

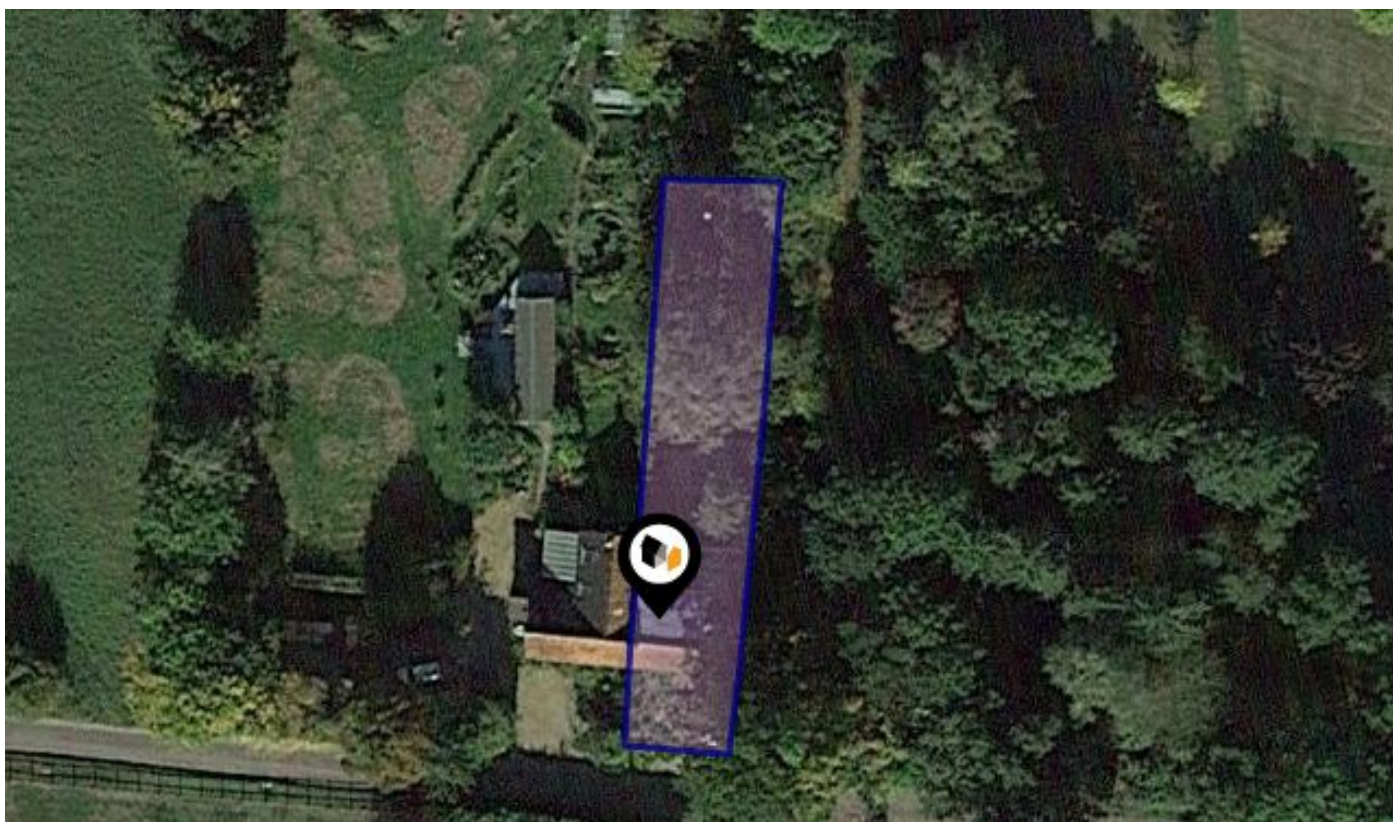


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 10<sup>th</sup> February 2025**



