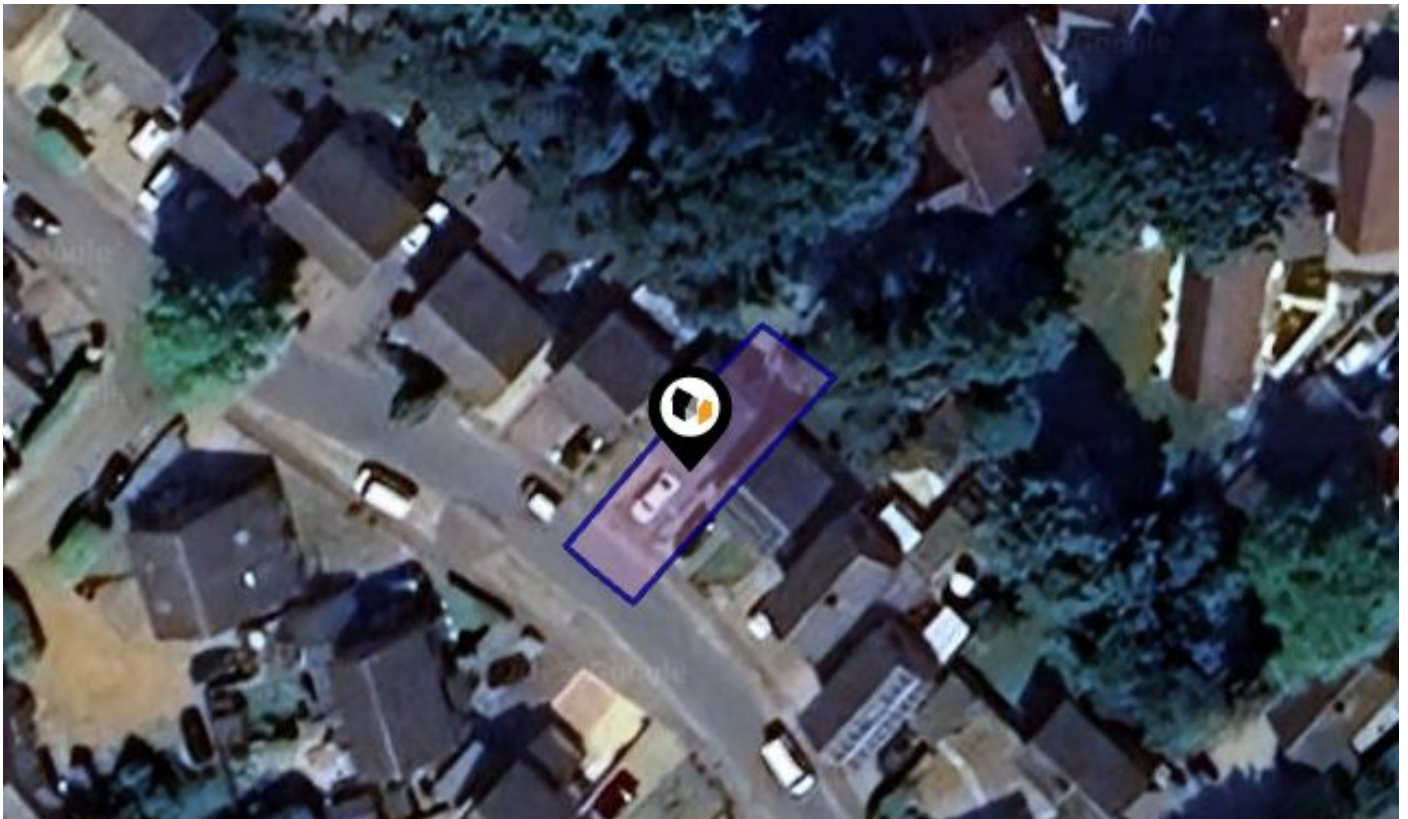




## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30<sup>th</sup> January 2025



