

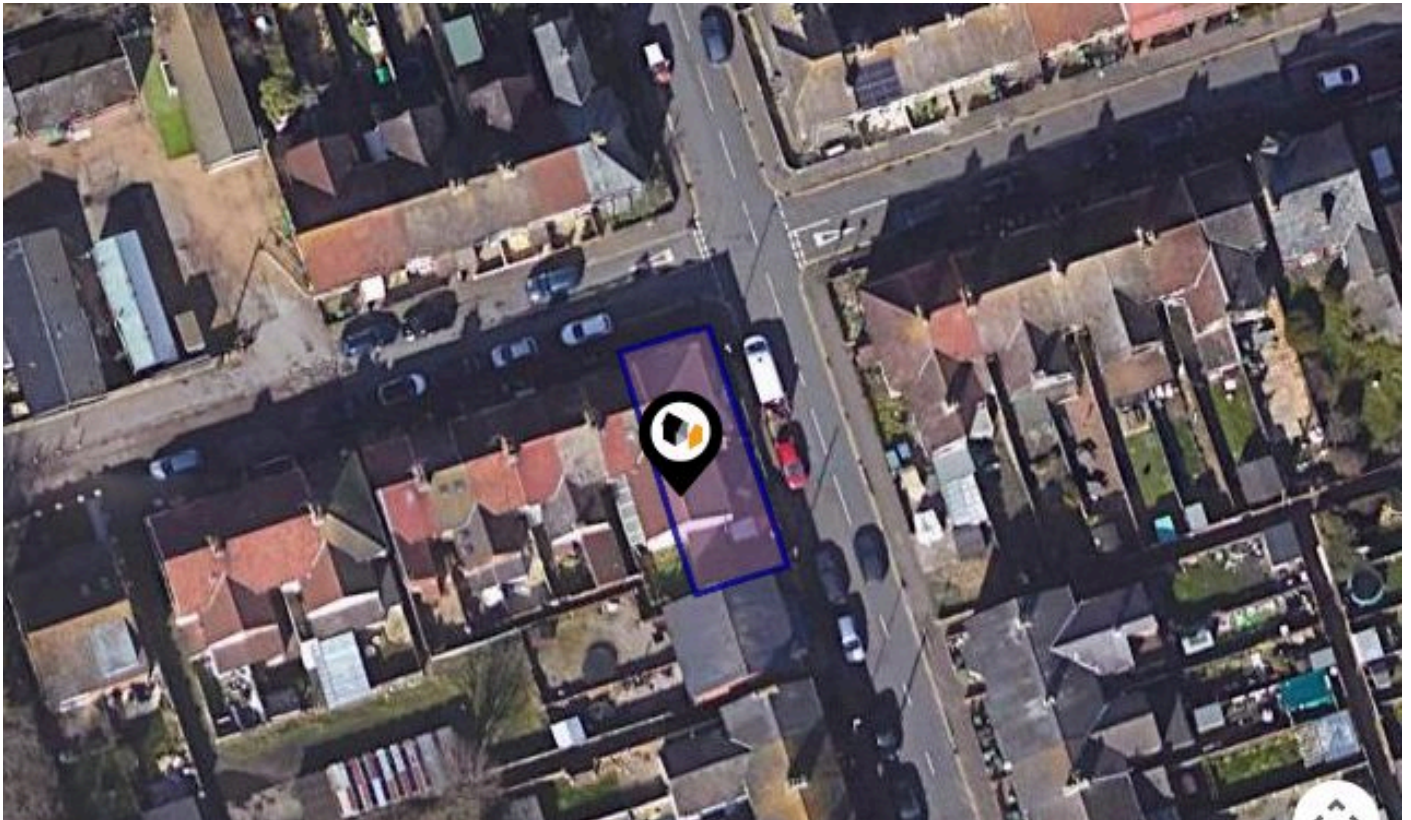


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th November 2025



STAFFORD ROAD, GREAT YARMOUTH, NR31

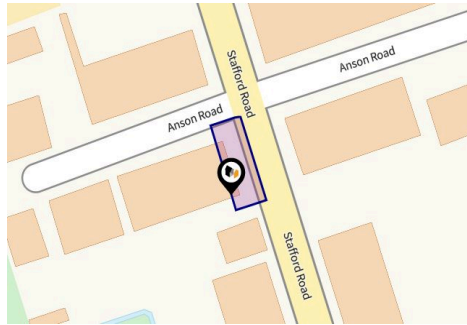
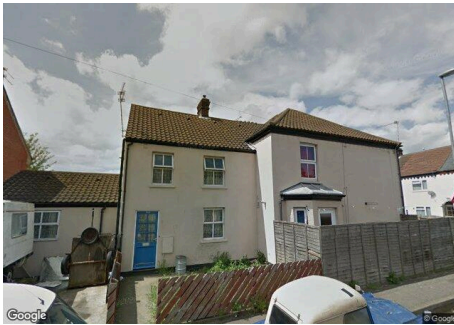
Howards