**FEN ROAD, OLD BUCKENHAM, ATTLEBOROUGH, NR17**

## Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

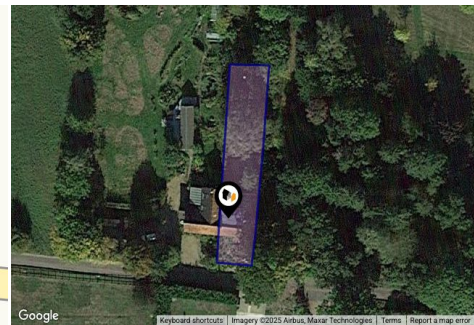
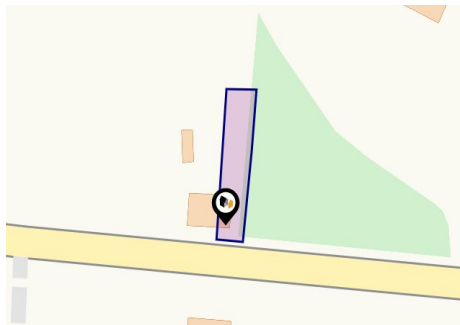
nick@whittleyparish.com

www.whittleyparish.com



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## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft <sup>2</sup> / 77 m <sup>2</sup>
Plot Area:	0.11 acres
Council Tax :	Band C
Annual Estimate:	£1,973
Title Number:	NK286860




Tenure: Freehold

## Local Area

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

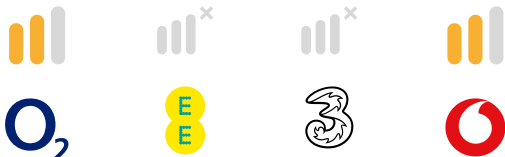
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1	80	-
mb/s	mb/s	mb/s
		

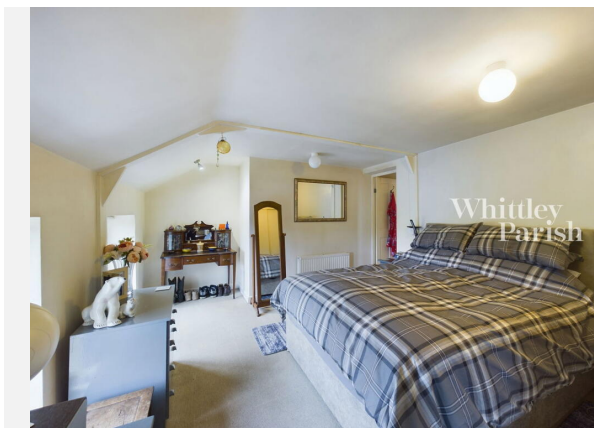
### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:





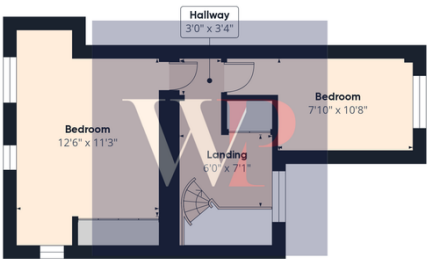




FEN ROAD, OLD BUCKENHAM, ATTLEBOROUGH, NR17



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1164.22 ft<sup>2</sup>  
Reduced headroom  
17.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