**CAMPION ROAD, THETFORD, IP24**

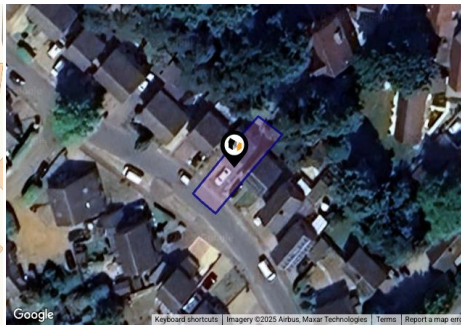
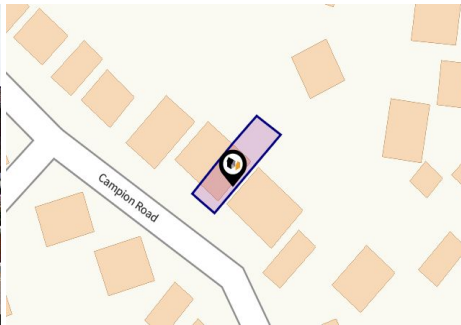
### Chilterns

14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co



Property

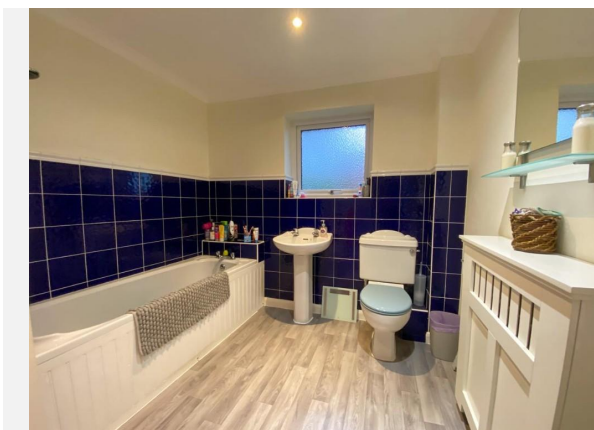
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	890 ft <sup>2</sup> / 82 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK51253		

Local Area

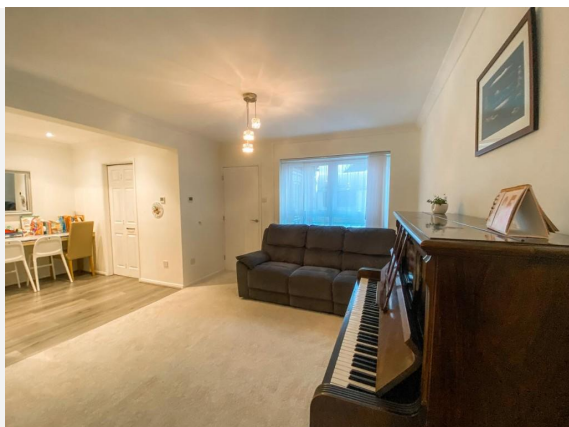
Local Authority:	Breckland	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	9	67	10000
• Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O <sub>2</sub>	EE	3	O	BT	sky	Virgin media

