

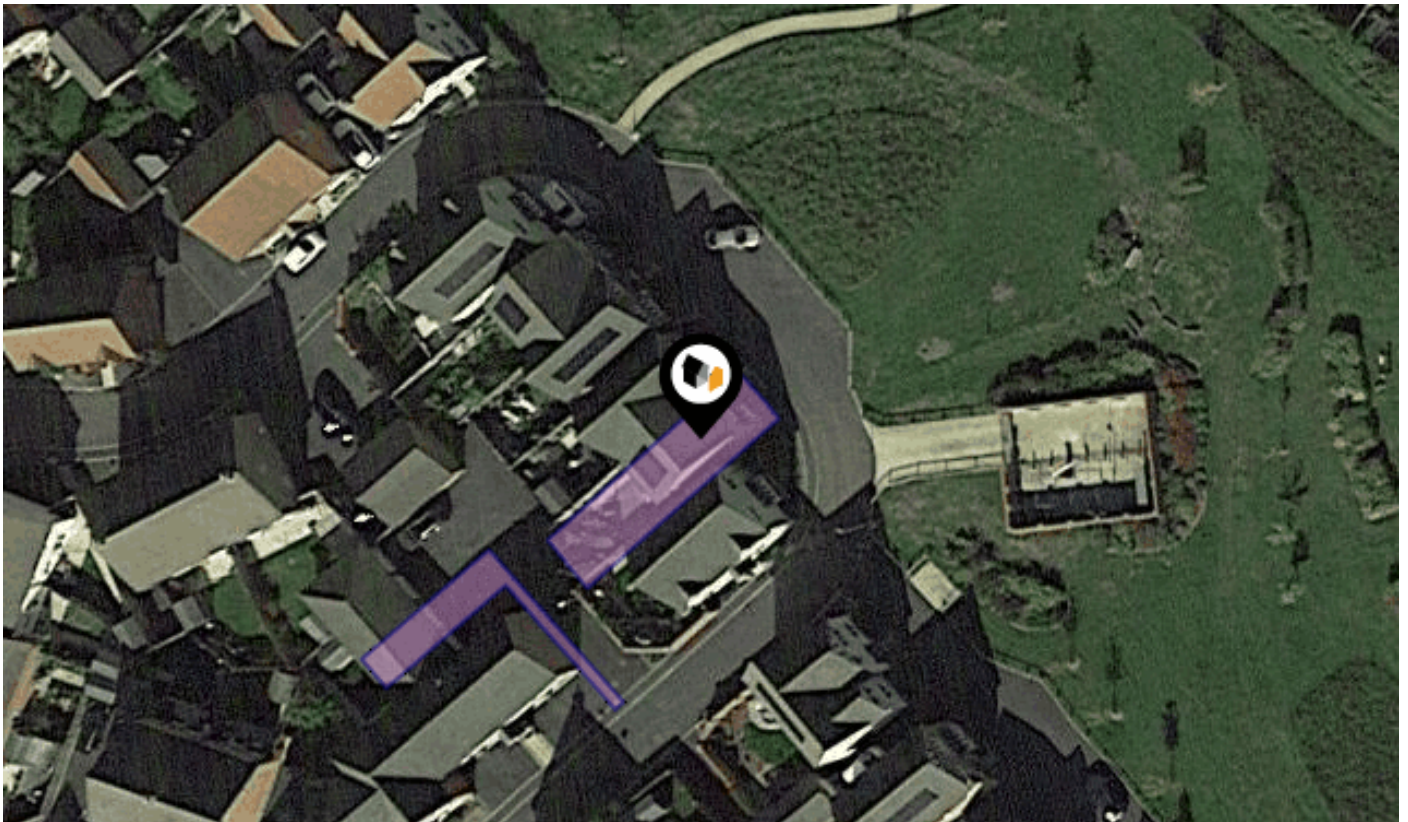


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd August 2024



HARVEST ROAD, ATTLEBOROUGH, NR17

Whittley Parish | Attleborough

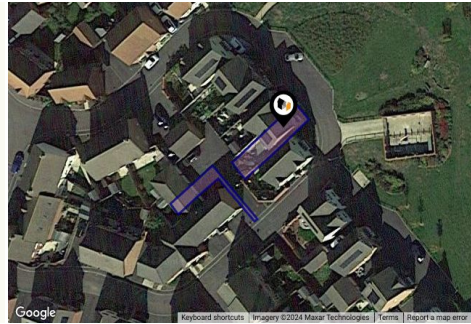
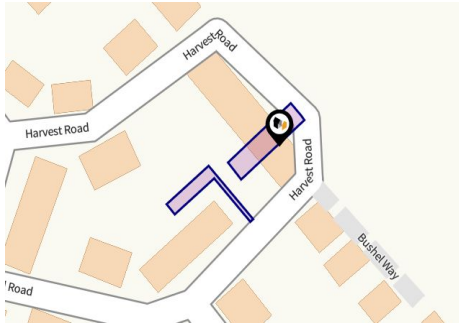
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.04 acres
Year Built :	2016
Council Tax :	Band B
Annual Estimate:	£1,726
Title Number:	NK461898