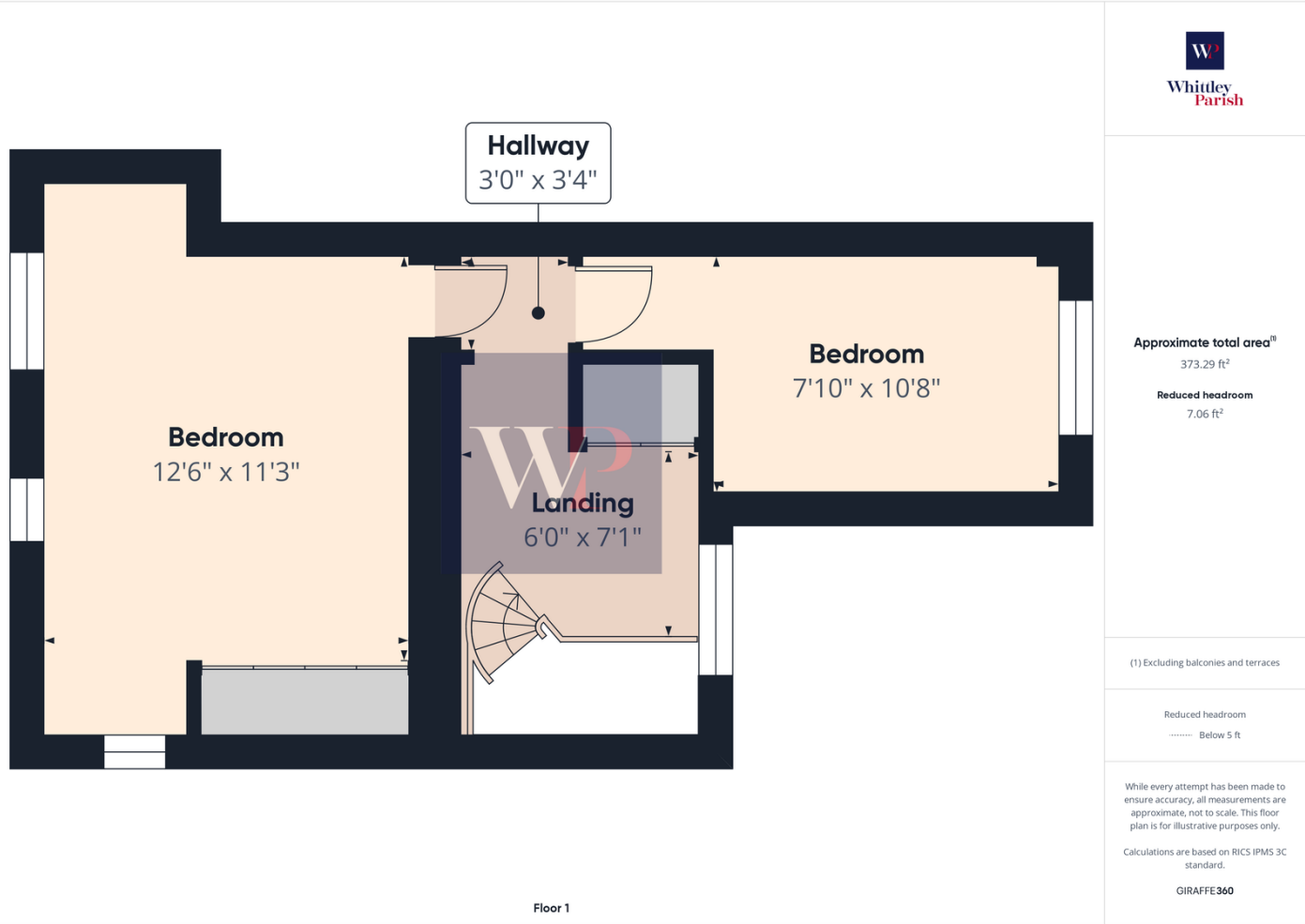
Calculations are based on RICS IPMS 3C standard.

