

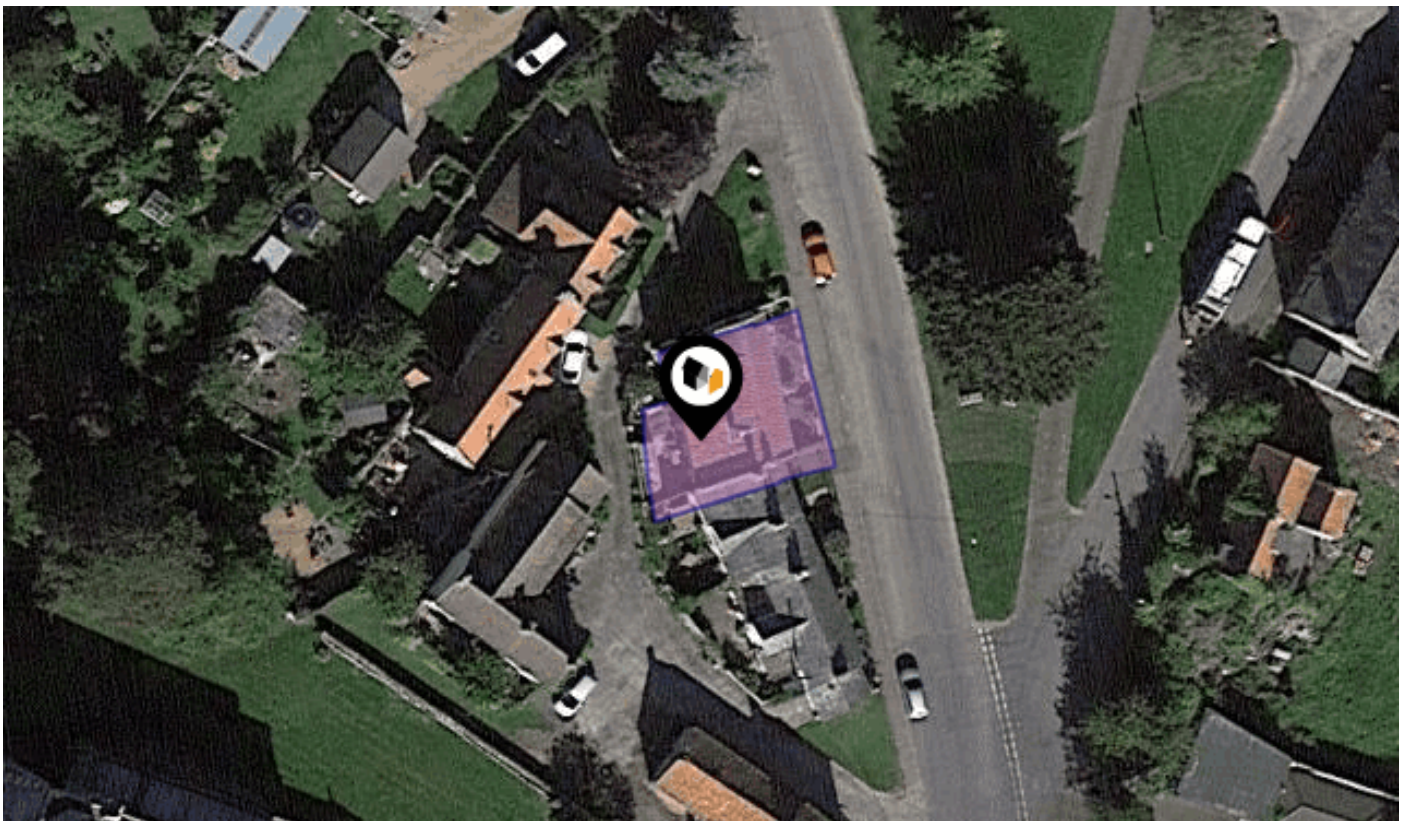


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th June 2024



GLOBE STREET, METHWOLD, THETFORD, IP26

Whittley Parish | Attleborough

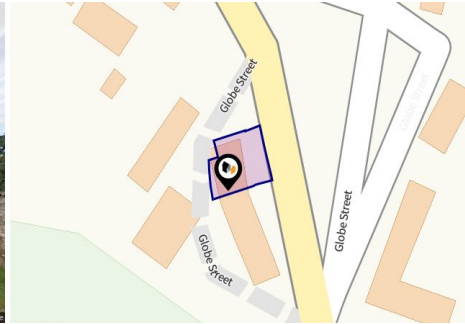
Suva House Queens Square Attleborough NR17 2AF