Tenure: Freehold

Local Area

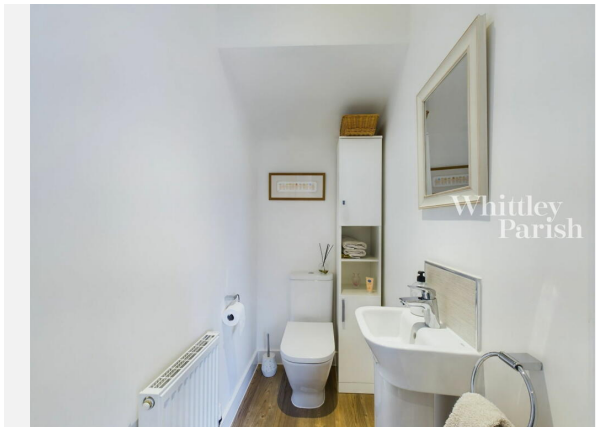
Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)

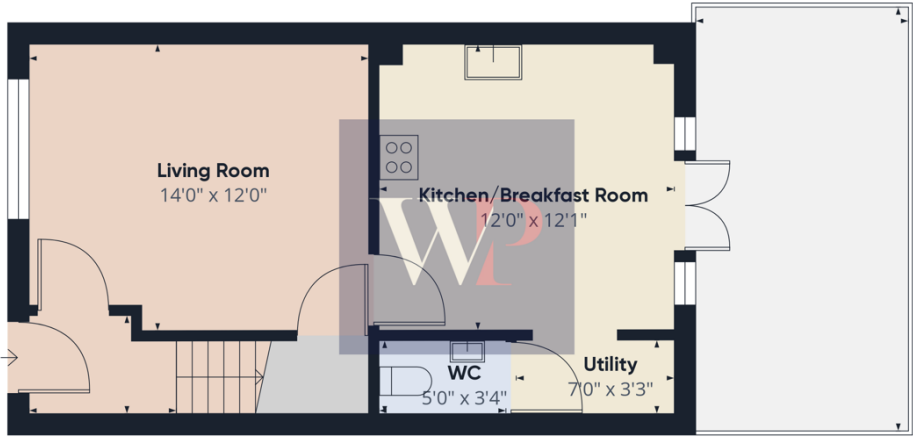
Satellite/Fibre TV Availability:



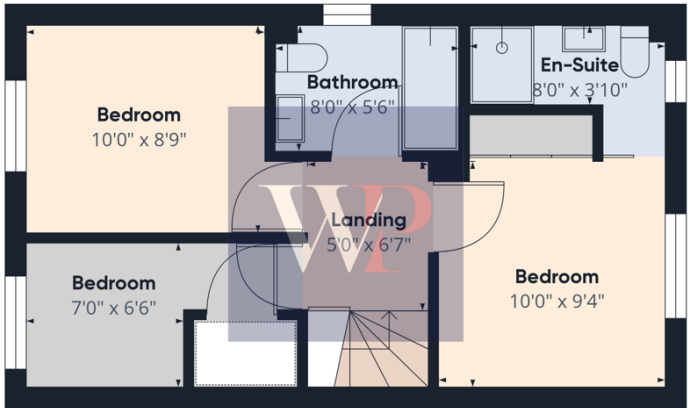




HARVEST ROAD, ATTLEBOROUGH, NR17



Floor 0



Floor 1



Approximate total area⁽¹⁾
794.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



