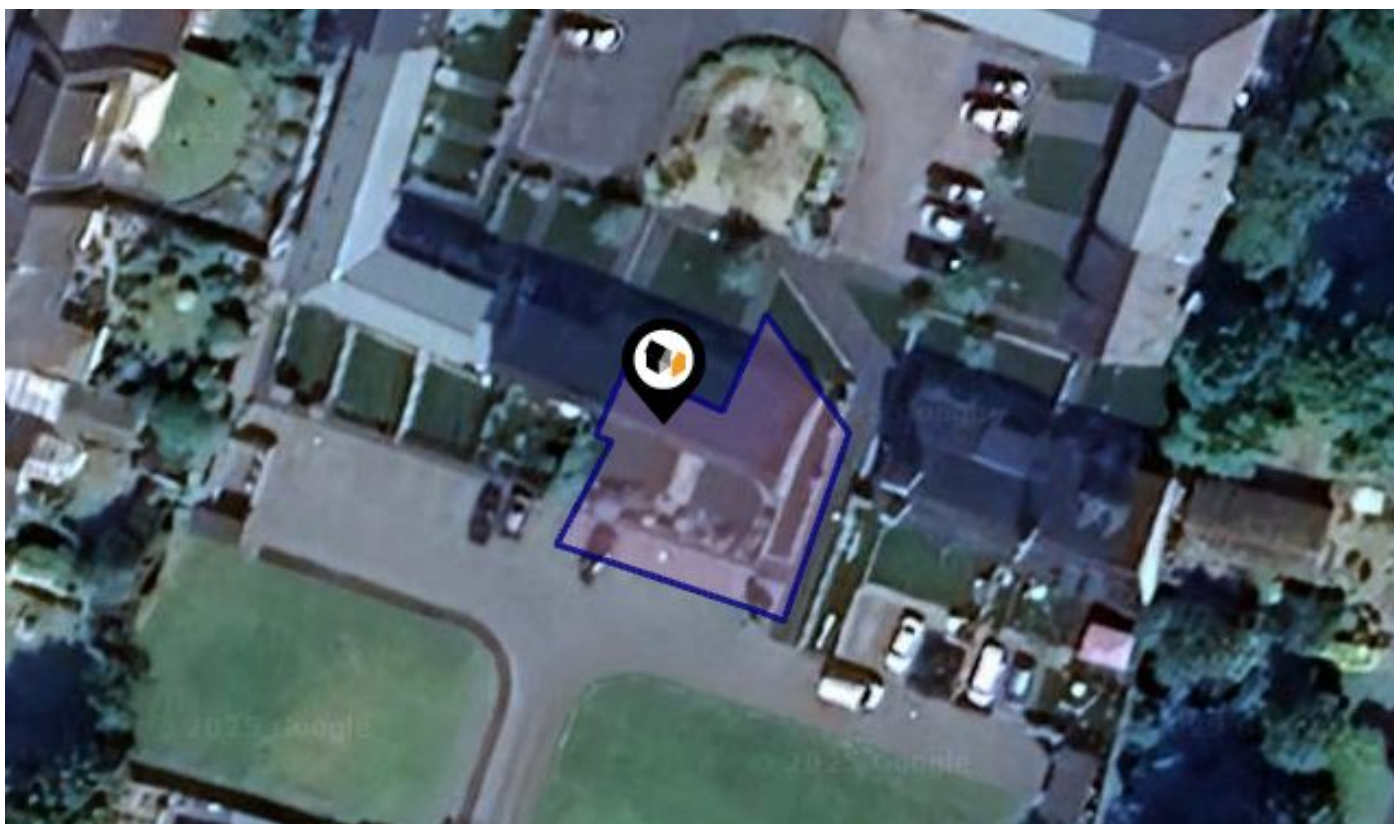




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th February 2025



ABBEY BARNS COURT, THETFORD, IP24

Chilterns

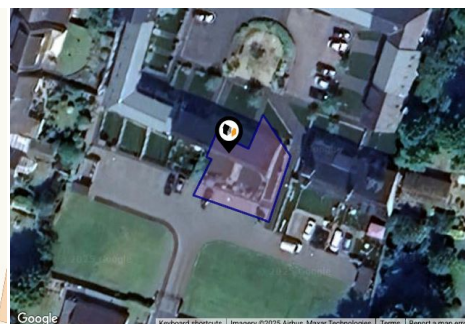
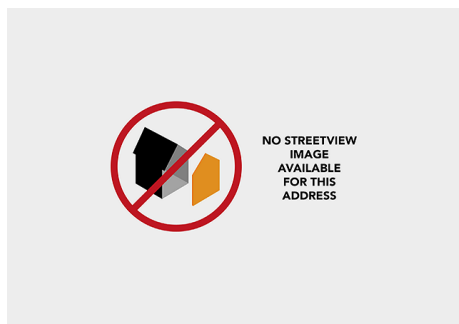
14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.09 acres
Year Built :	2000
Council Tax :	Band B
Annual Estimate:	£1,726
Title Number:	NK454599

Tenure:	Leasehold
Start Date:	04/01/2016
End Date:	01/01/2214
Lease Term:	199 years from and including 1 January 2015
Term Remaining:	189 years

Local Area

Local Authority:	Norfolk
Conservation Area:	Thetford
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	79 mb/s	- mb/s

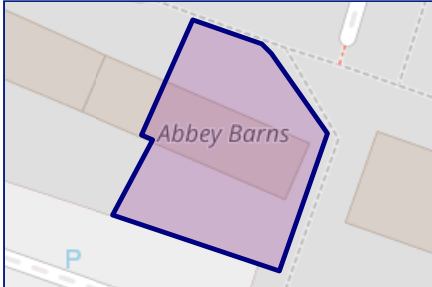
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

