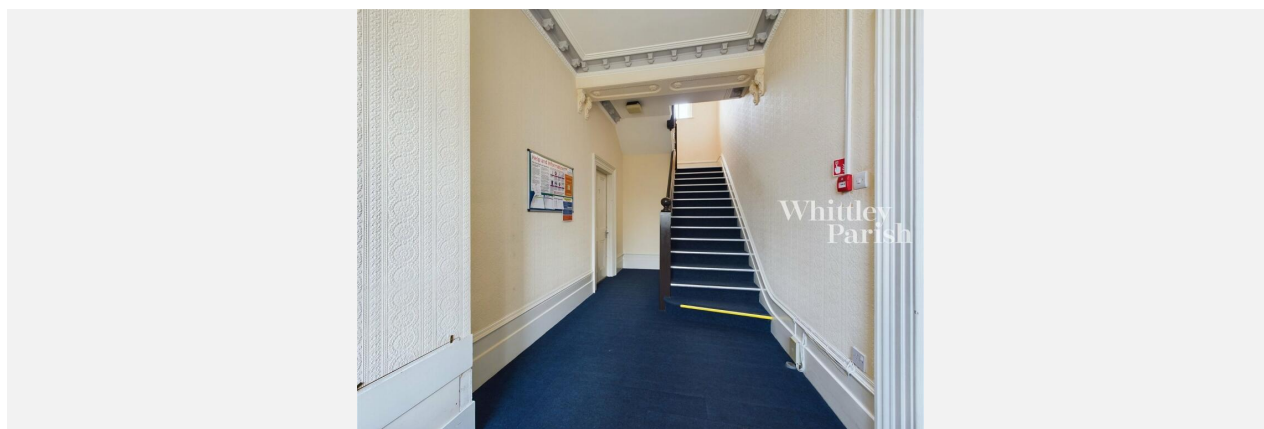


NK228090

Start Date:	05/03/1989
End Date:	19/12/2987
Lease Term:	999 years from 19 December 1988
Term Remaining:	964 years