HARVEST ROAD, ATTLEBOROUGH, NR17





HARVEST ROAD, ATTLEBOROUGH, NR17





Harvest Road, NR17

Energy rating

B

Valid until 09.08.2026

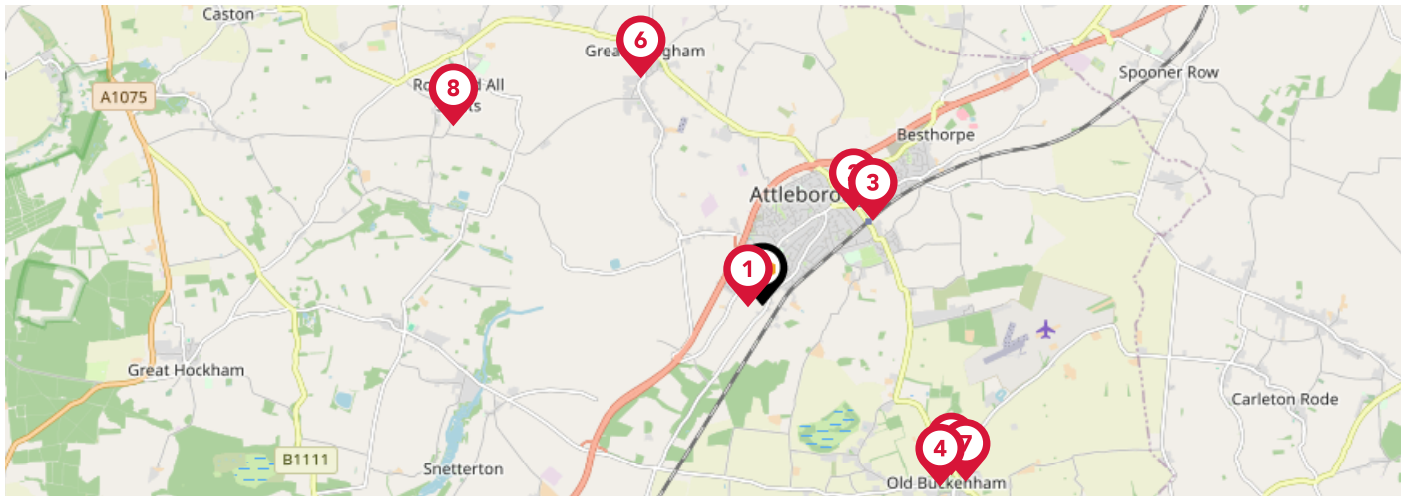
Score	Energy rating	Current	Potential
92+	A	91 B	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