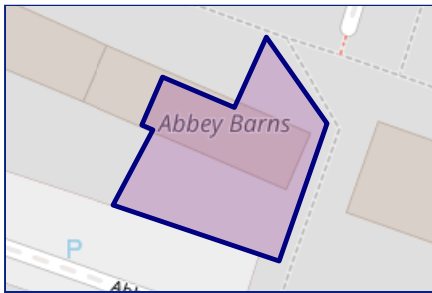


Freehold Title Plan



NK456827

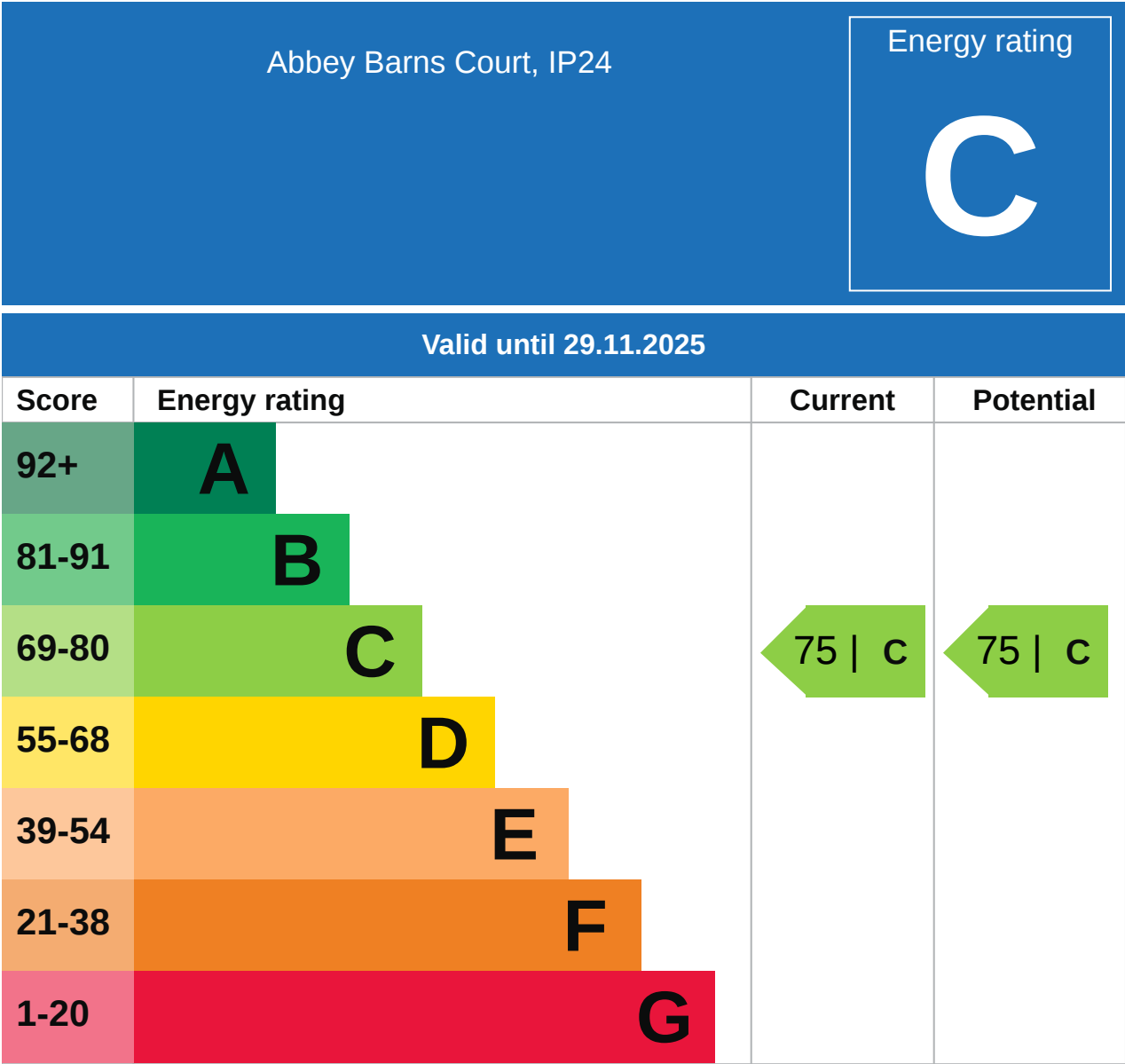
Leasehold Title Plan



NK454599