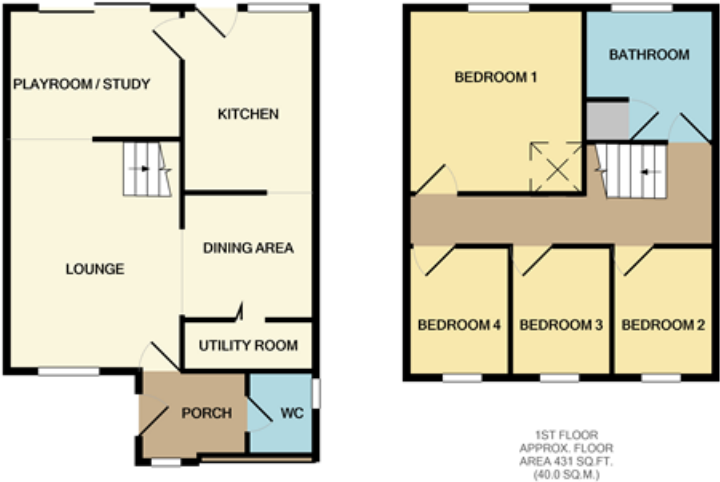








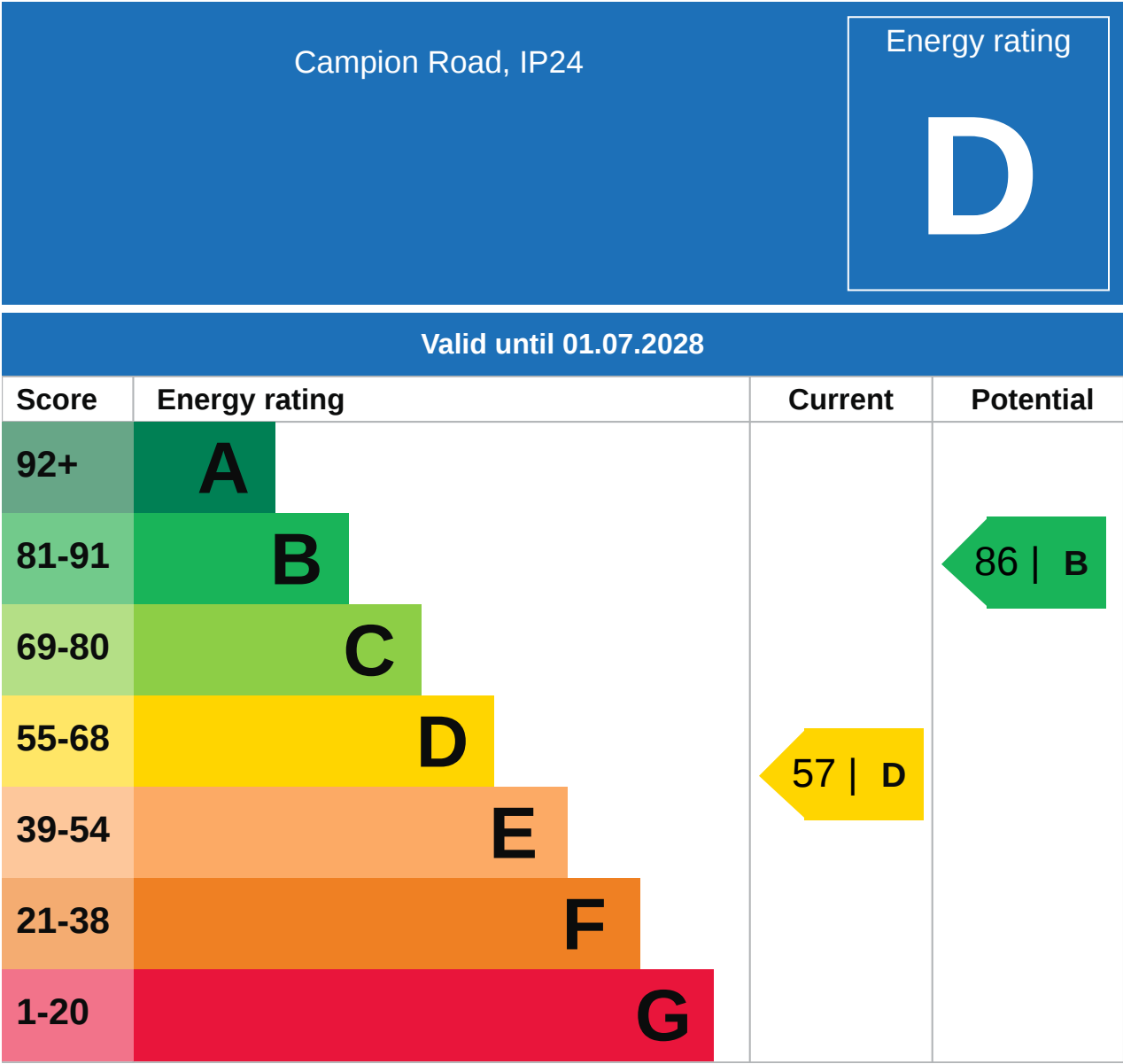
CAMPION ROAD, THETFORD, IP24



TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 SQ.M.)