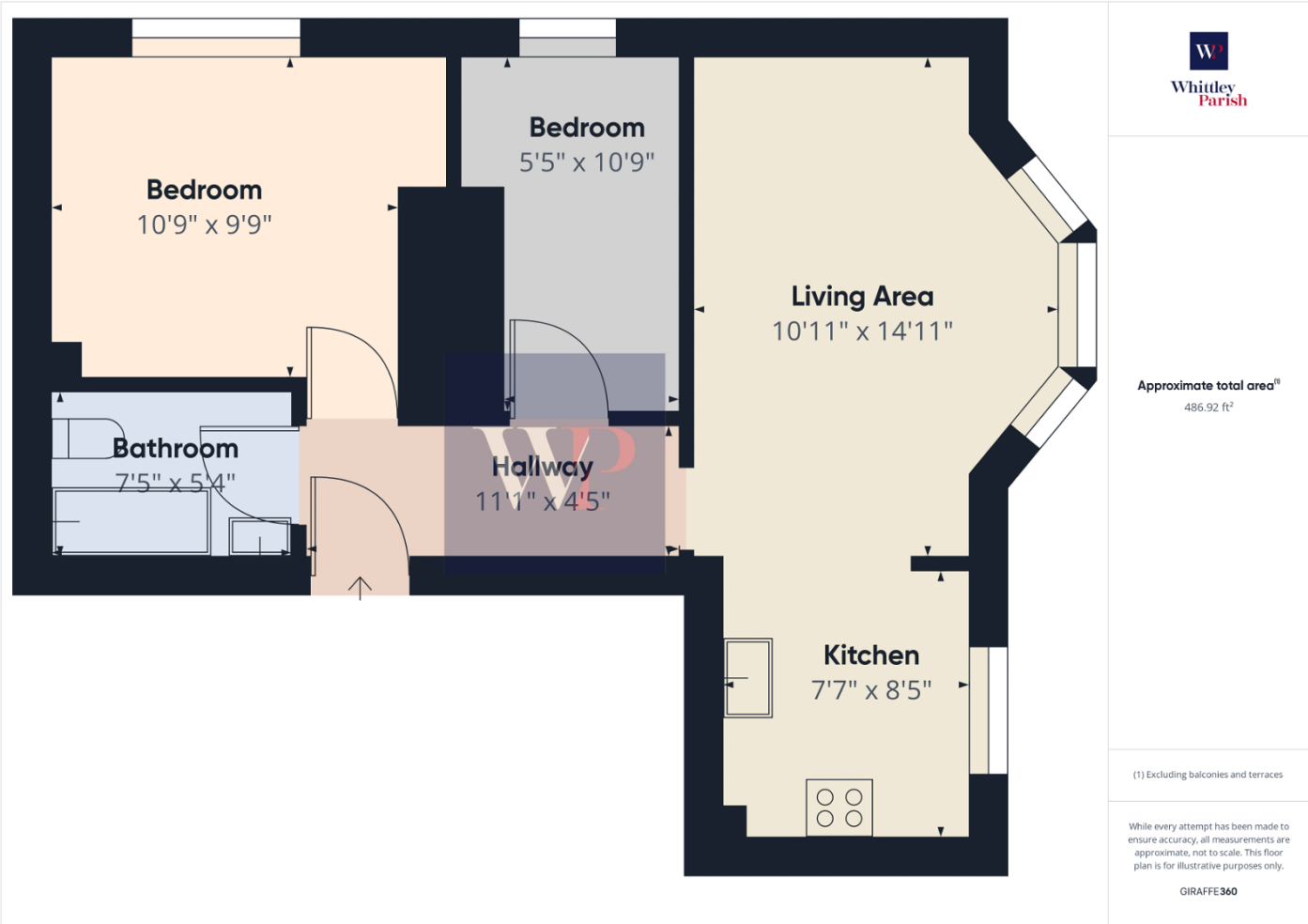
Gallery Photos







HAILEY HOUSE, LONDON ROAD, ATTLEBOROUGH, NR17





London Road, NR17

Energy rating

D

Valid until 28.04.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

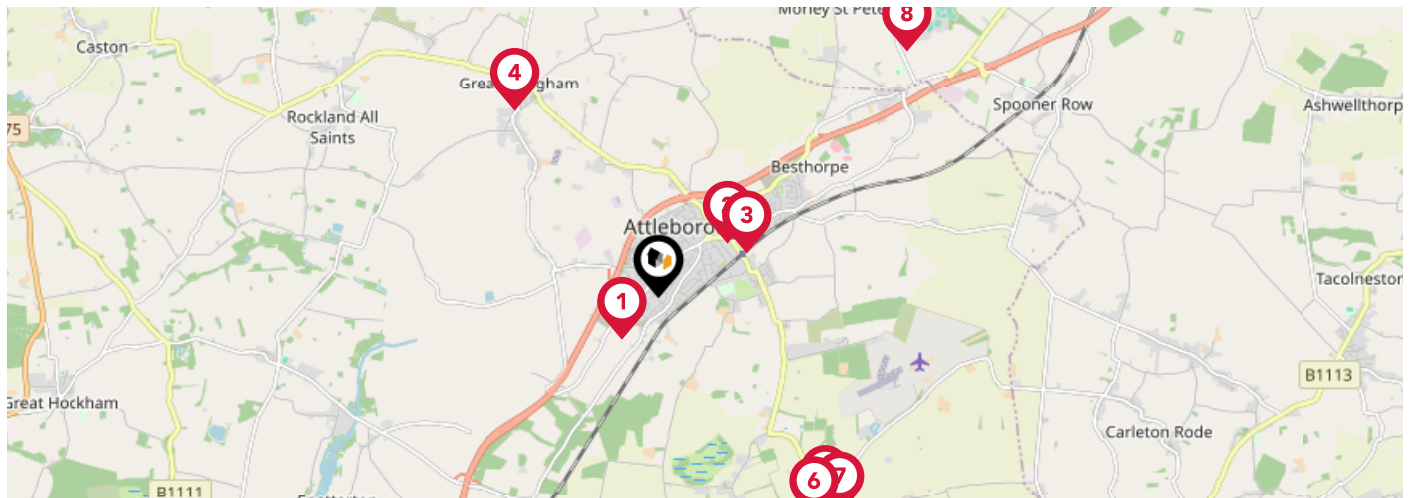
EPC - Additional Data



Additional EPC Data

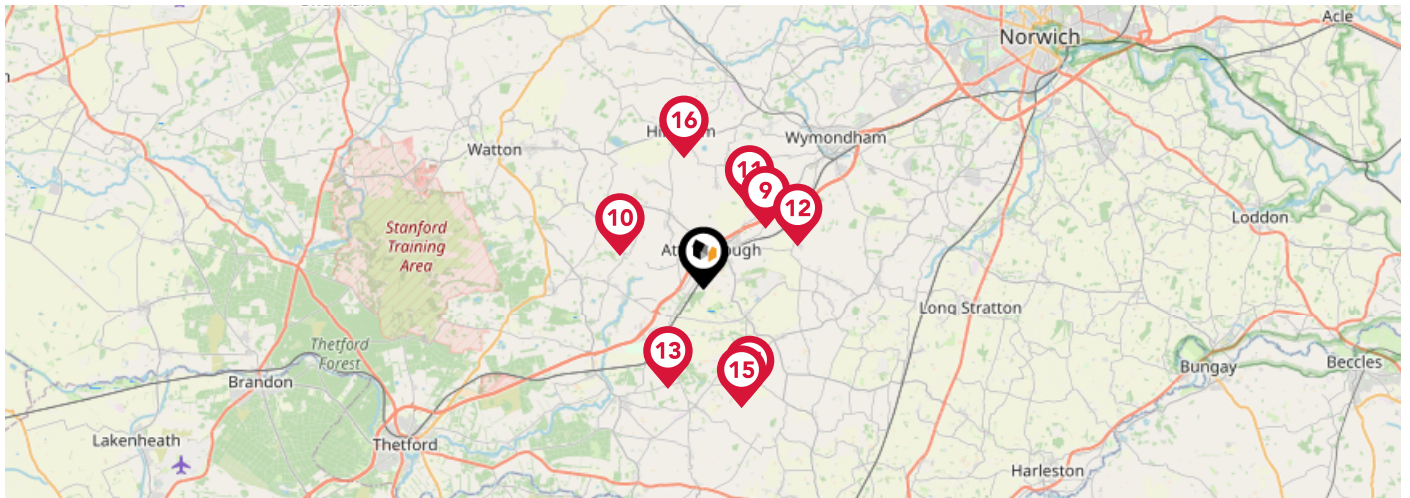
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 14% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	48 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Attleborough Primary School Ofsted Rating: Requires Improvement Pupils: 362 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Ellingham Primary School Ofsted Rating: Good Pupils: 169 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chapel