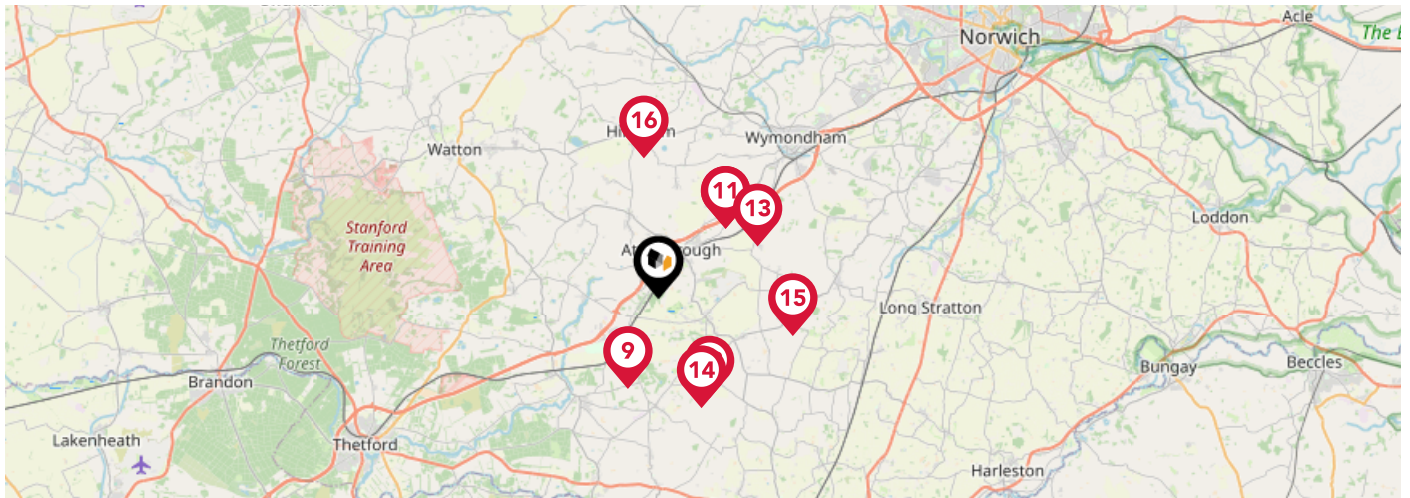
Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m ² K
Total Floor Area:	79 m ²









Area Schools



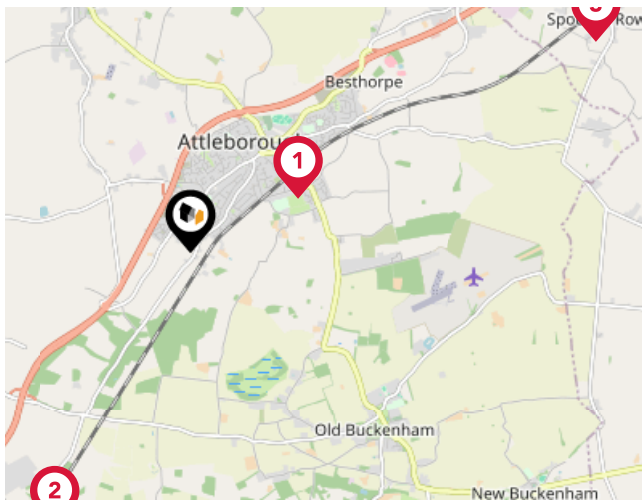
		Nursery	Primary	Secondary	College	Private
1	Rosecroft Primary School Ofsted Rating: Good Pupils: 471 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Attleborough Academy Ofsted Rating: Good Pupils: 801 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 362 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chapel Green School Ofsted Rating: Good Pupils: 105 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 219 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great Ellingham Primary School Ofsted Rating: Good Pupils: 169 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Buckenham High School Ofsted Rating: Good Pupils: 551 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rocklands Community Primary School Ofsted Rating: Good Pupils: 67 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



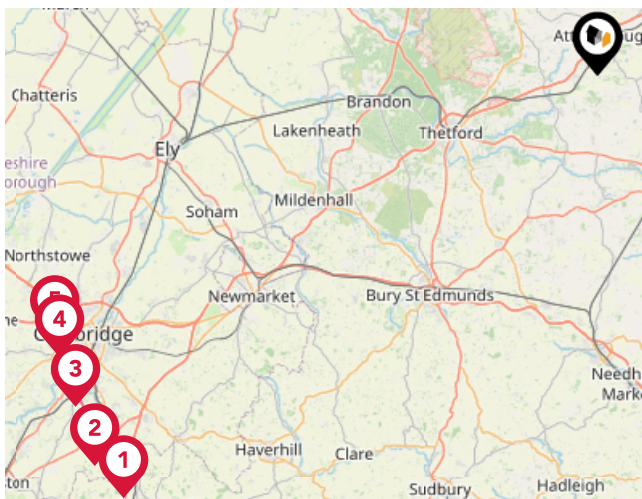
	Nursery	Primary	Secondary	College	Private
 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 150 Distance:3.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wymondham College Prep School Ofsted Rating: Outstanding Pupils:0 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wymondham College Ofsted Rating: Outstanding Pupils: 1407 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Acorn Park School Ofsted Rating: Good Pupils: 84 Distance:4.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Spoooner Row Primary School Ofsted Rating: Good Pupils: 104 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Banham Primary School Ofsted Rating: Outstanding Pupils: 111 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 48 Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hingham Primary School Ofsted Rating: Good Pupils: 166 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