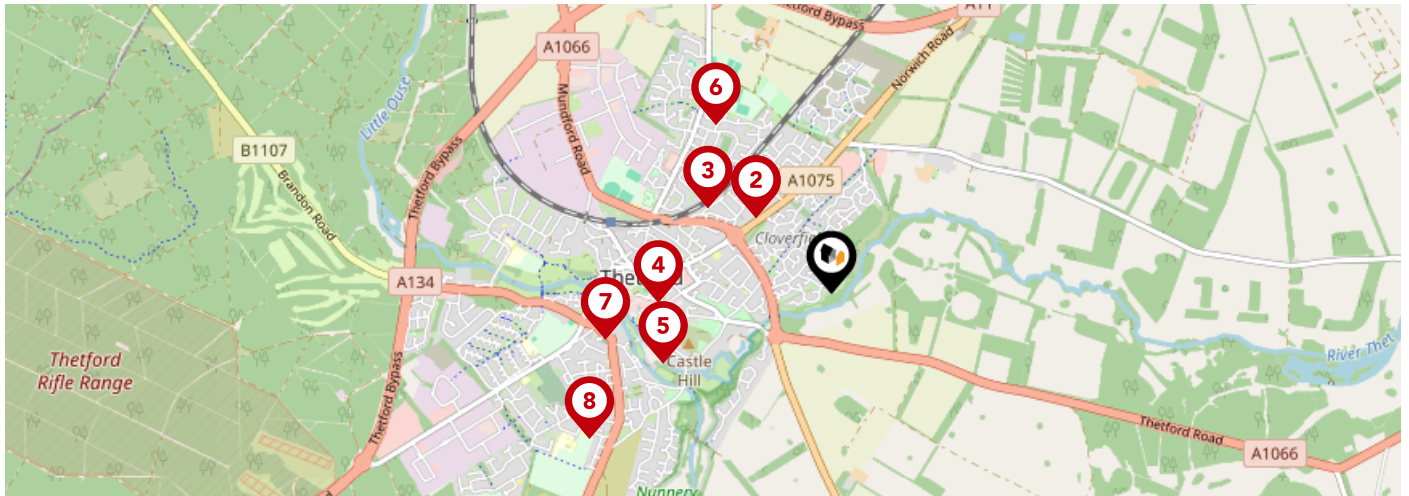
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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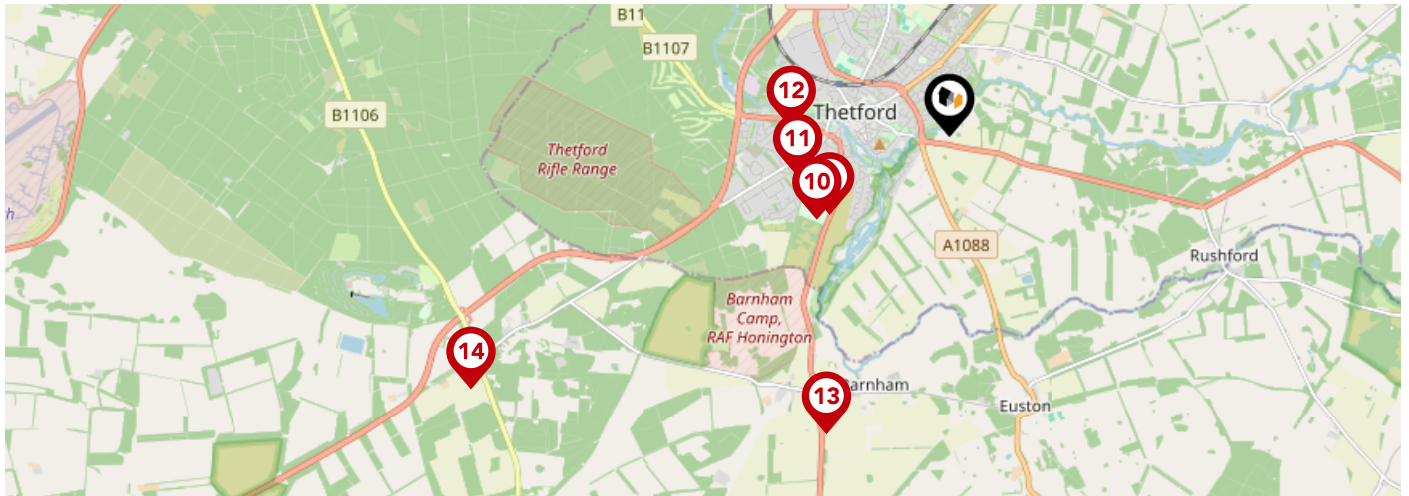
## Additional EPC Data

<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>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<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, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