Green School Ofsted Rating: Good Pupils: 105 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wymondham College Prep School Ofsted Rating: Not Rated Pupils:0 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

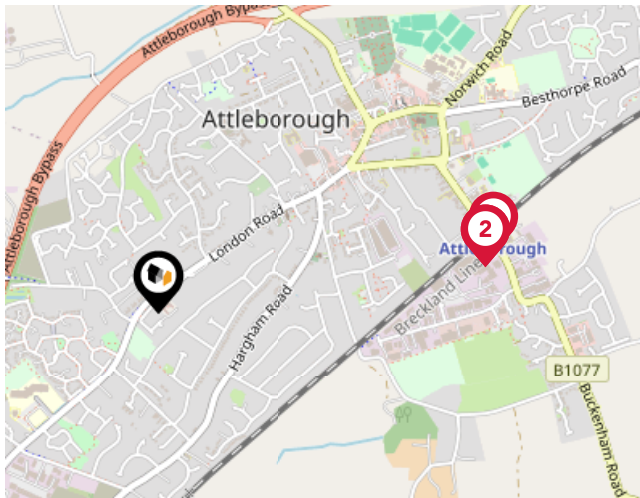
Area Schools



		Nursery	Primary	Secondary	College	Private
	Wymondham College Ofsted Rating: Outstanding Pupils: 1407 Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spooner Row Primary School Ofsted Rating: Good Pupils: 104 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Inadequate Pupils: 84 Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hingham Primary School Ofsted Rating: Requires Improvement Pupils: 166 Distance:4.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

