

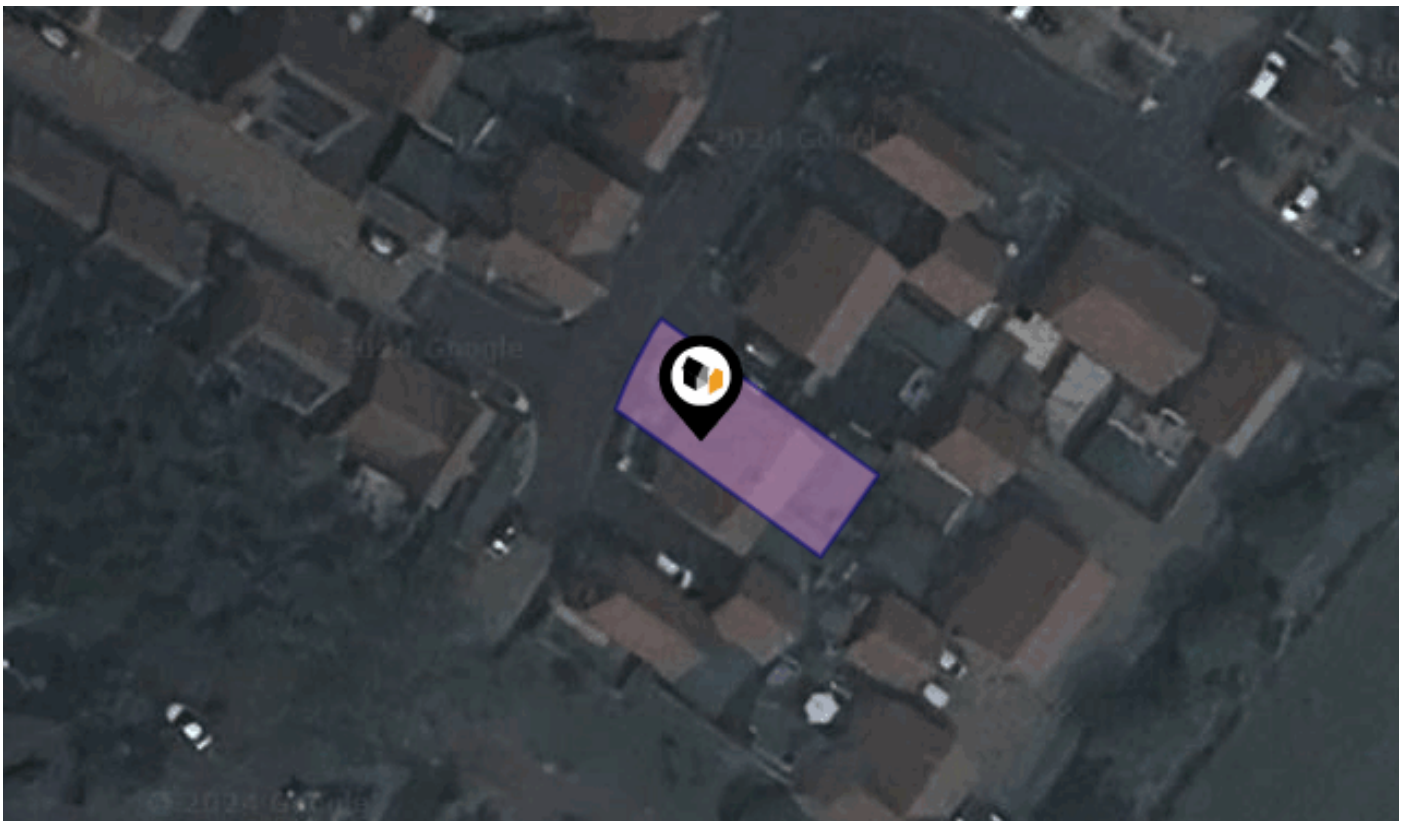


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11<sup>th</sup> September 2024



**JERMYN WAY, THARSTON, NORWICH, NR15**

## Whittle Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

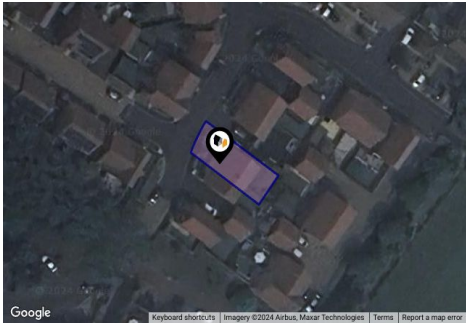
01508 531331

liam@whittleparish.com

www.whittleparish.com



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## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	2018
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,007
<b>Title Number:</b>	NK486912