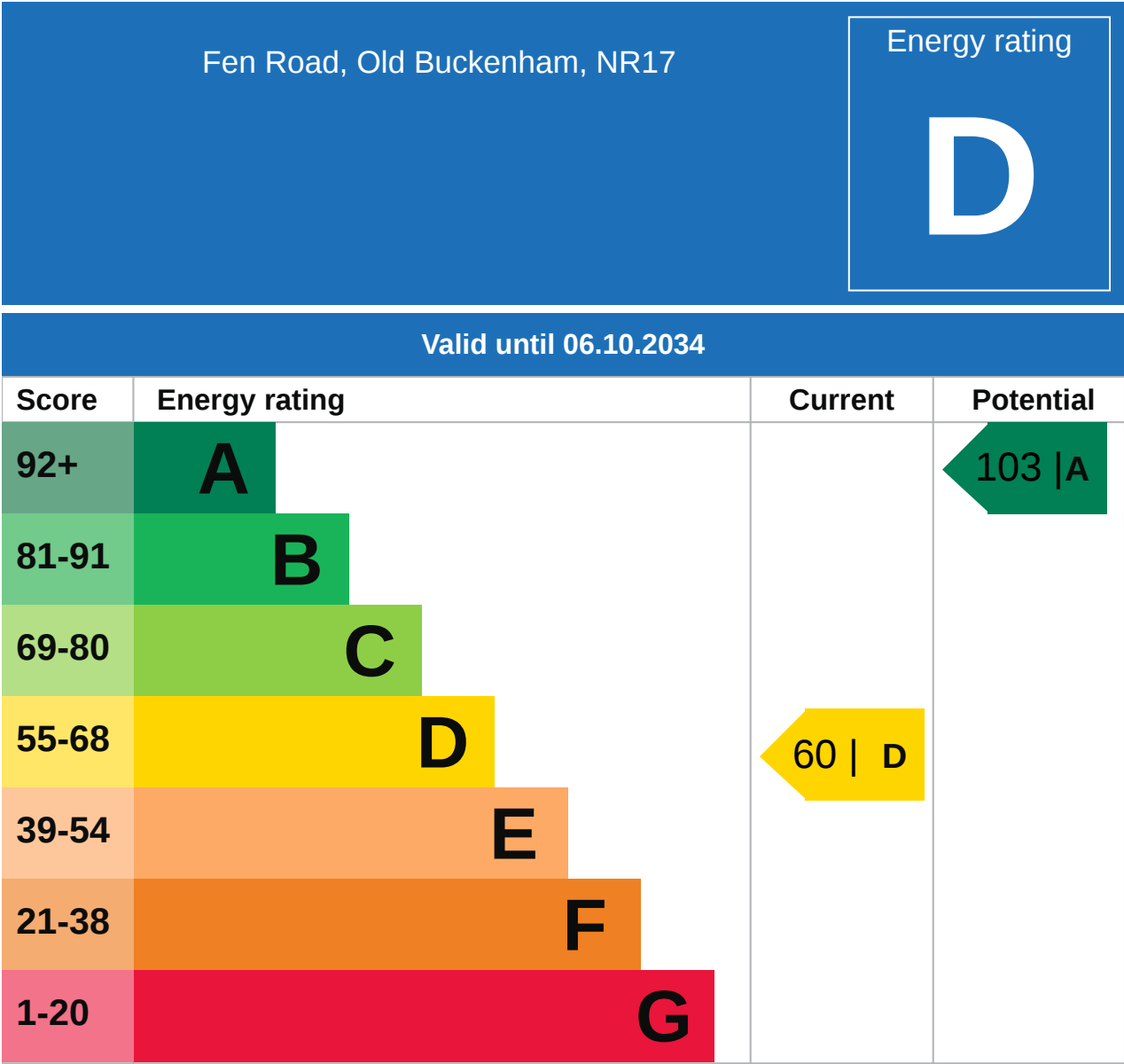
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FEN ROAD, OLD BUCKENHAM, ATTLEBOROUGH, NR17



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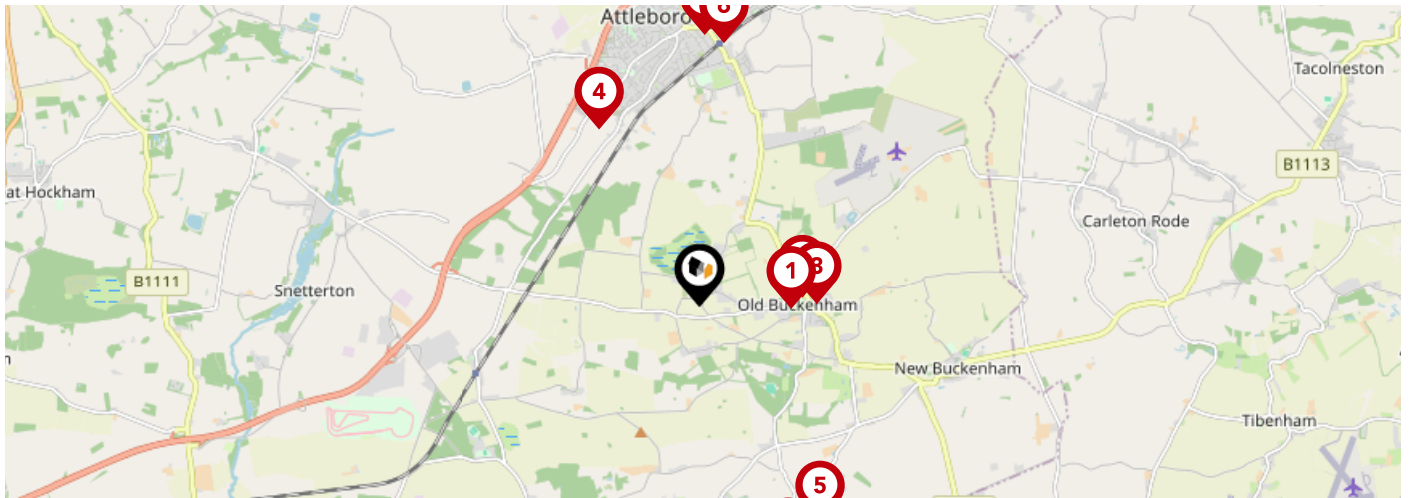