01953 711839

alex@whittleyparish.com

www.whittleyparish.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,970		
Title Number:	NK534187		

Local Area

Local Authority:	Kings lynn and west norfolk
Conservation Area:	Methwold
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

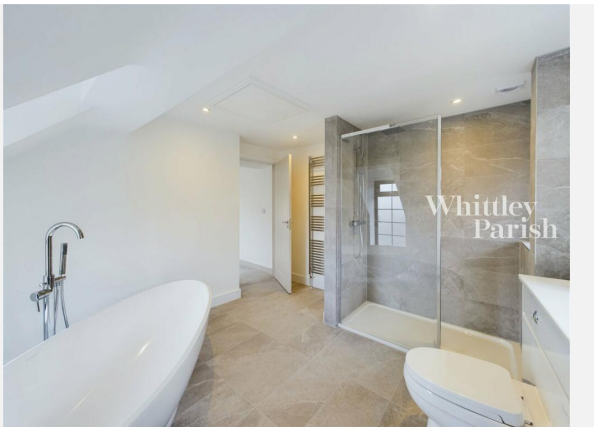
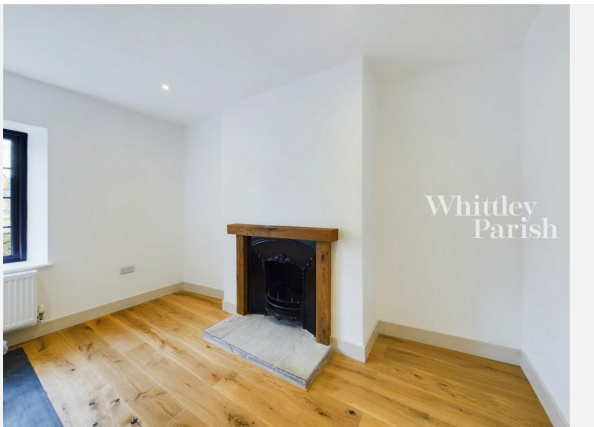
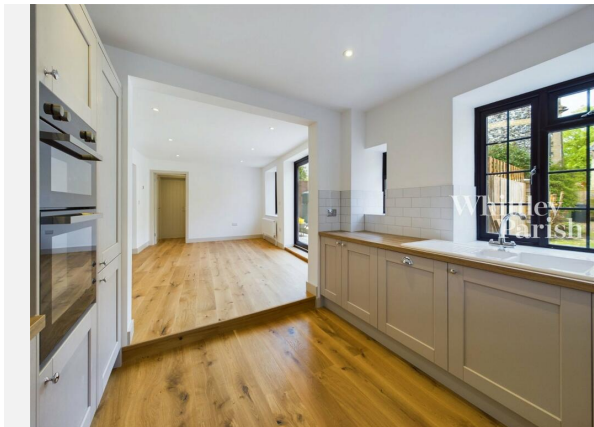
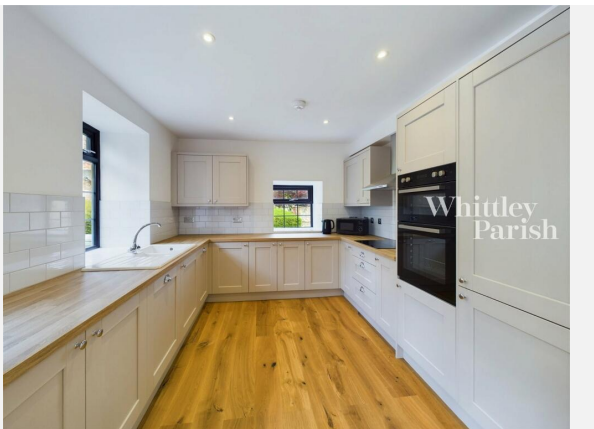
16 mb/s	79 mb/s	- mb/s