**Tenure:** Freehold

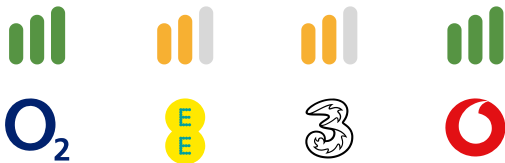
## Local Area

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

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



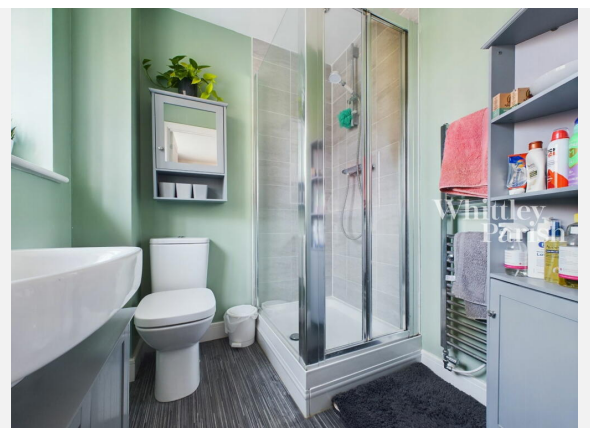
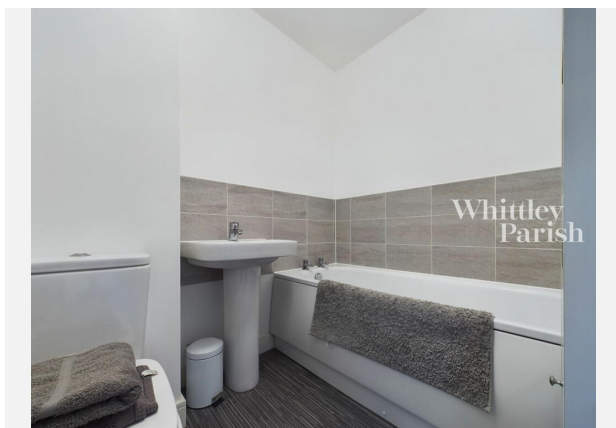
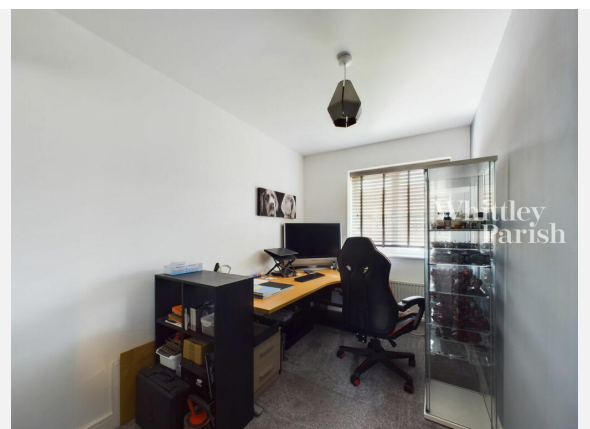
### Satellite/Fibre TV Availability:





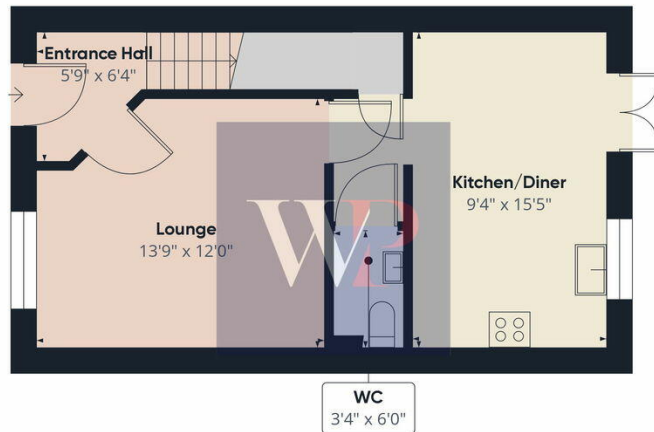
# Gallery Photos



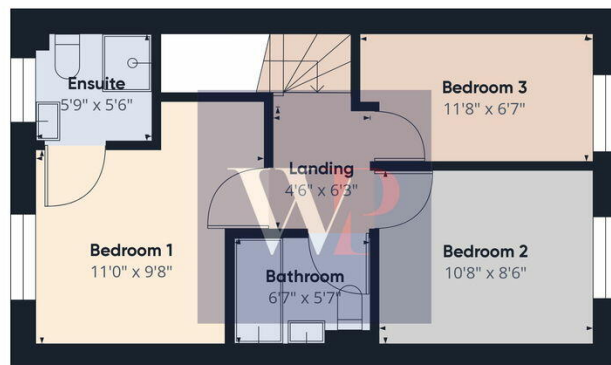




## JERMYN WAY, THARSTON, NORWICH, NR15



Floor 0



Floor 1



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

(1) Excluding balconies and terraces

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.