158 High Street, Gorleston, Norfolk, NR31 6RB

01493 509361

gorleston@howards.co.uk

www.howards.co.uk



Property

Type:	Terraced House
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	NK133396

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

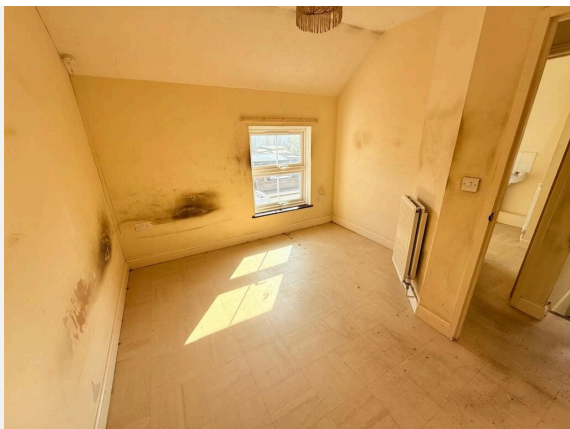
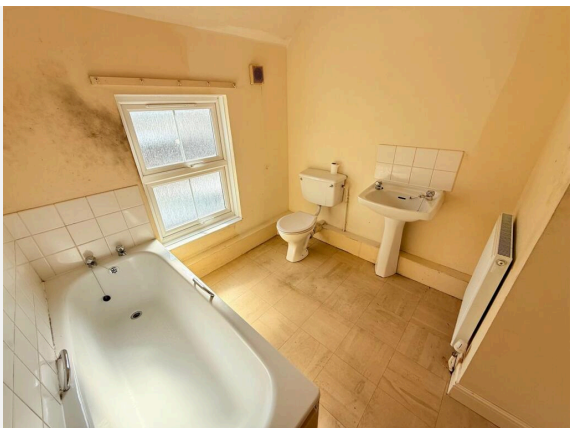
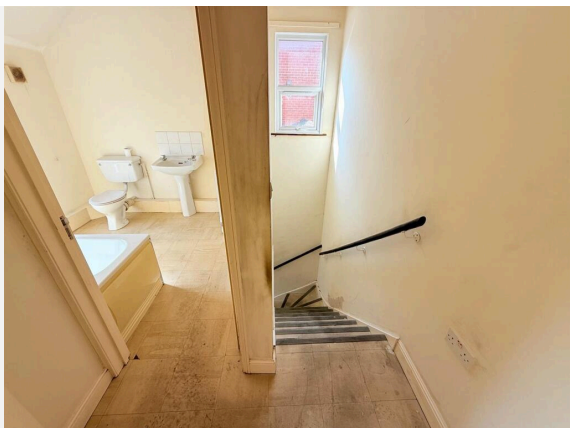
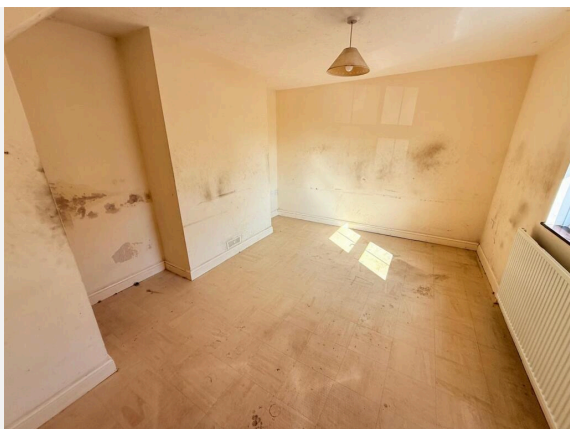
5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





STAFFORD ROAD, GREAT YARMOUTH, NR31

GROUND FLOOR
30.3 sq.m. (326 sq.ft.) approx.