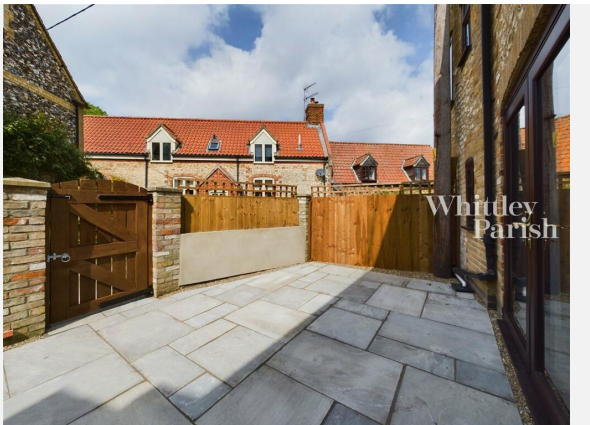
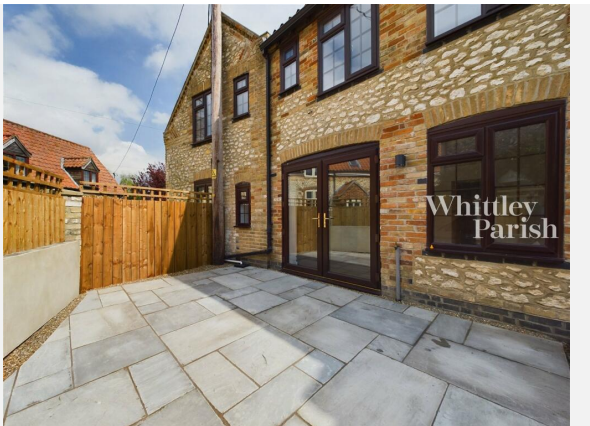
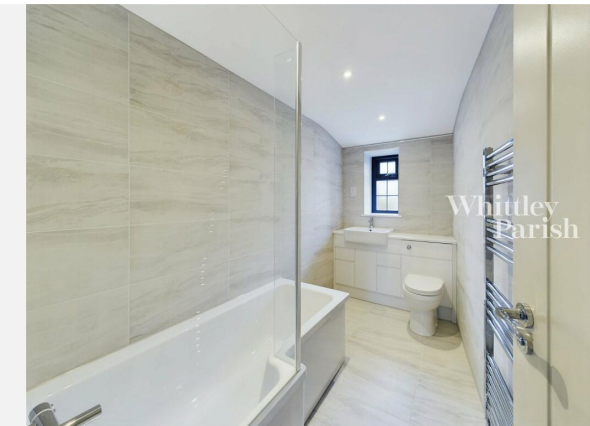
Mobile Coverage: (based on calls indoors)