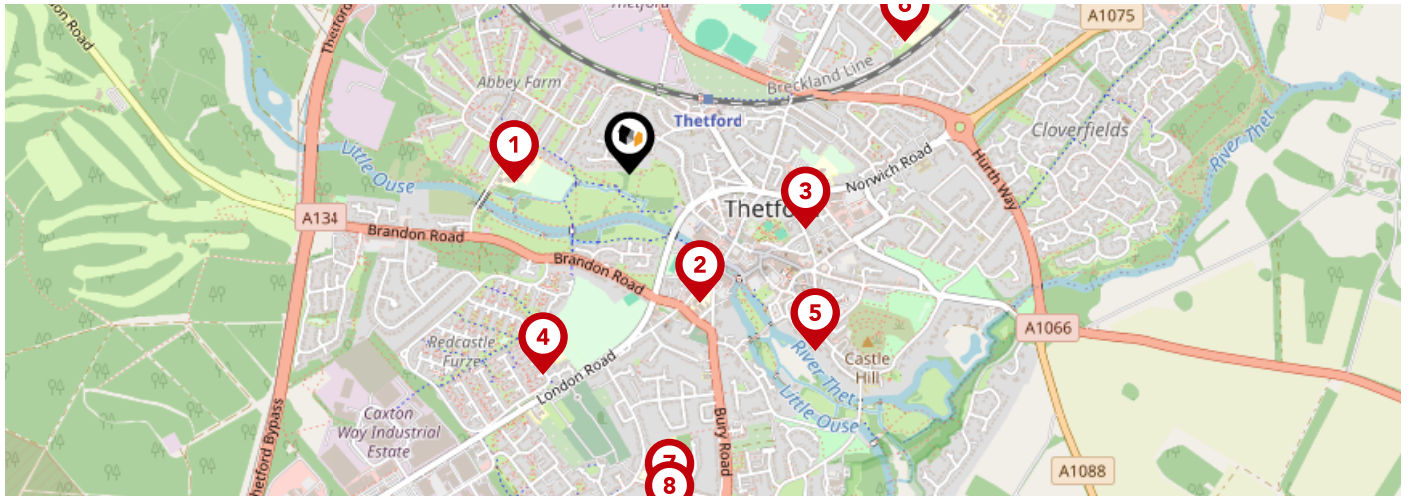
Start Date: 04/01/2016
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Term Remaining: 189 years