GIRAFFE 360



Jermyn Way, Tharston, NR15

Energy rating

**C**

Valid until 30.10.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	73   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

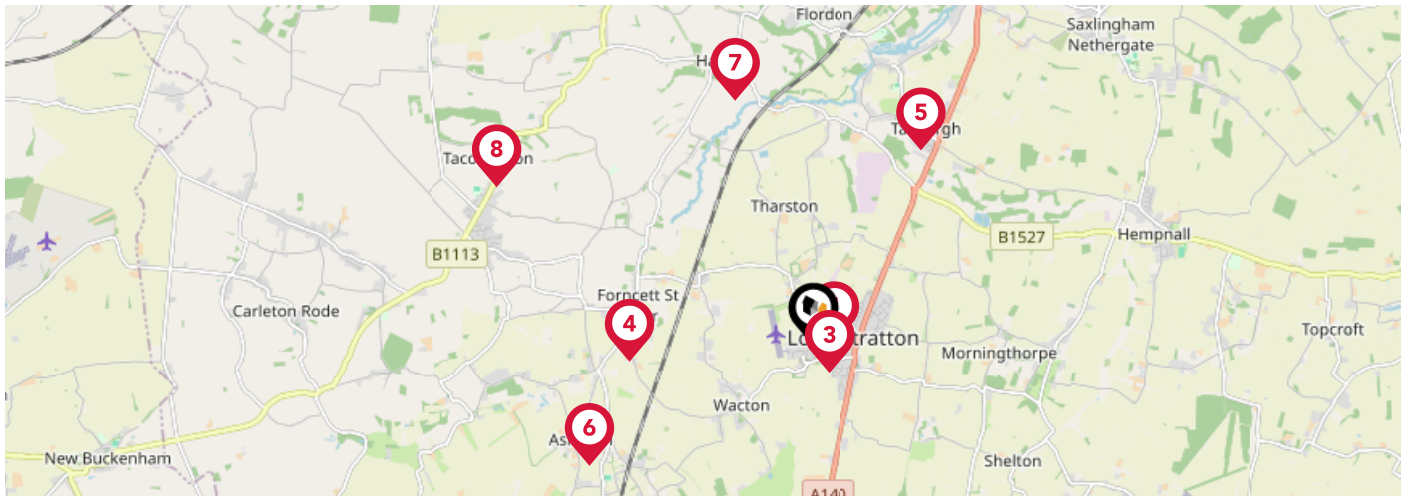
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.1 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	79 m <sup>2</sup>