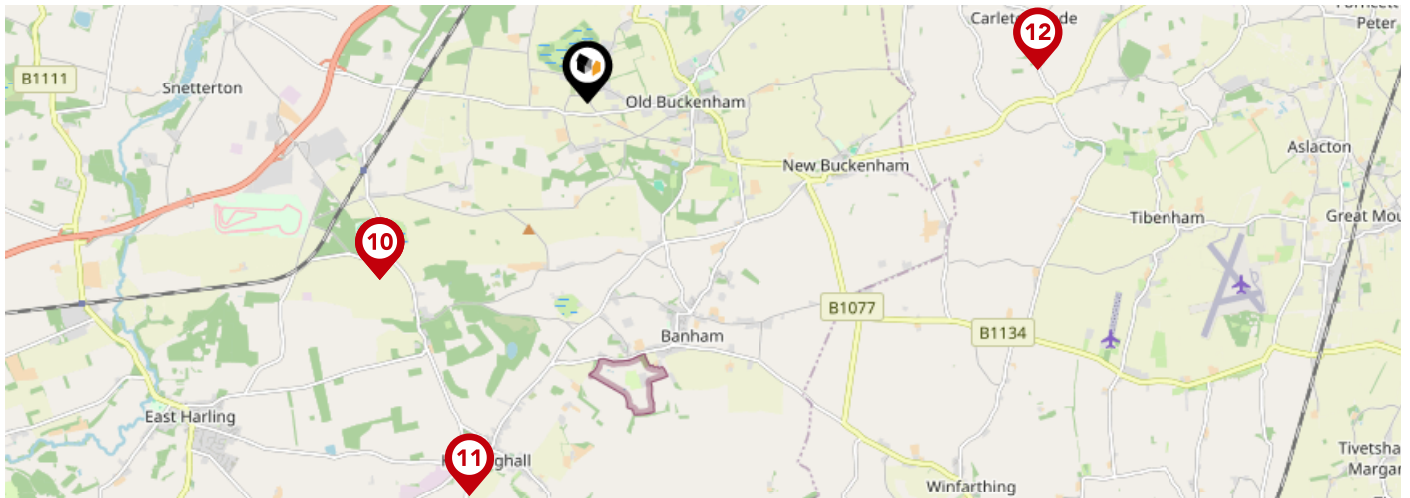


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cob, as built
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>



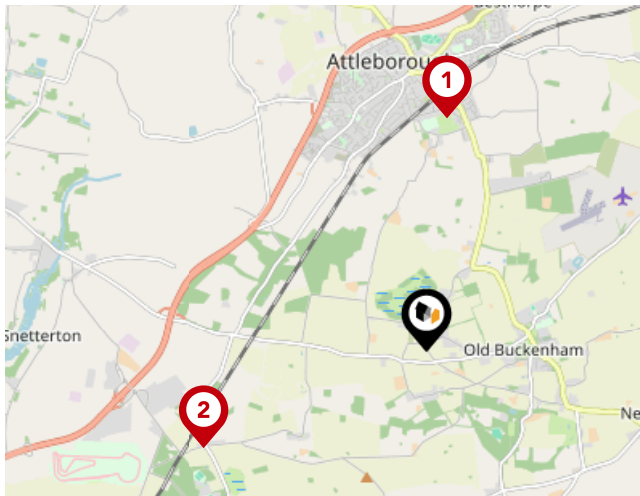
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:4.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