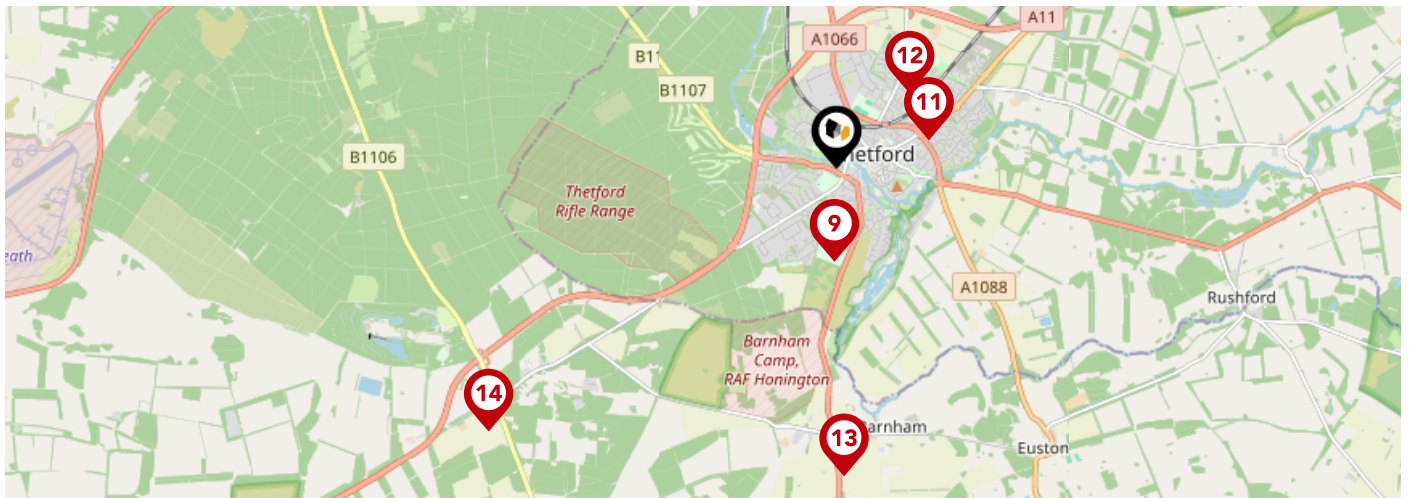










Additional EPC Data

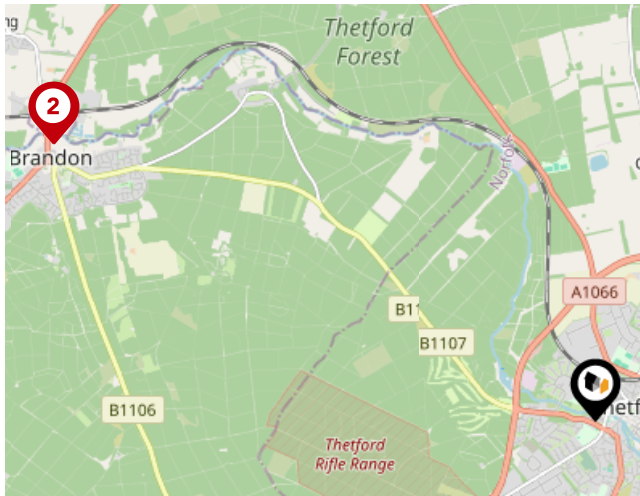
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.29 W/m ² K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and underfloor heating, 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:	Average thermal transmittance 0.19 W/m ² K
Total Floor Area:	79 m ²