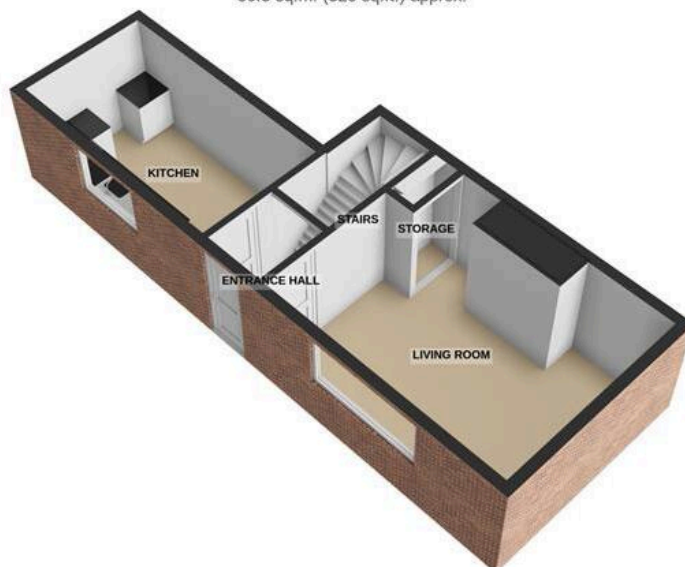
1ST FLOOR
20.2 sq.m. (217 sq.ft.) approx.



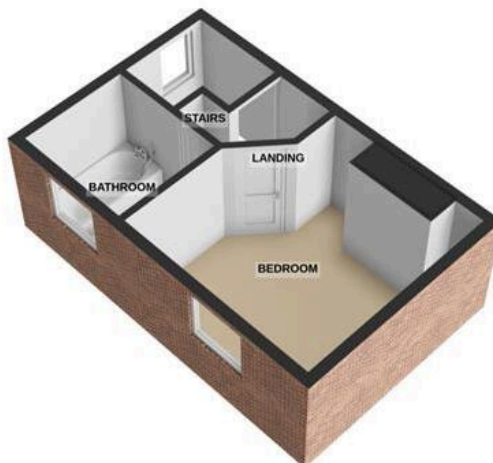
TOTAL FLOOR AREA : 50.4 sq.m. (543 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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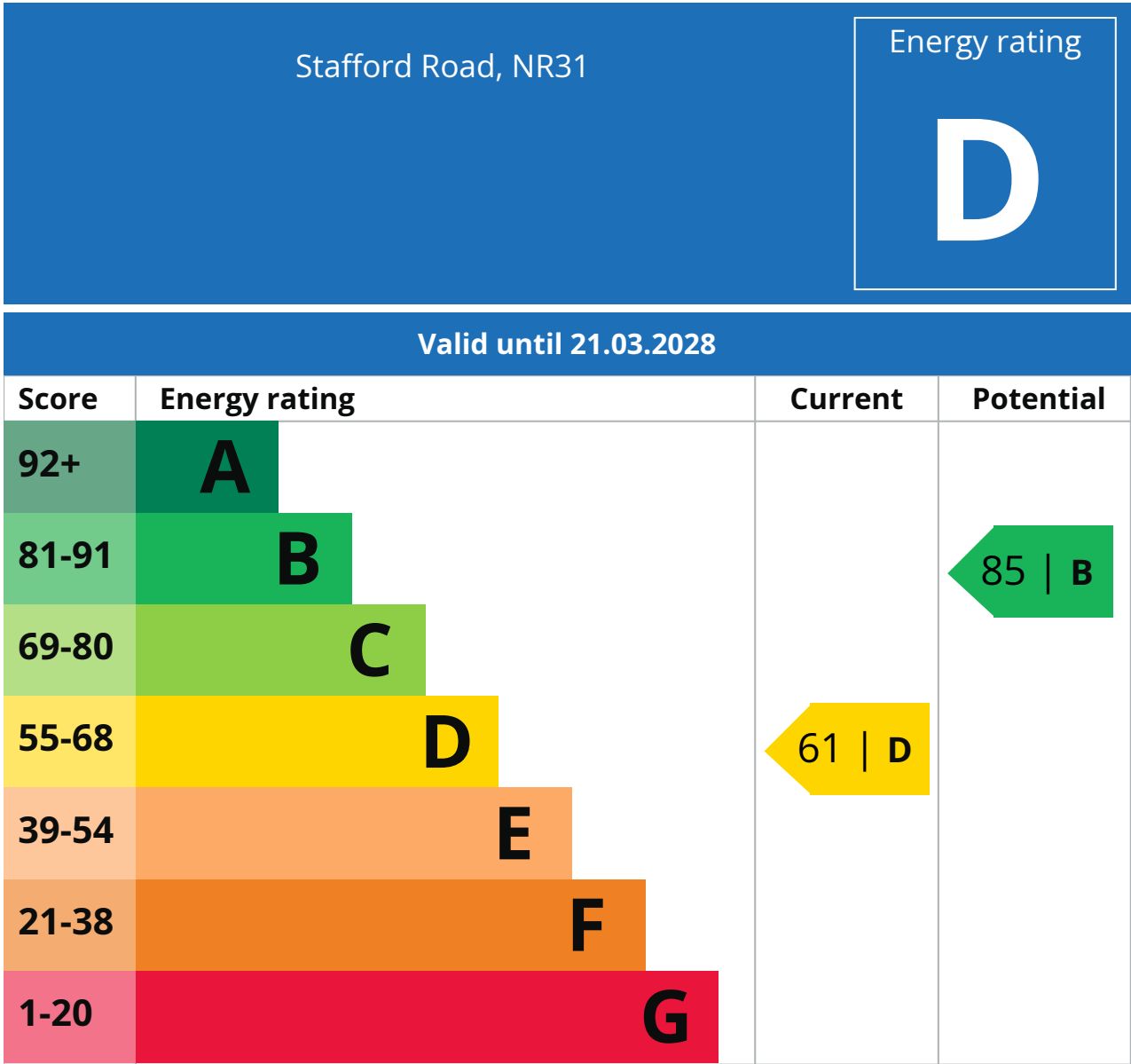