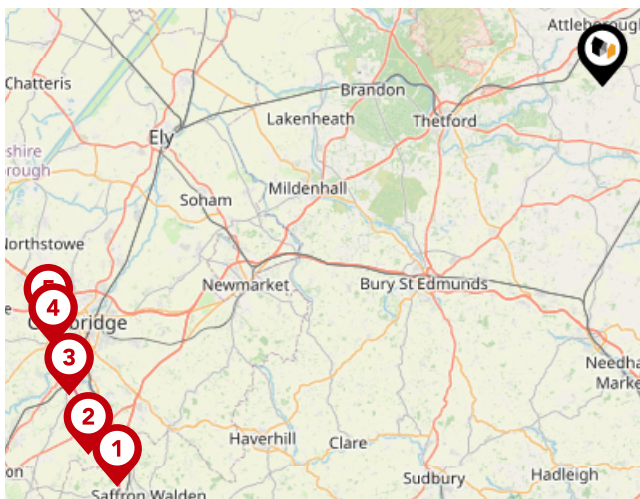
# Area

## Transport (National)



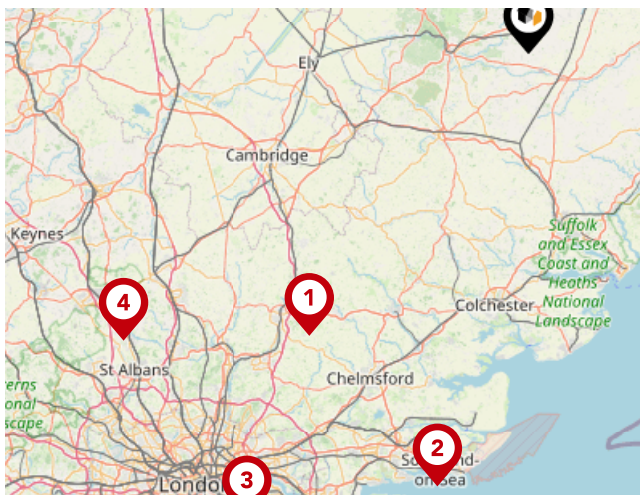
### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	2.11 miles
2	Eccles Road Rail Station	2.19 miles
3	Wymondham Abbey (Mid Norfolk Railway)	6.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.64 miles
2	M11 J10	45.8 miles
3	M11 J11	44.69 miles
4	M11 J13	43.95 miles
5	M11 J14	43.73 miles

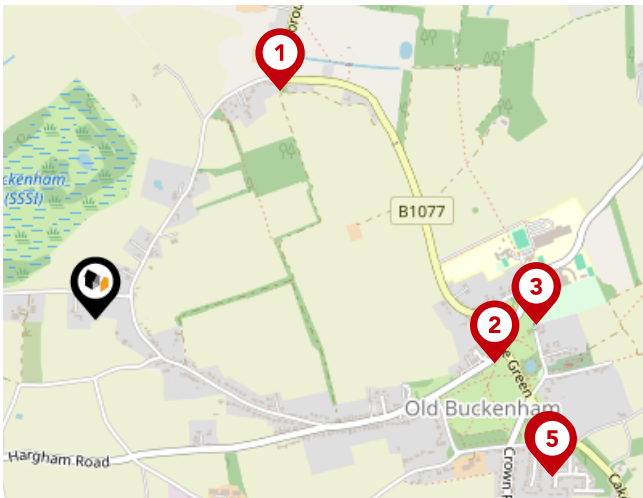


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	52.14 miles
2	Southend-on-Sea	64.7 miles
3	Silvertown	79.38 miles
4	Luton Airport	72.4 miles