		Nursery	Primary	Secondary	College	Private
1	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Damara School Ofsted Rating: Good Pupils: 14 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

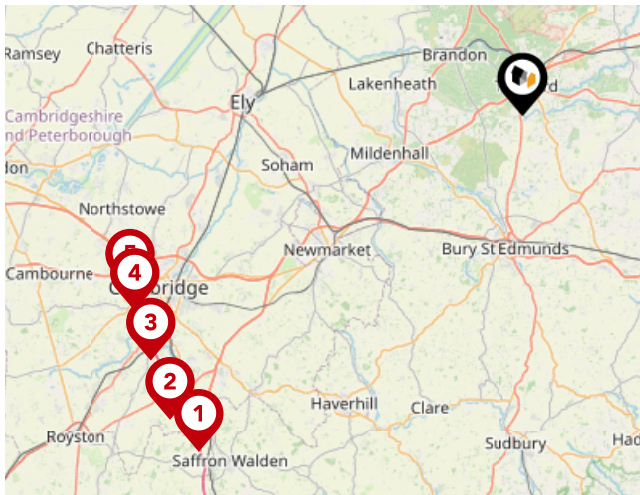


		Nursery	Primary	Secondary	College	Private
	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Academy Ofsted Rating: Good Pupils: 424 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



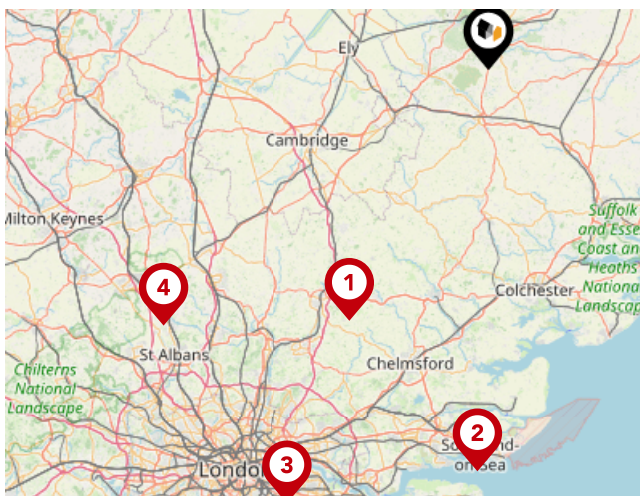
National Rail Stations

Pin	Name	Distance
	Brandon Rail Station	5.51 miles
	Entrance	5.51 miles
	Entrance2	8.91 miles



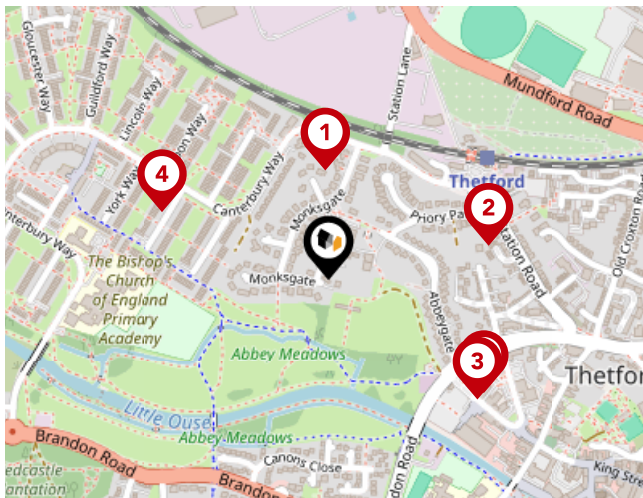
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	33.92 miles
	M11 J10	33.75 miles
	M11 J11	32.32 miles
	M11 J13	31.44 miles
	M11 J14	31.19 miles