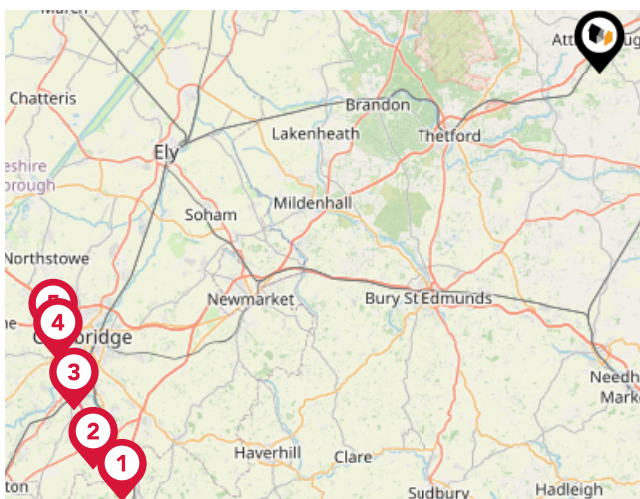
Area

Transport (National)



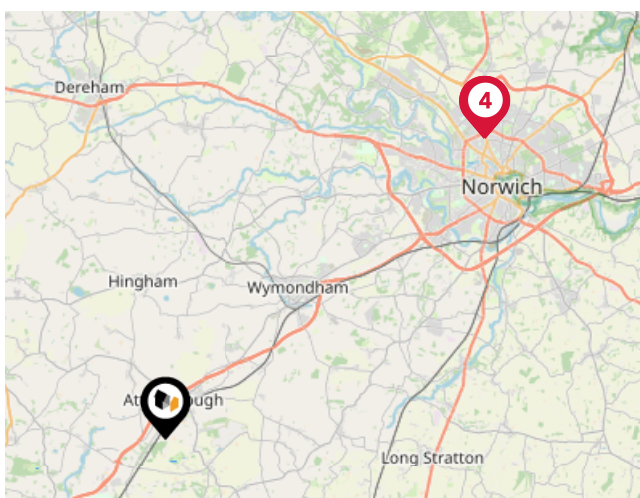
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	0.75 miles
2	Attleborough Rail Station	0.75 miles
3	Attleborough Rail Station	0.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.48 miles
2	M11 J10	46.5 miles
3	M11 J11	45.21 miles
4	M11 J13	44.31 miles
5	M11 J14	44.01 miles

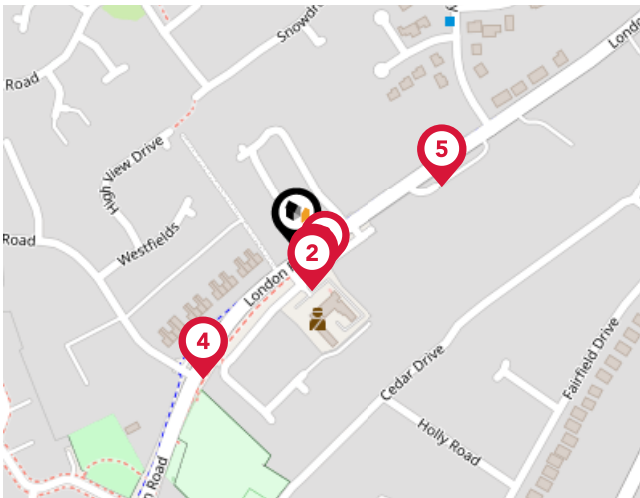


Airports/Helipads

Pin	Name	Distance
1	International Airport	15.78 miles
2	Norwich International Airport	15.78 miles
3	Airport Passenger Terminal	15.83 miles
4	Norwich International Airport	15.83 miles