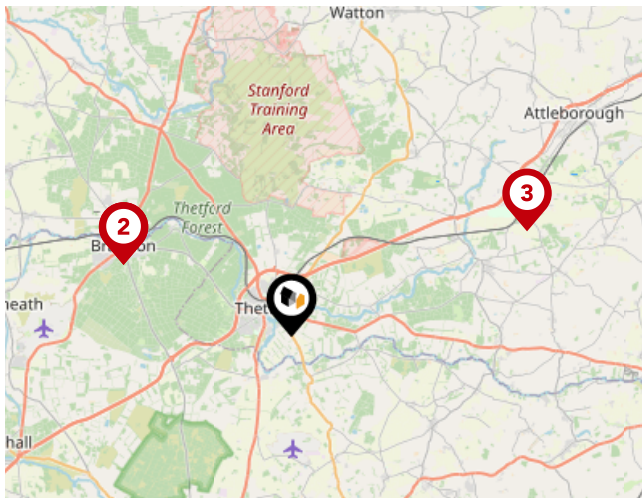


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Raleigh Infant Academy</b> Ofsted Rating: Good   Pupils: 135   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Admirals Academy</b> Ofsted Rating: Requires improvement   Pupils: 229   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Drake Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Norwich Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 339   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Damara School</b> Ofsted Rating: Good   Pupils: 14   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Thetford Academy</b> Ofsted Rating: Good   Pupils: 1305   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thetford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 201   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Diamond Academy</b> Ofsted Rating: Not Rated   Pupils: 164   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



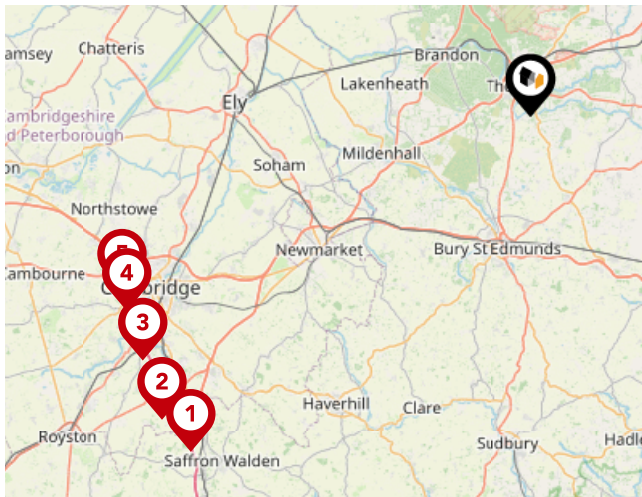


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Queensway Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The Pinetree School</b> Ofsted Rating: Good   Pupils: 34   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Redcastle Family School</b> Ofsted Rating: Good   Pupils: 258   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>The Bishop's Church of England Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 383   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Barnham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Elveden Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Honington Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:5.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Glade Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:6.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



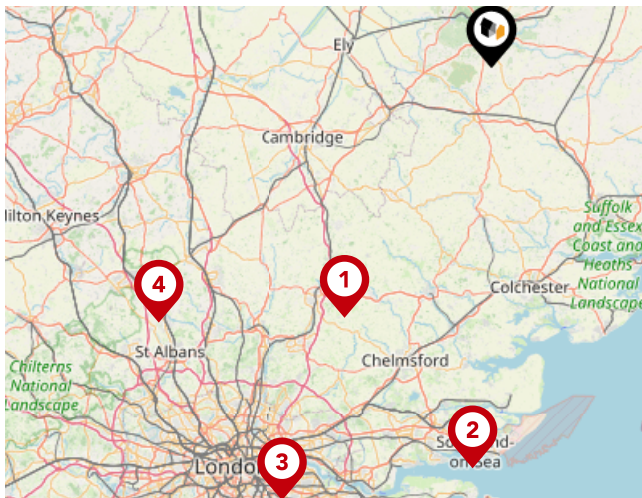
National Rail Stations

Pin	Name	Distance
1	Brandon Rail Station	6.61 miles
2	Entrance	6.61 miles
3	Eccles Road Rail Station	9.3 miles



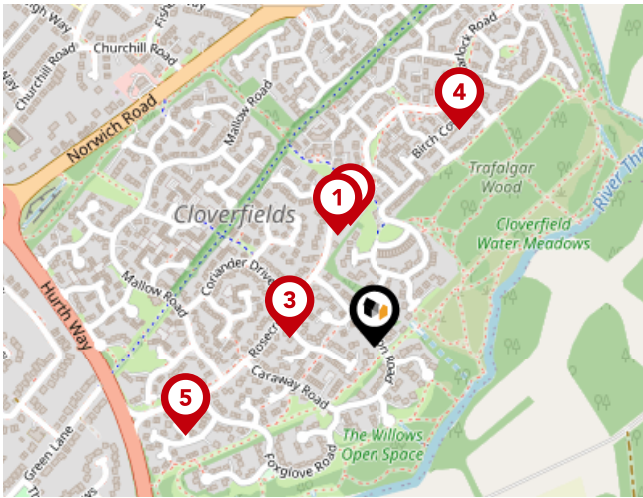
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.69 miles
2	M11 J10	34.6 miles
3	M11 J11	33.27 miles
4	M11 J13	32.46 miles
5	M11 J14	32.24 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	42.33 miles
2	Southend-on-Sea	58.69 miles
3	Silvertown	70.2 miles
4	Luton Airport	61.15 miles