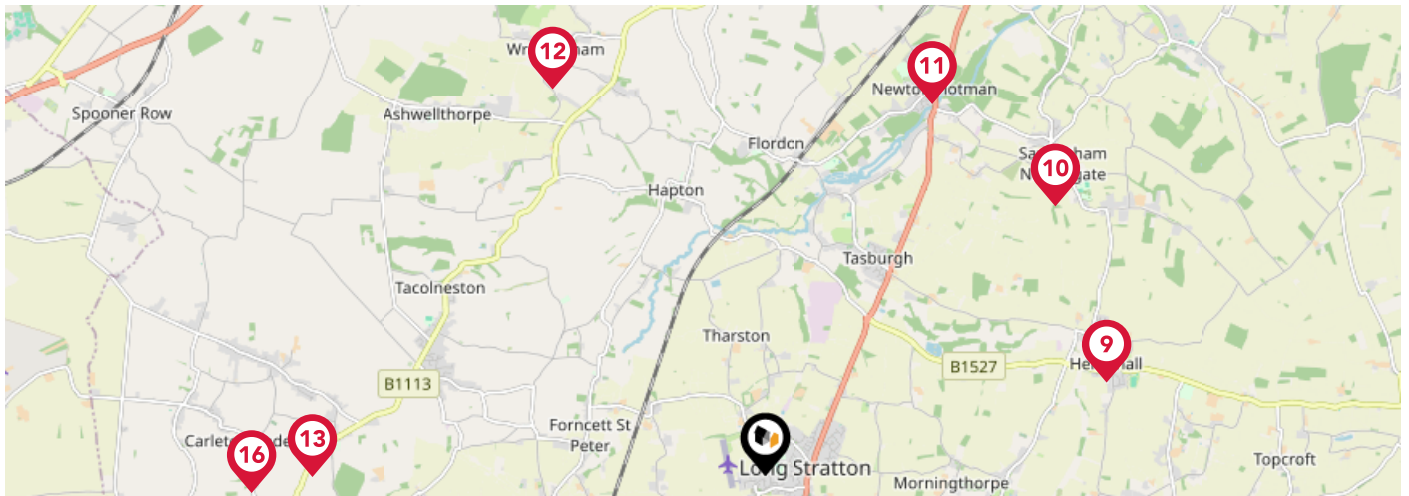




	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Mary's Church of England Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Forngett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Preston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:2.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Hapton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 24   Distance:2.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Tacolneston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:3.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



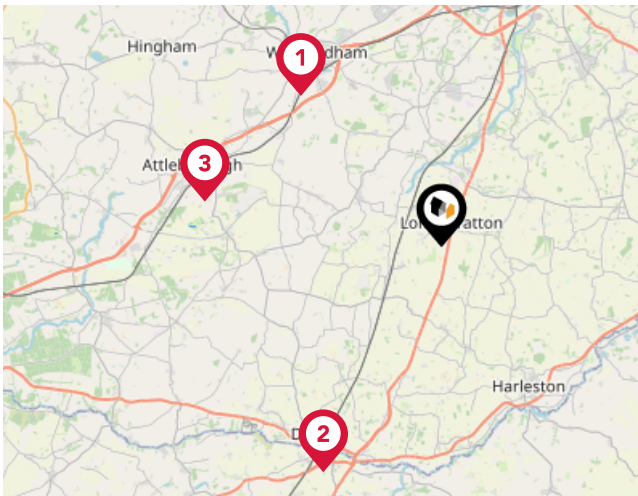
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Hempsall Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Saxlingham Nethergate CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Newton Flotman Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wrentham VC Primary School</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pulham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 122   Distance:4.32	<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: Requires improvement   Pupils: 57   Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

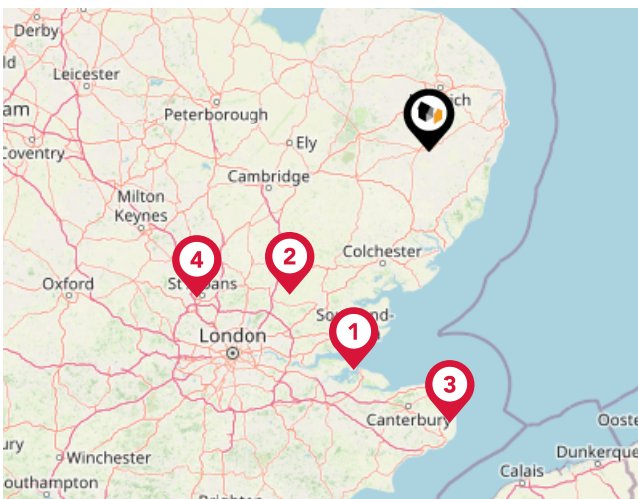
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.45 miles
2	Diss Rail Station	9.17 miles
3	Attleborough Rail Station	8.67 miles

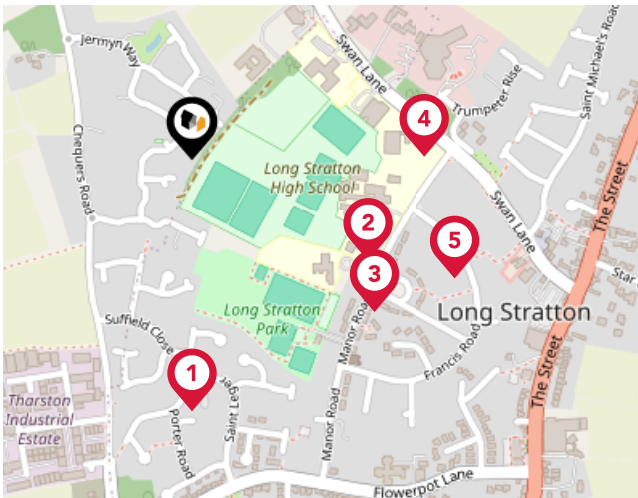


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	67.5 miles
2	Stansted Airport	58.26 miles
3	Manston	79.33 miles
4	Luton Airport	79.95 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Poter Road	0.28 miles
2	High School	0.23 miles
3	Primary School	0.27 miles
4	Council Offices	0.26 miles
5	Francis Road	0.32 miles



### Whittley Parish | Long Stratton

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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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# Whittley Parish | Long Stratton

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