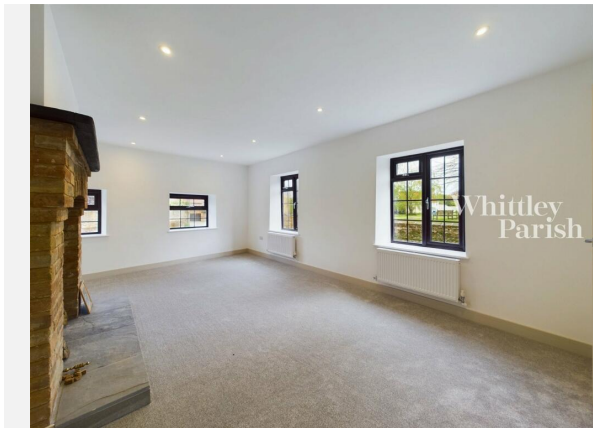
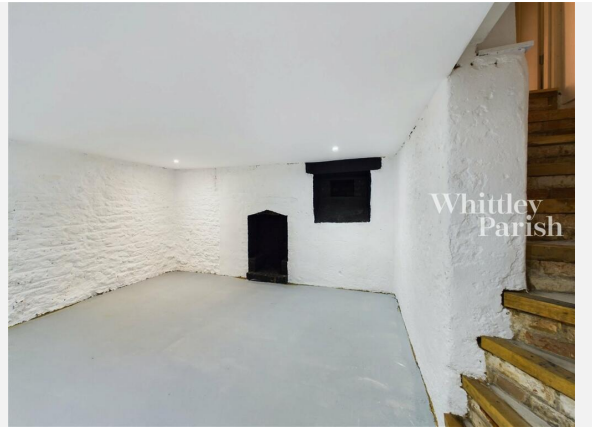


Satellite/Fibre TV Availability:



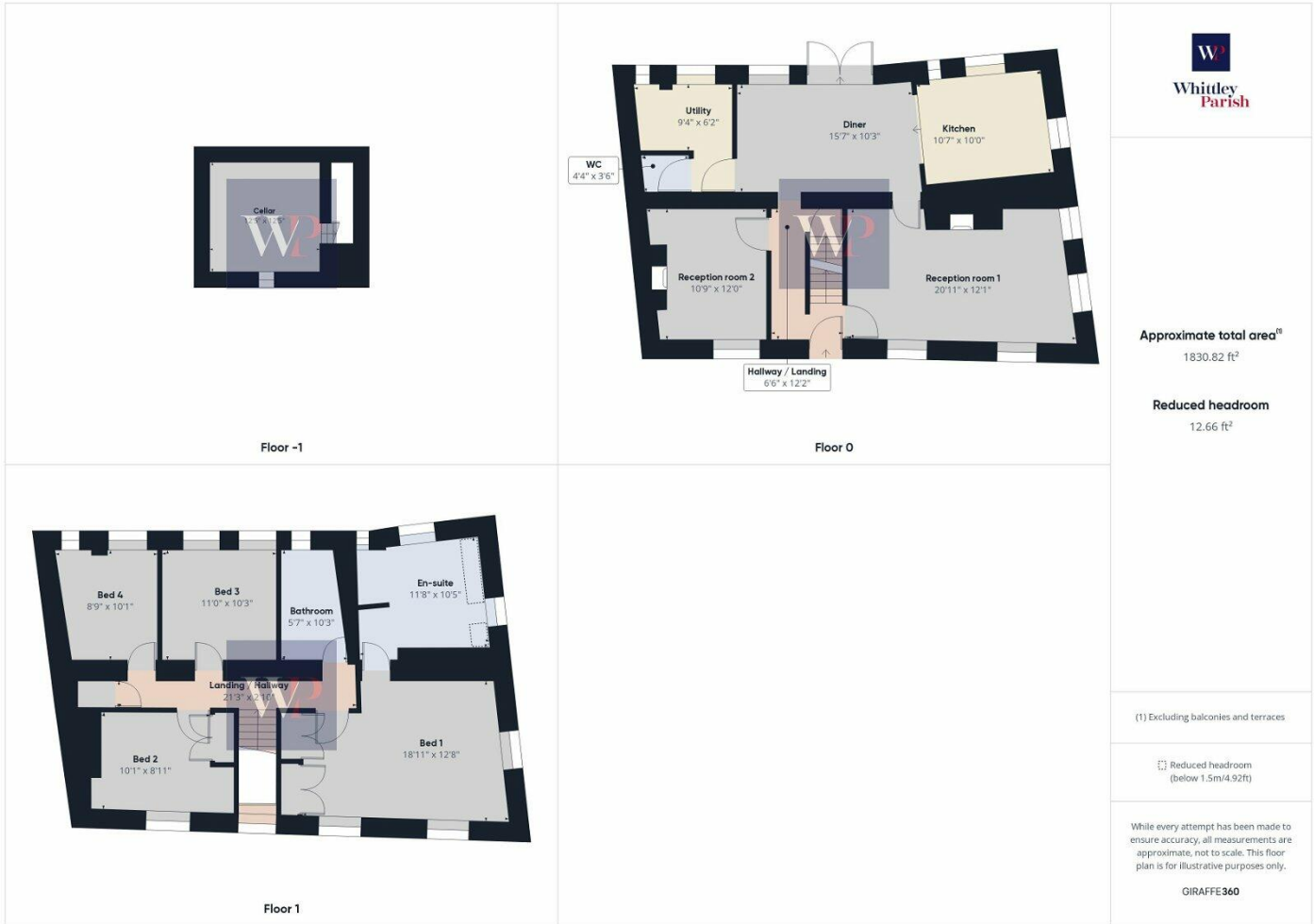








GLOBE STREET, METHWOLD, THETFORD, IP26





Methwold, IP26

Energy rating

E

Valid until 05.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

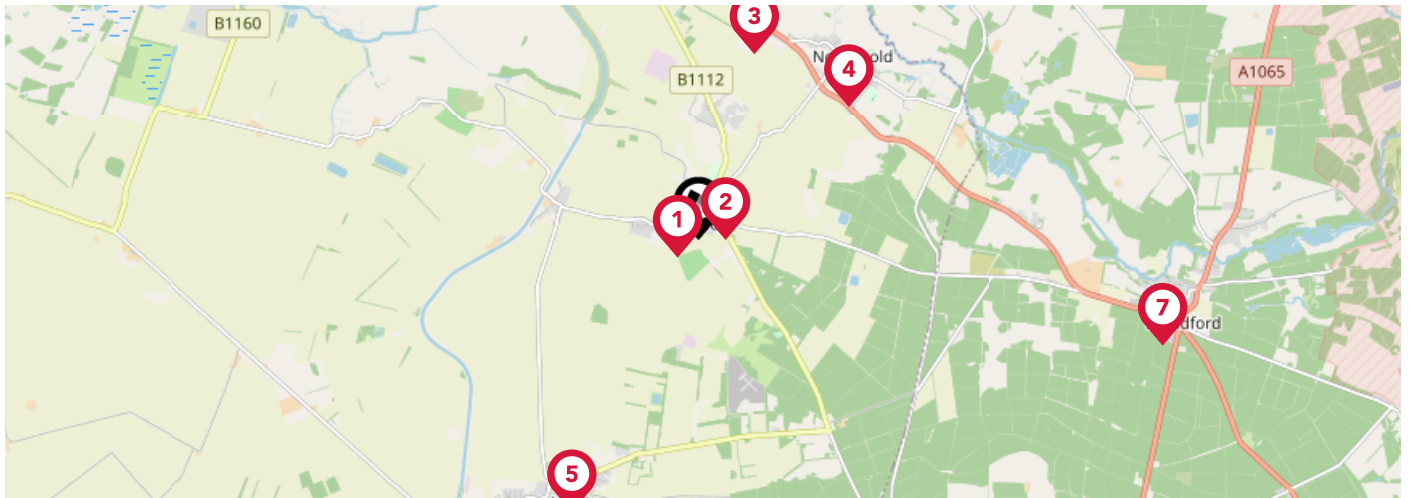
Property

EPC - Additional Data



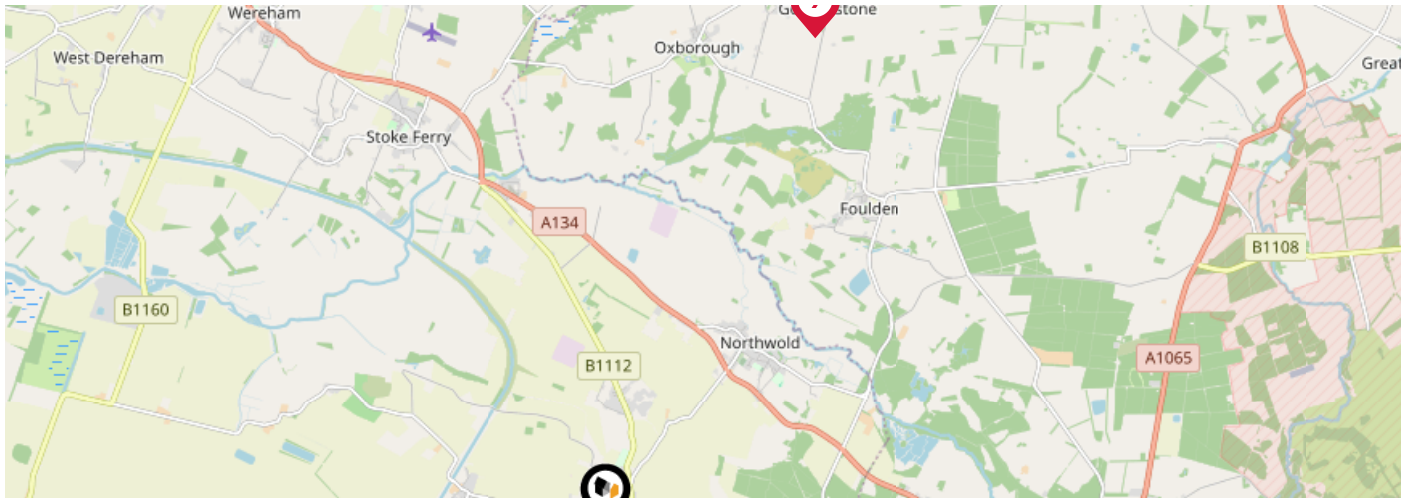
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	147 m ²



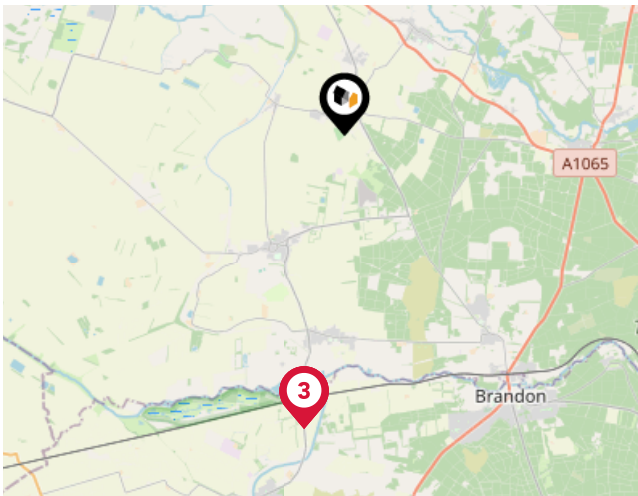
	Nursery	Primary	Secondary	College	Private
<p>1 Duchy of Lancaster Methwold CofE Primary School Ofsted Rating: Good Pupils: 110 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Iceni Academy Ofsted Rating: Requires Improvement Pupils: 683 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Sheridan House School Ofsted Rating: Good Pupils: 62 Distance:1.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Norman Church of England Primary School, Northwold Ofsted Rating: Requires Improvement Pupils: 93 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Edmund de Moundford VC Primary School, Feltwell Ofsted Rating: Good Pupils: 200 Distance:2.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 All Saints Academy Ofsted Rating: Requires Improvement Pupils: 104 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Mundford Church of England Primary Academy Ofsted Rating: Good Pupils: 173 Distance:4.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Weeting Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 102 Distance:4.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