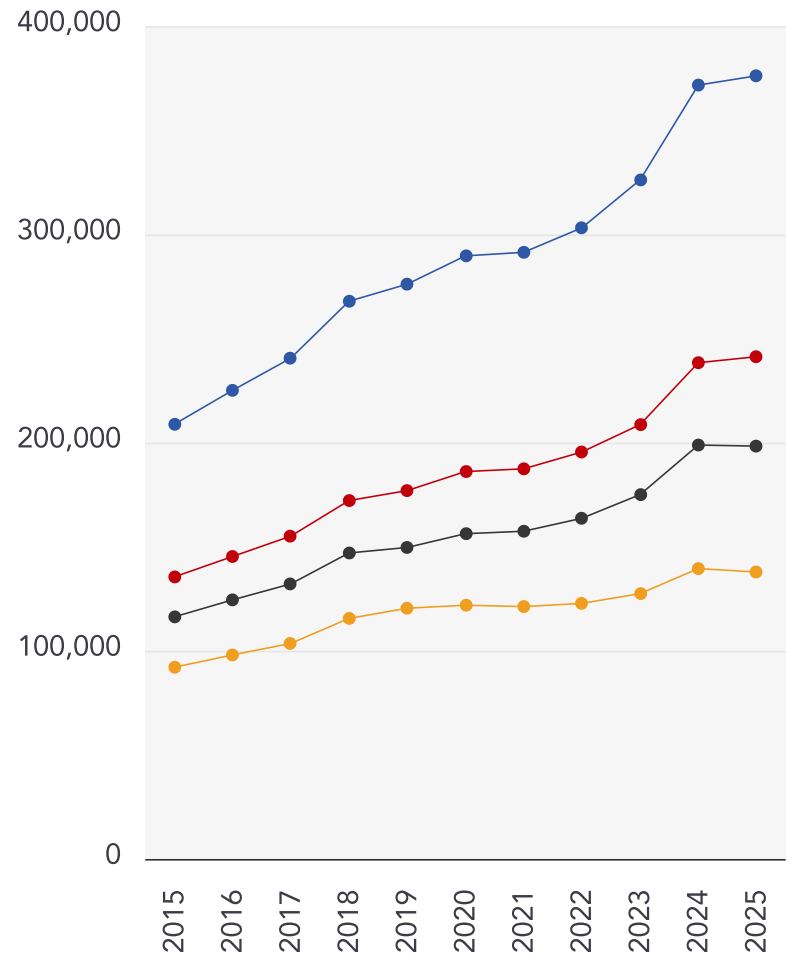


Bus Stops/Stations

Pin	Name	Distance
1	Yarrow Close	0.13 miles
2	Yarrow Close	0.14 miles
3	Jasmine Close	0.1 miles
4	Alder Covert	0.26 miles
5	Foxglove Road	0.24 miles



10 Year History of Average House Prices by Property Type in IP24



Detached

**+80.17%**

Semi-Detached

**+78.07%**

Terraced

**+70.53%**

Flat

**+49.65%**

# Chilterns

## Chilterns

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Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

### Testimonial 1



I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was always kind and professional. The management team that helped me move out of my property was very fair, helpful, and respectful. The entire Chilterns team was great to work with!

### Testimonial 2



Would just like to thank Becky and all the other staff at thetford office for helping my daughter and grand daughter find some where to live. Can't recommend them enough went over the extra mile thank you all again.

### Testimonial 3



Thanks to chilterns for helping us find our dream home. We have rented from chilterns for the past 3 years and in that time they have been amazing. When looking for our first home we went to all of the estate agents in the surrounding area. The staff at chilterns went above and beyond in professionalism and on a personal level. They did all they could to accommodate our needs and wishes and honestly made the competition look like no competition at all.



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# Chilterns

## 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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# Chilterns

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