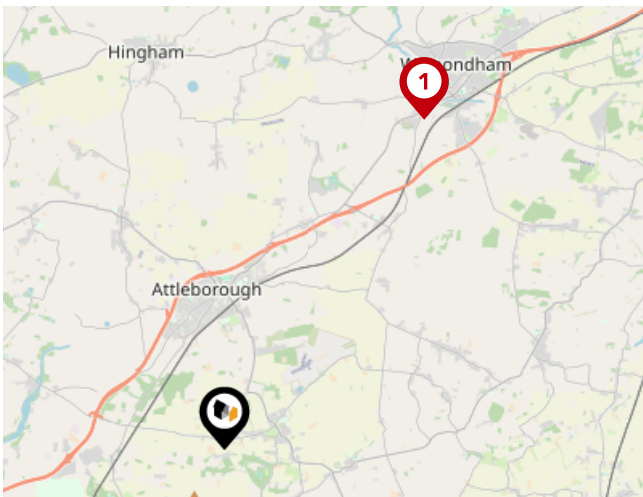
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Puddledock Farm	0.67 miles
2	Green	0.91 miles
3	High School	1 miles
4	St Andrews Close	1.08 miles
5	St Andrews Close	1.09 miles



### Local Connections

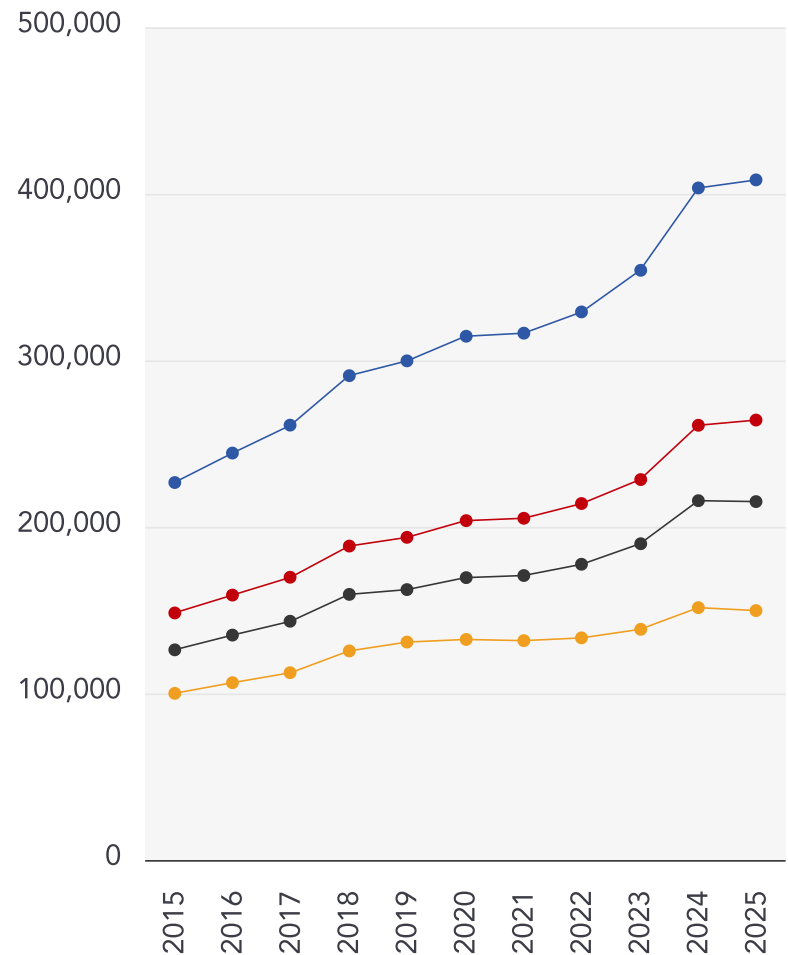
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.97 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

**+80.17%**

Semi-Detached

**+78.07%**

Terraced

**+70.53%**

Flat

**+49.65%**



### Whittleby Parish | Attleborough

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At Whittleby 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en

# Whittleby Parish | Attleborough

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