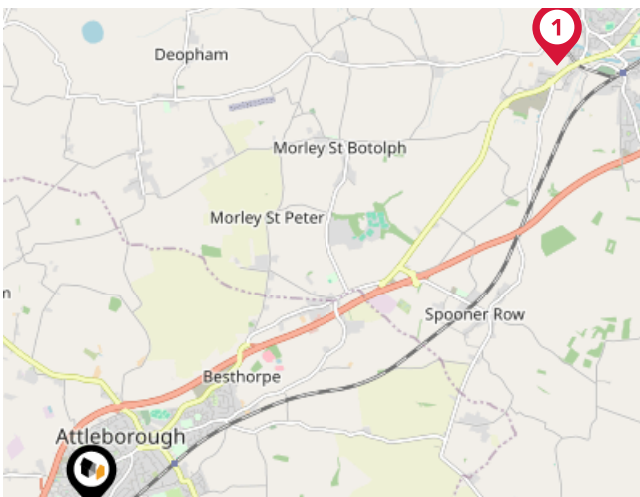
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	London Road	0.02 miles
2	St Edmunds Gate	0.02 miles
3	police station	0.02 miles
4	West Carr Road	0.09 miles
5	Sheppard Way	0.09 miles



Local Connections

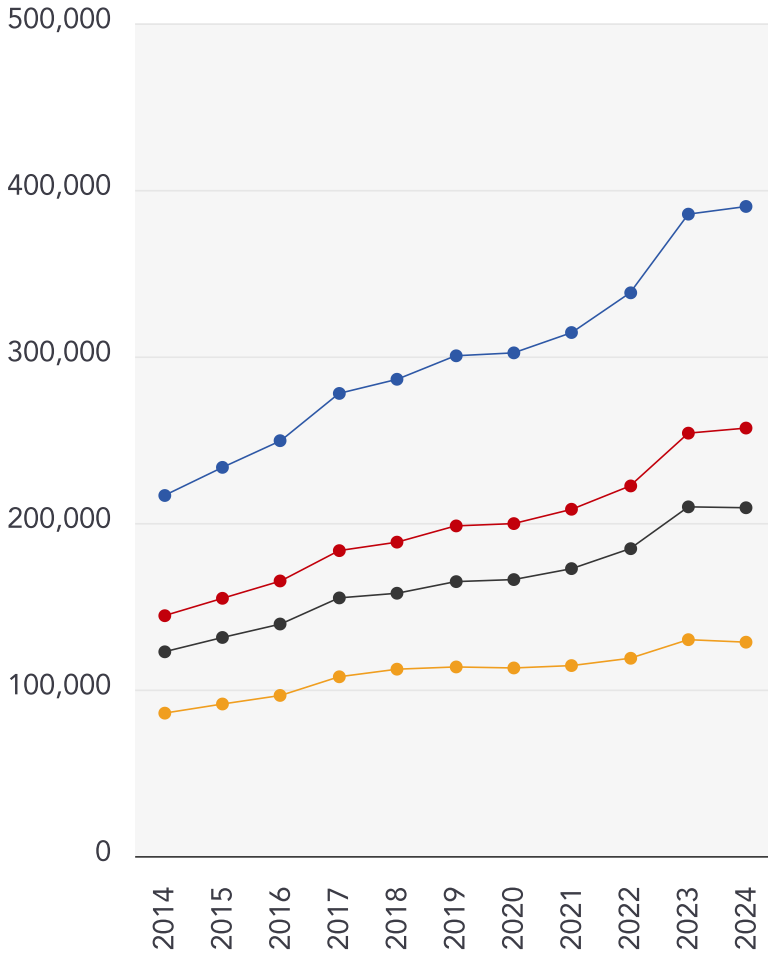
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.79 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



Whittley Parish | Attleborough

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](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittleby Parish | Attleborough

Suva House Queens Square Attleborough
NR17 2AF
01953 711839
alex@whittlebyparish.com
www.whittlebyparish.com