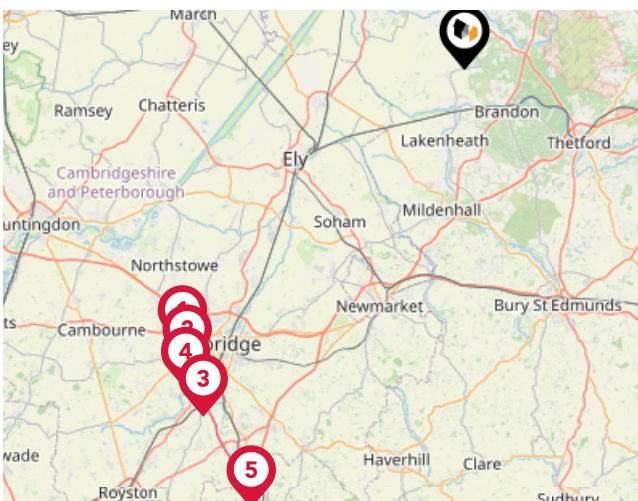
		Nursery	Primary	Secondary	College	Private
Gooderstone Church of England Primary Academy Ofsted Rating: Good Pupils: 49 Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
IES Breckland Ofsted Rating: Good Pupils: 499 Distance:6.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forest Academy Ofsted Rating: Good Pupils: 421 Distance:6.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Glade Academy Ofsted Rating: Good Pupils: 278 Distance:6.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Southery Academy Ofsted Rating: Good Pupils: 96 Distance:7.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hilgay Riverside Academy Ofsted Rating: Good Pupils: 59 Distance:7.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lakenheath Community Primary School Ofsted Rating: Requires Improvement Pupils: 285 Distance:7.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ten Mile Bank Riverside Academy Ofsted Rating: Good Pupils: 32 Distance:8.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Area Transport (National)



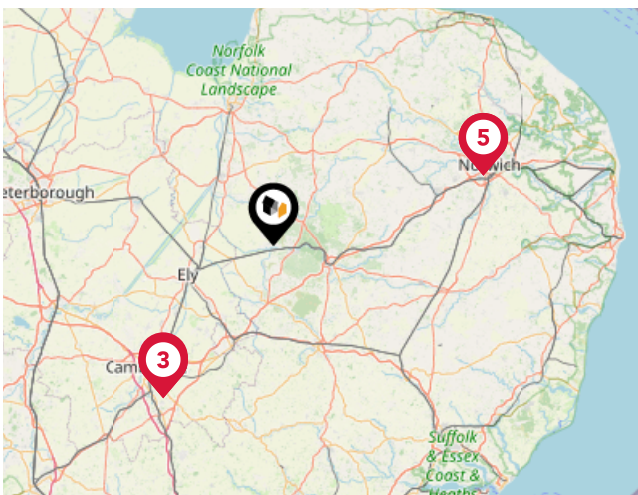
National Rail Stations

Pin	Name	Distance
1	Rail Station	5.35 miles
2	Entrance1	5.35 miles
3	Entrance2	5.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	28.69 miles
2	M11 J13	29.46 miles
3	M11 J11	31.53 miles
4	M11 J12	30.71 miles
5	M11 J9	35.39 miles

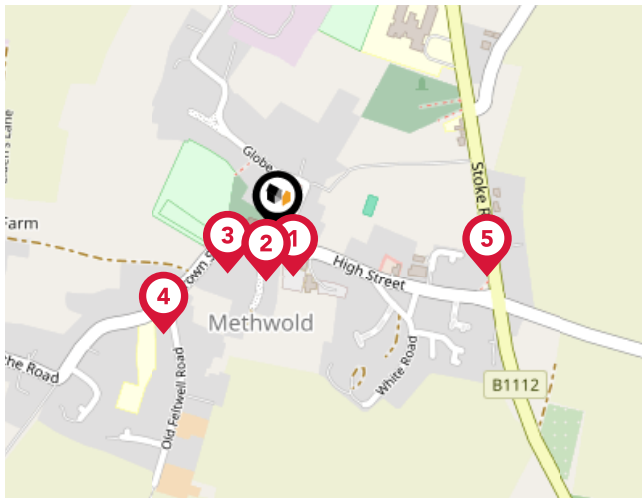


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	27.01 miles
2	Cambridge Airport	27.19 miles
3	Cambridge Airport	27.19 miles
4	International Airport	32.05 miles
5	Norwich International Airport	32.05 miles

