

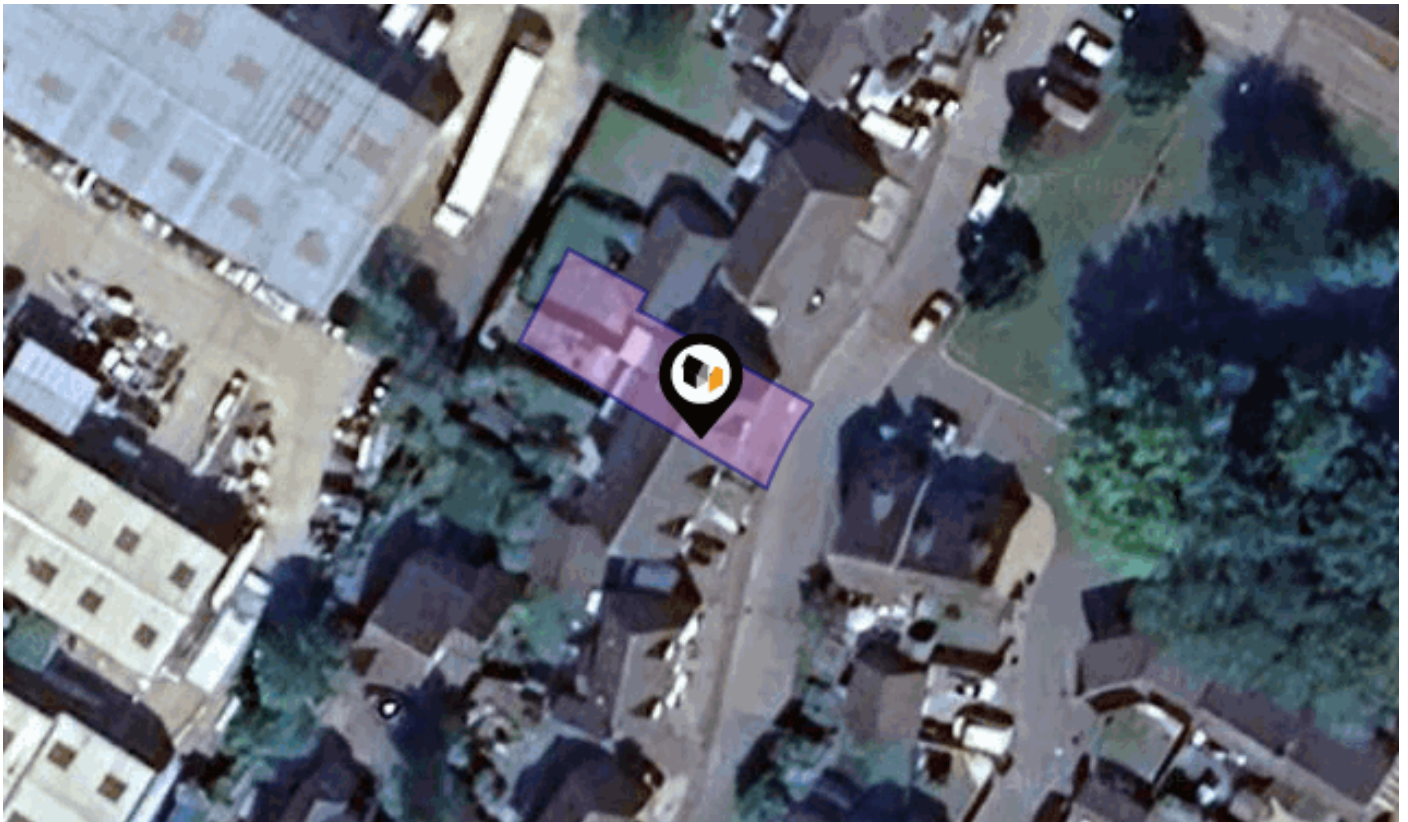


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th January 2025



STANFORD ROAD, THETFORD, IP24

Chilterns

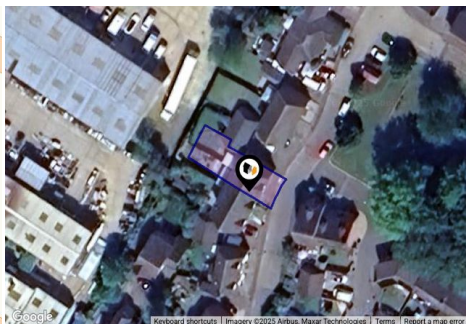
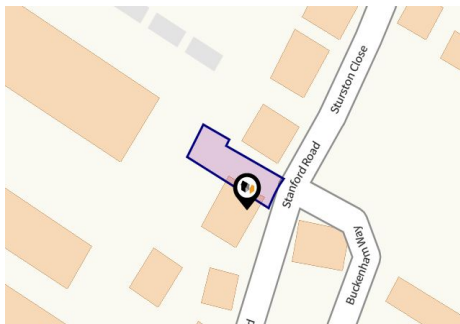
