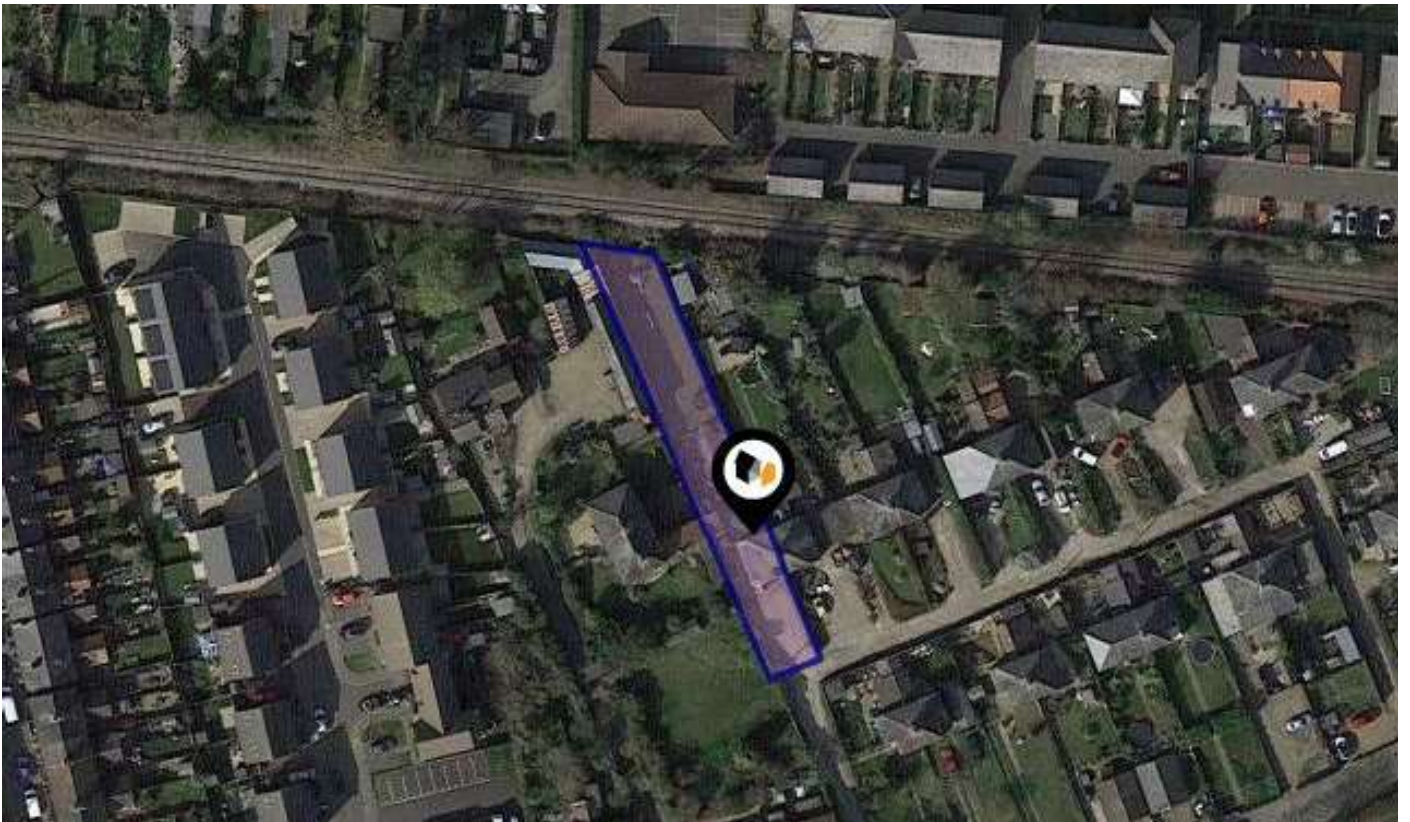


KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th January 2024



VALLEY ROAD, LEISTON, IP16

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.19 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,508		
Title Number:	SK281267		
UPRN:	200004646911		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Valley Terrace, Valley Road, IP16

Energy rating

D

Valid until 25.11.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

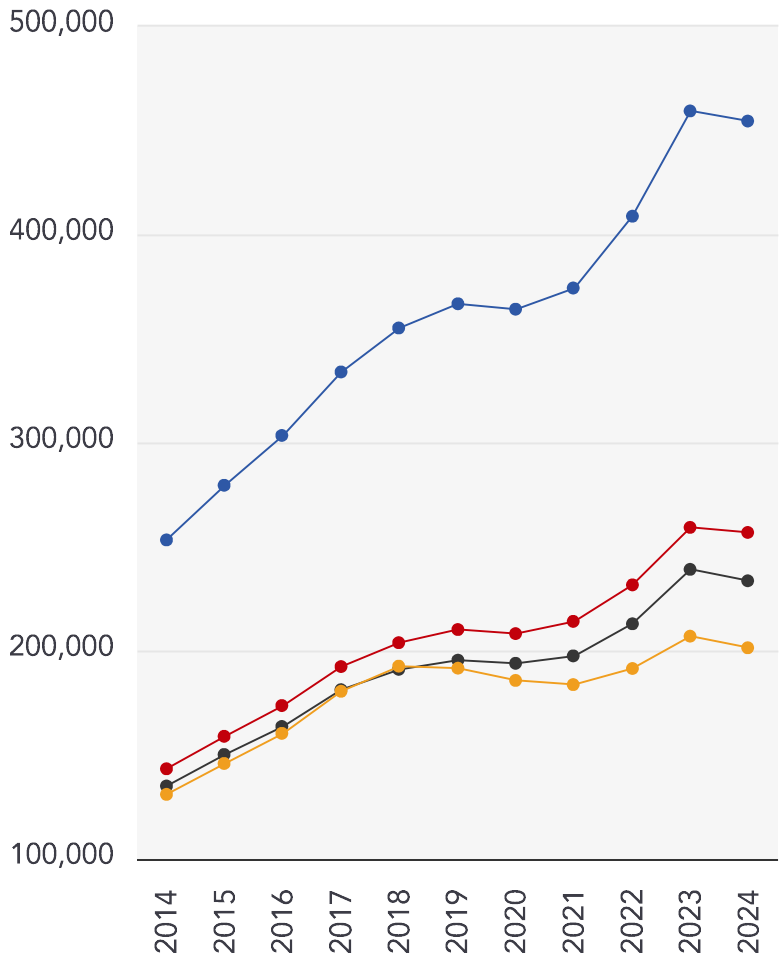
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 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 18% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	104 m ²

Market House Price Statistics

10 Year History of Average House Prices by Property Type in IP16



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

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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