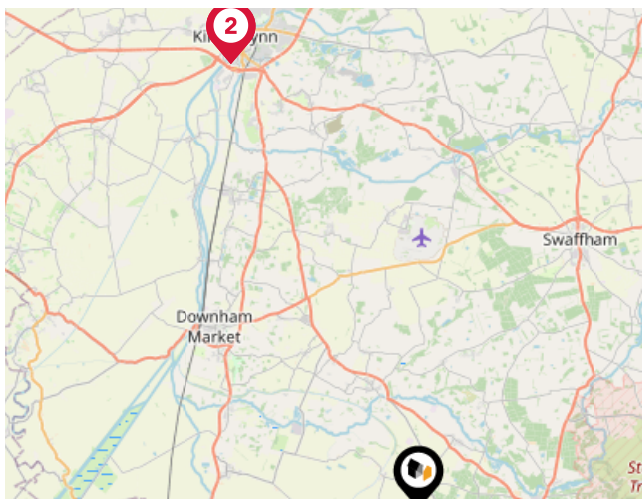
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Transport Area	0.05 miles
2	Church	0.06 miles
3	Church	0.07 miles
4	Cross	0.17 miles
5	Stoke Road	0.24 miles



Ferry Terminals

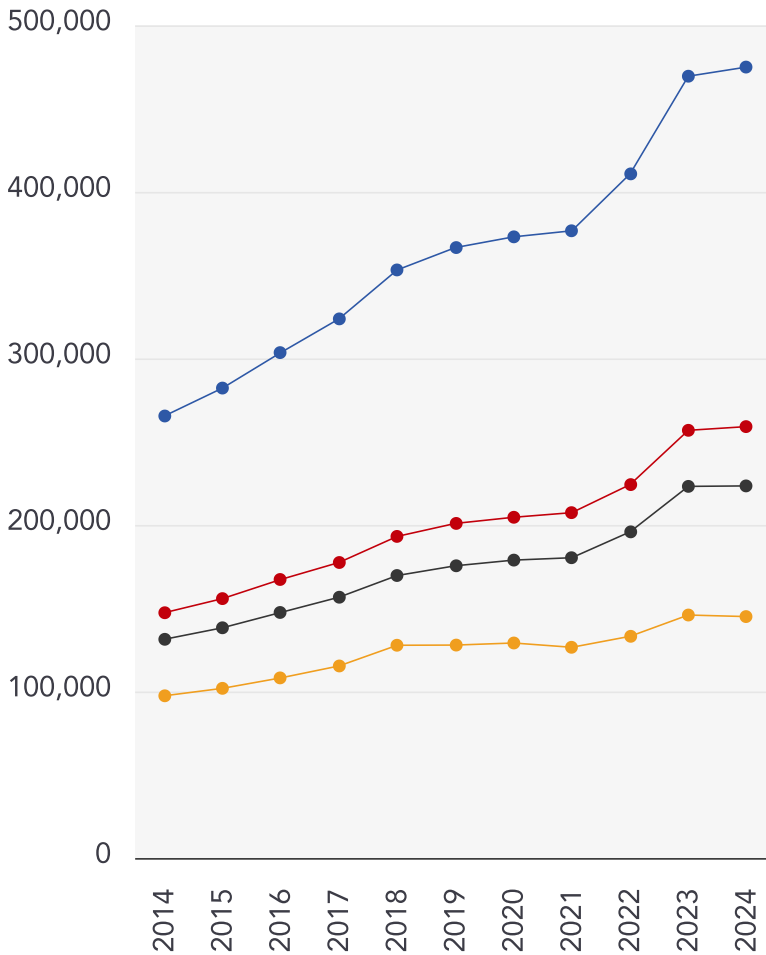
Pin	Name	Distance
1	King's Lynn Ferry Landing	17.35 miles
2	King's Lynn Ferry Landing	17.35 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP26



Detached

+78.93%

Semi-Detached

+75.87%

Terraced

+70.12%

Flat

+48.81%



Whittley Parish | Attleborough

At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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Whittleby Parish | Attleborough

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