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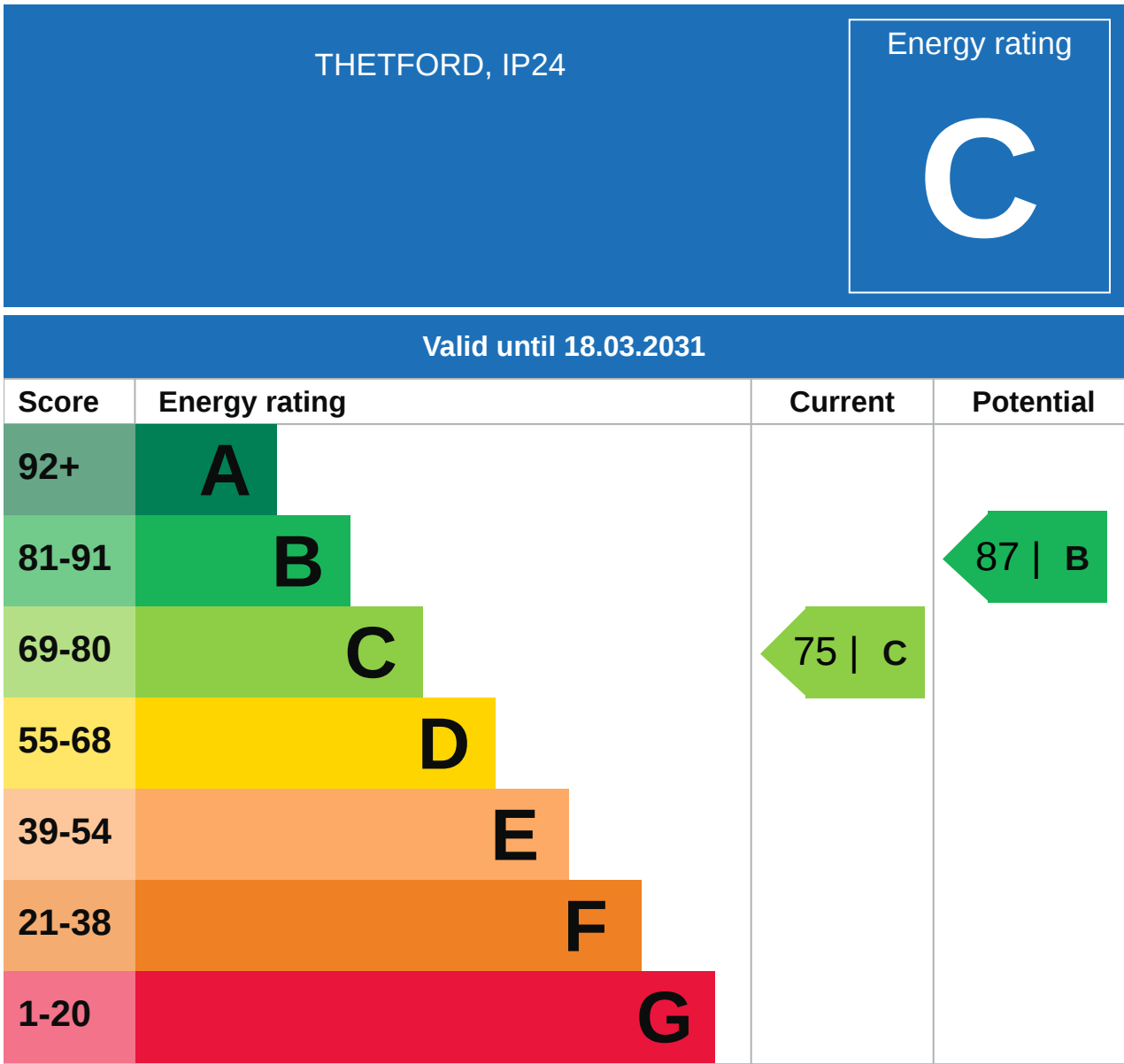
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.05 acres		
Year Built :	2005		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK332272		