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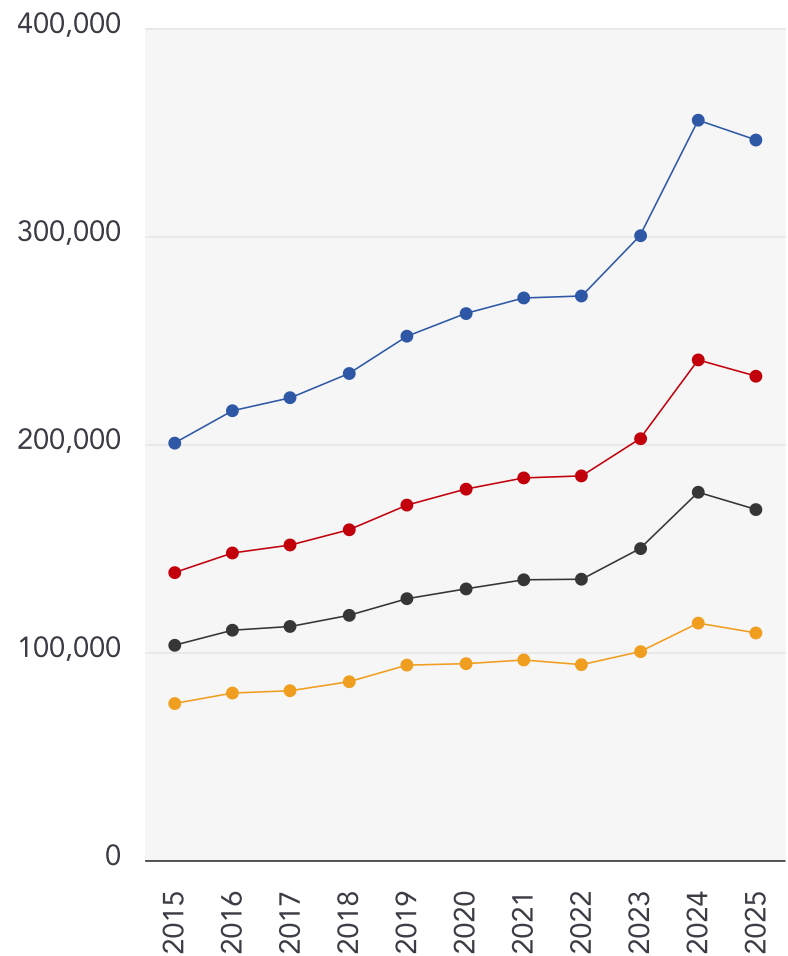
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (social)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 m ²

10 Year History of Average House Prices by Property Type in NR31



Detached

+72.67%

Semi-Detached

+68.3%

Terraced

+63.16%

Flat

+45.06%

Important - Please Read

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