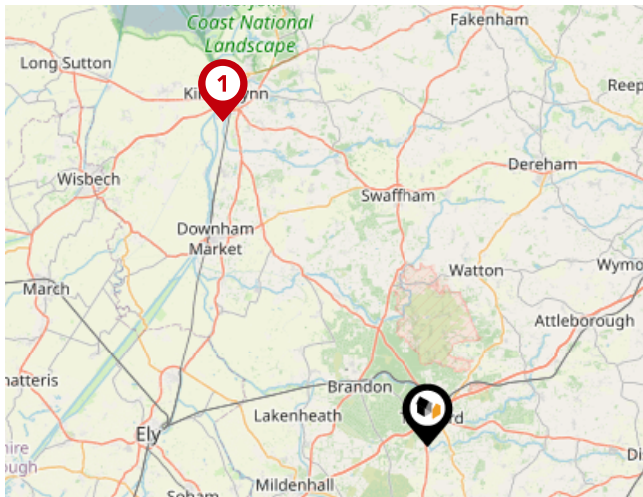
Airports/Helipads

Pin	Name	Distance
	Stansted Airport	41.81 miles
	Southend-on-Sea	58.73 miles
	Silvertown	69.77 miles
	Luton Airport	60.26 miles



Bus Stops/Stations

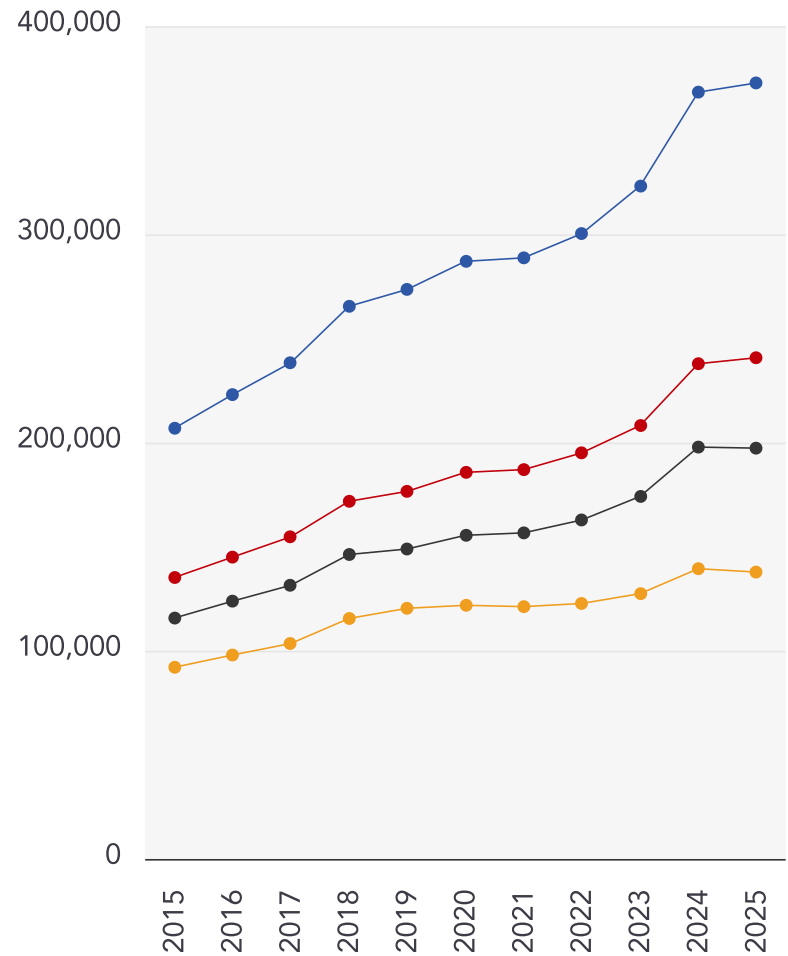
Pin	Name	Distance
1	Monksgate	0.12 miles
2	Priory Park	0.19 miles
3	Bus Interchange	0.22 miles
4	Ripon Way	0.2 miles
5	Bus Interchange	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	27.71 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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Historic England



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National Statistics



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Agency

Ofsted



Royal Mail