Local Area

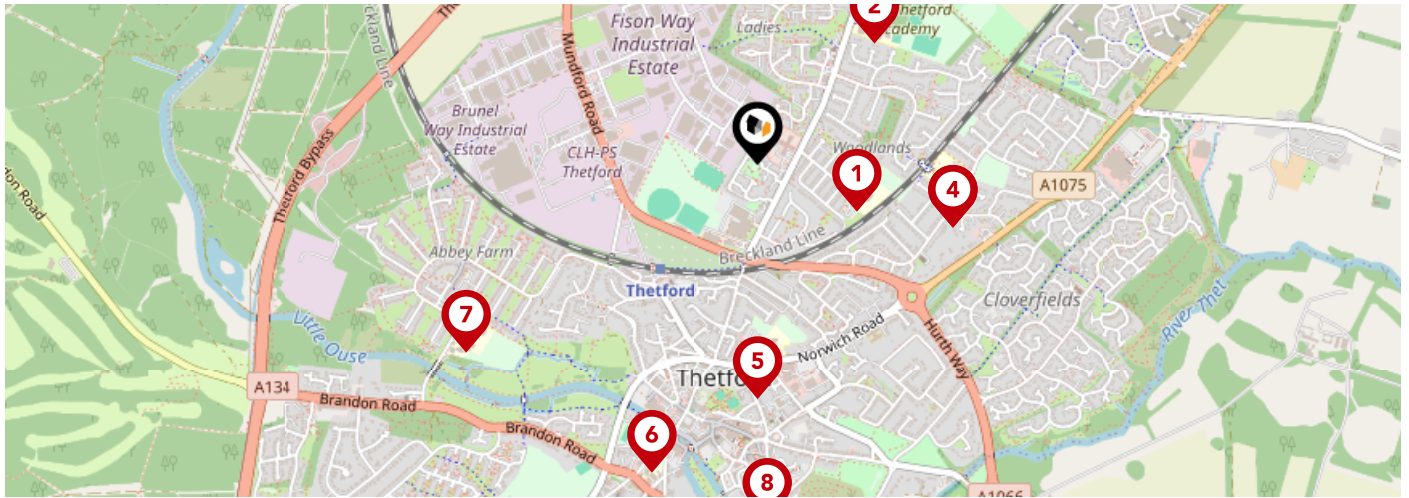
Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	62	10000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Medium			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