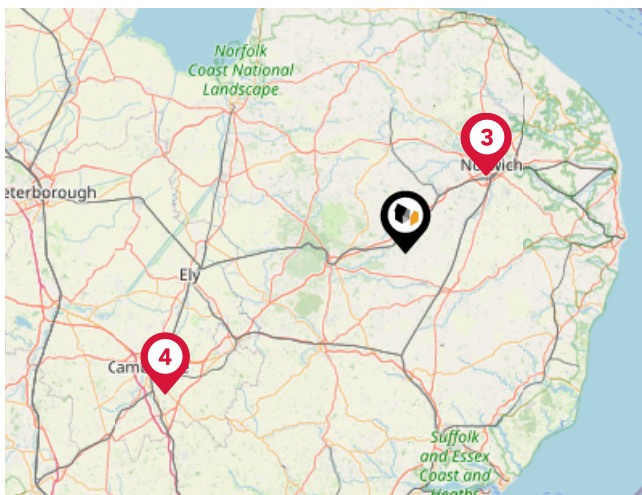
National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	1.08 miles
2	Eccles Road Rail Station	2.77 miles
3	Spooner Row Rail Station	4.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.09 miles
2	M11 J10	46.13 miles
3	M11 J11	44.85 miles
4	M11 J13	43.96 miles
5	M11 J14	43.68 miles

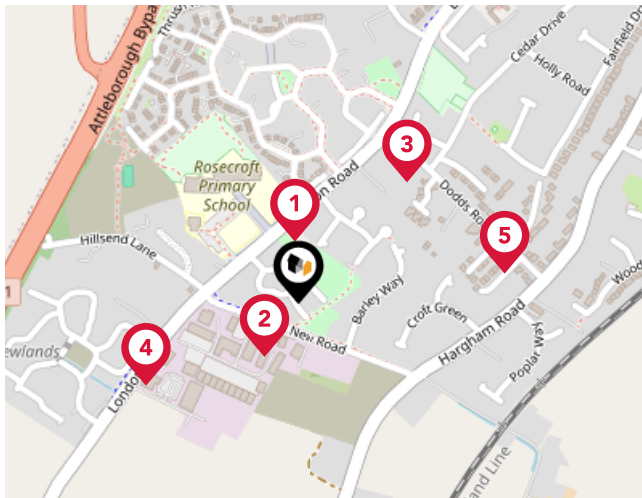


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	16.17 miles
2	International Airport	16.17 miles
3	Airport Passenger Terminal	16.22 miles
4	Cambridge Airport	40.52 miles

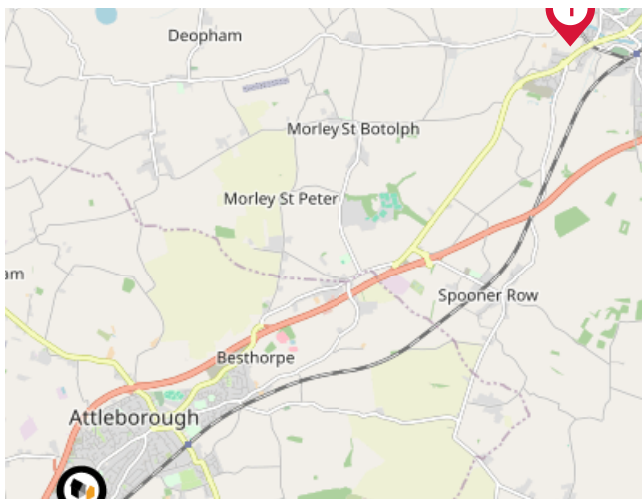
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rosecroft Primary School	0.07 miles
2	Industrial Estate	0.07 miles
3	London Road	0.18 miles
4	Phoenix Way	0.2 miles
5	Meadow Way	0.23 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.18 miles



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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