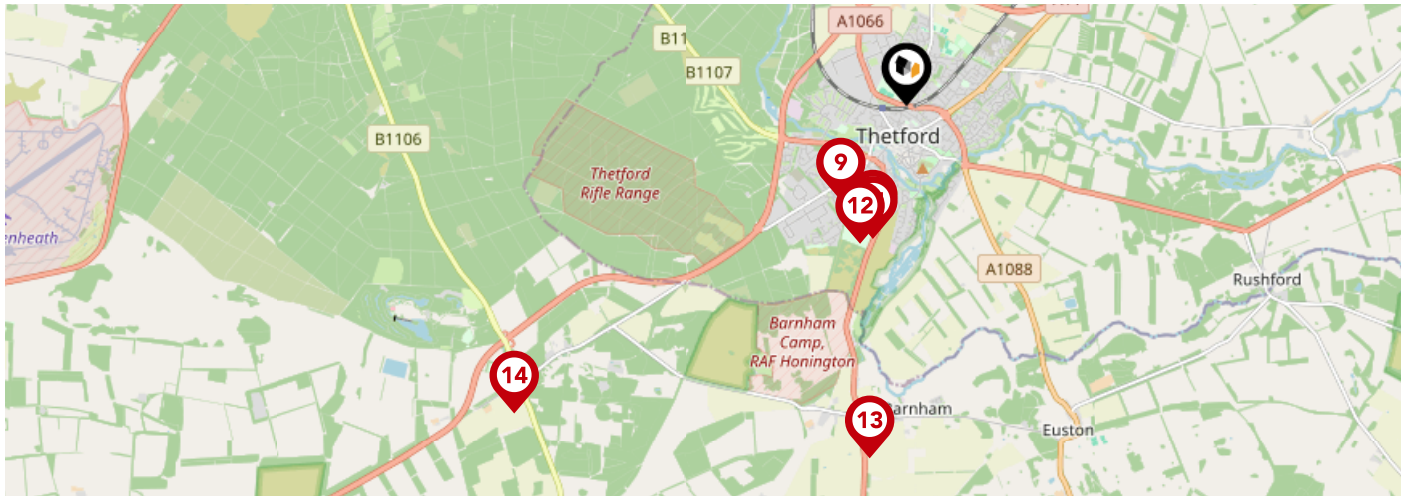


Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
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:	Solid, insulated (assumed)
Total Floor Area:	119 m ²



		Nursery	Primary	Secondary	College	Private
1	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Damara School Ofsted Rating: Good Pupils: 14 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

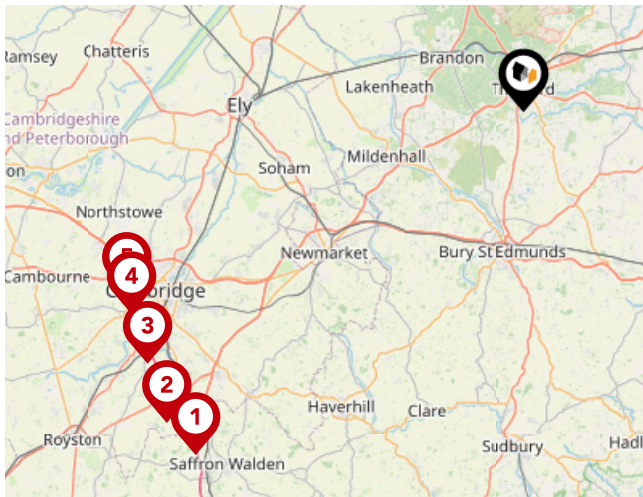


		Nursery	Primary	Secondary	College	Private
9	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Forest Academy Ofsted Rating: Good Pupils: 424 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



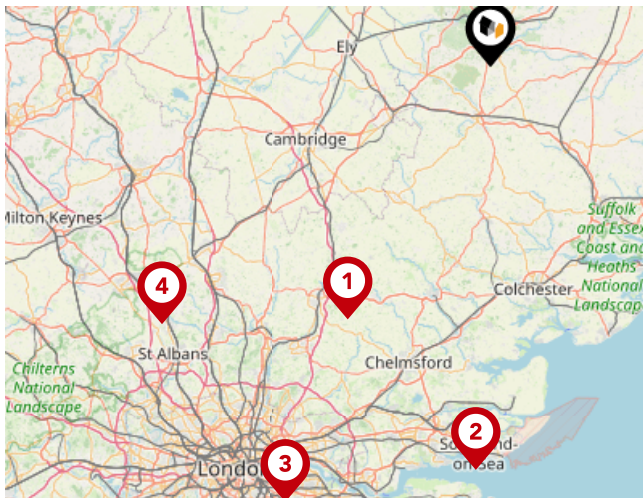
National Rail Stations

Pin	Name	Distance
1	Brandon Rail Station	5.71 miles
2	Entrance	5.71 miles
3	Entrance2	9.22 miles



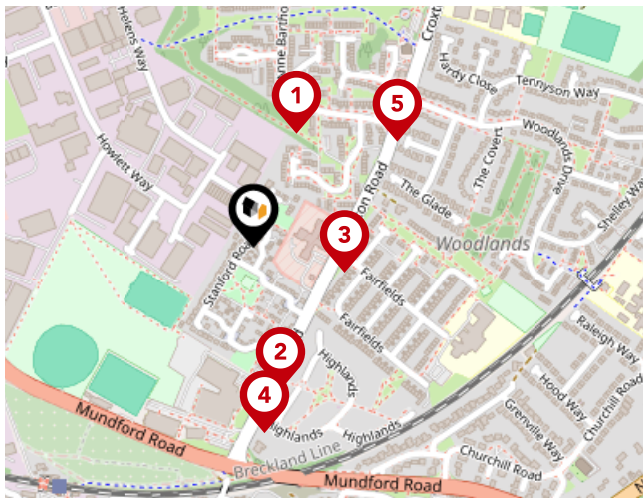
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.49 miles
2	M11 J10	34.32 miles
3	M11 J11	32.88 miles
4	M11 J13	31.98 miles
5	M11 J14	31.72 miles



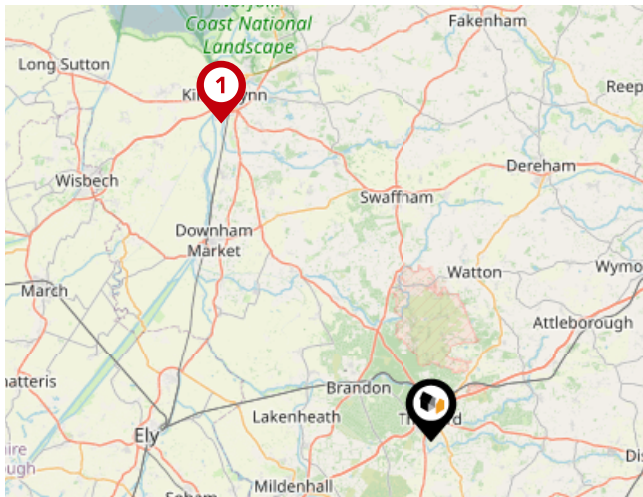
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	42.36 miles
2	Southend-on-Sea	59.15 miles
3	Silvertown	70.3 miles
4	Luton Airport	60.83 miles



Bus Stops/Stations

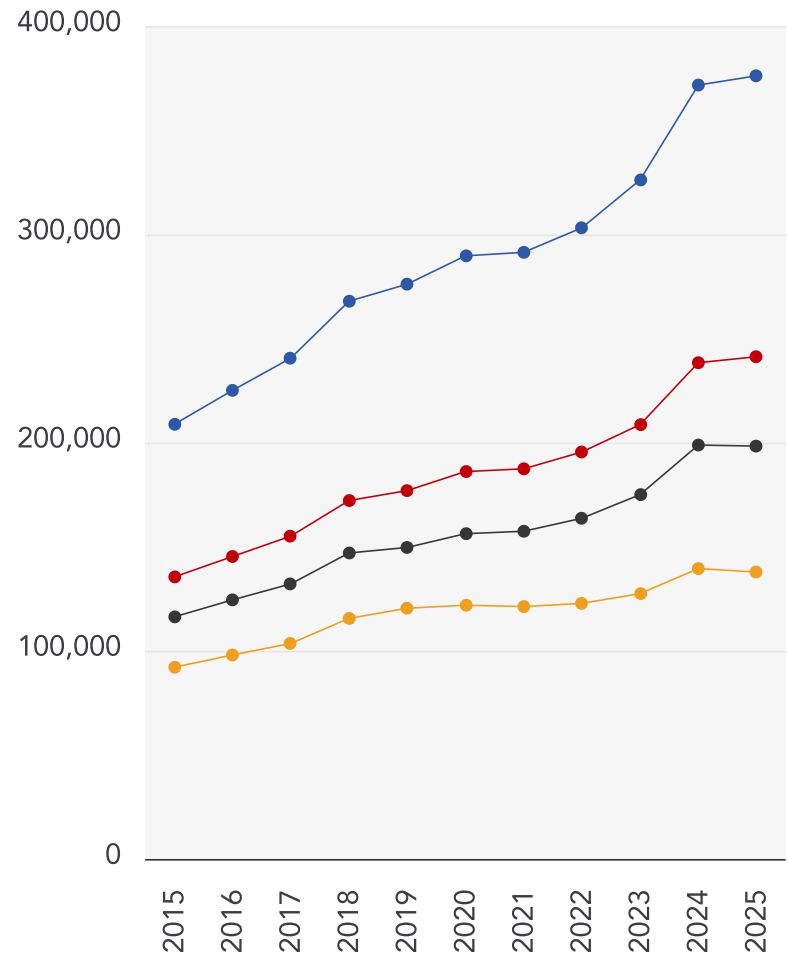
Pin	Name	Distance
1	Barclay Close	0.14 miles
2	Leisure Centre	0.16 miles
3	Fairfields	0.11 miles
4	Leisure Centre	0.21 miles
5	Woodlands Drive	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	27.58 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

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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Valuation Office
Agency

