

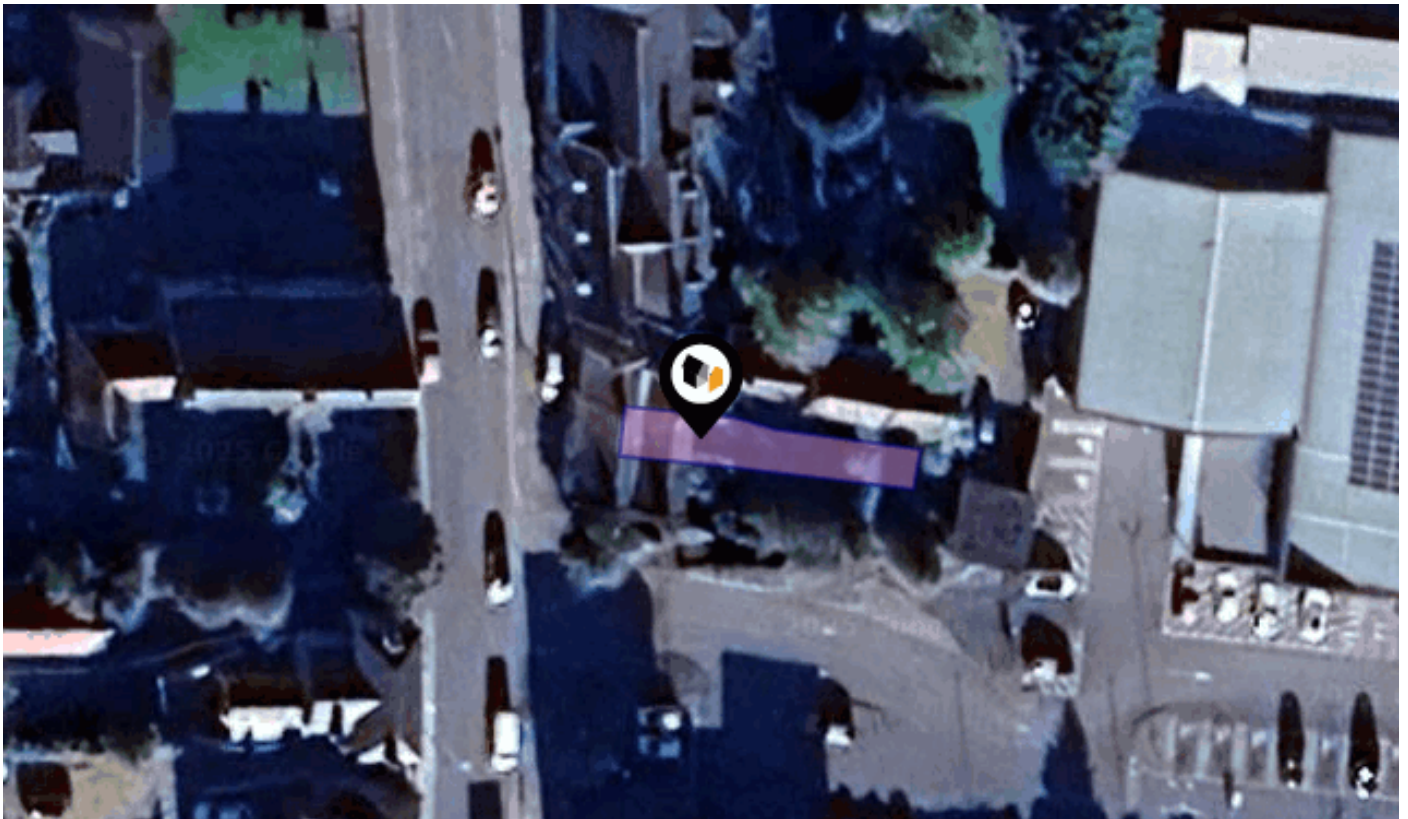


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



HIGH STREET, BRANDON, IP27

Chilterns

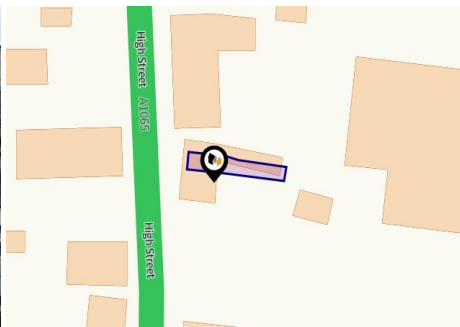
36 High St Brandon IP27 0AQ

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brandon@chilterns.co

www.chilterns.co

















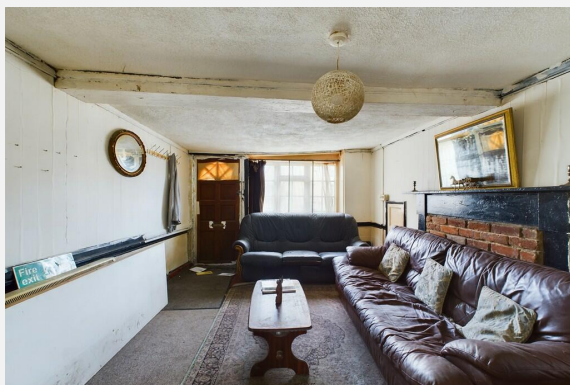
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,426		
Title Number:	SK270450		

Local Area

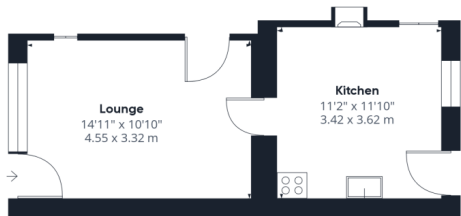
Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	Brandon	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			



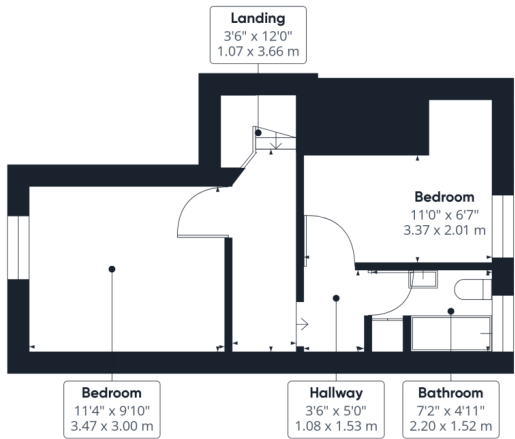


HIGH STREET, BRANDON, IP27



Approximate total area⁹
610.08 ft²
56.68 m²

Ground Floor

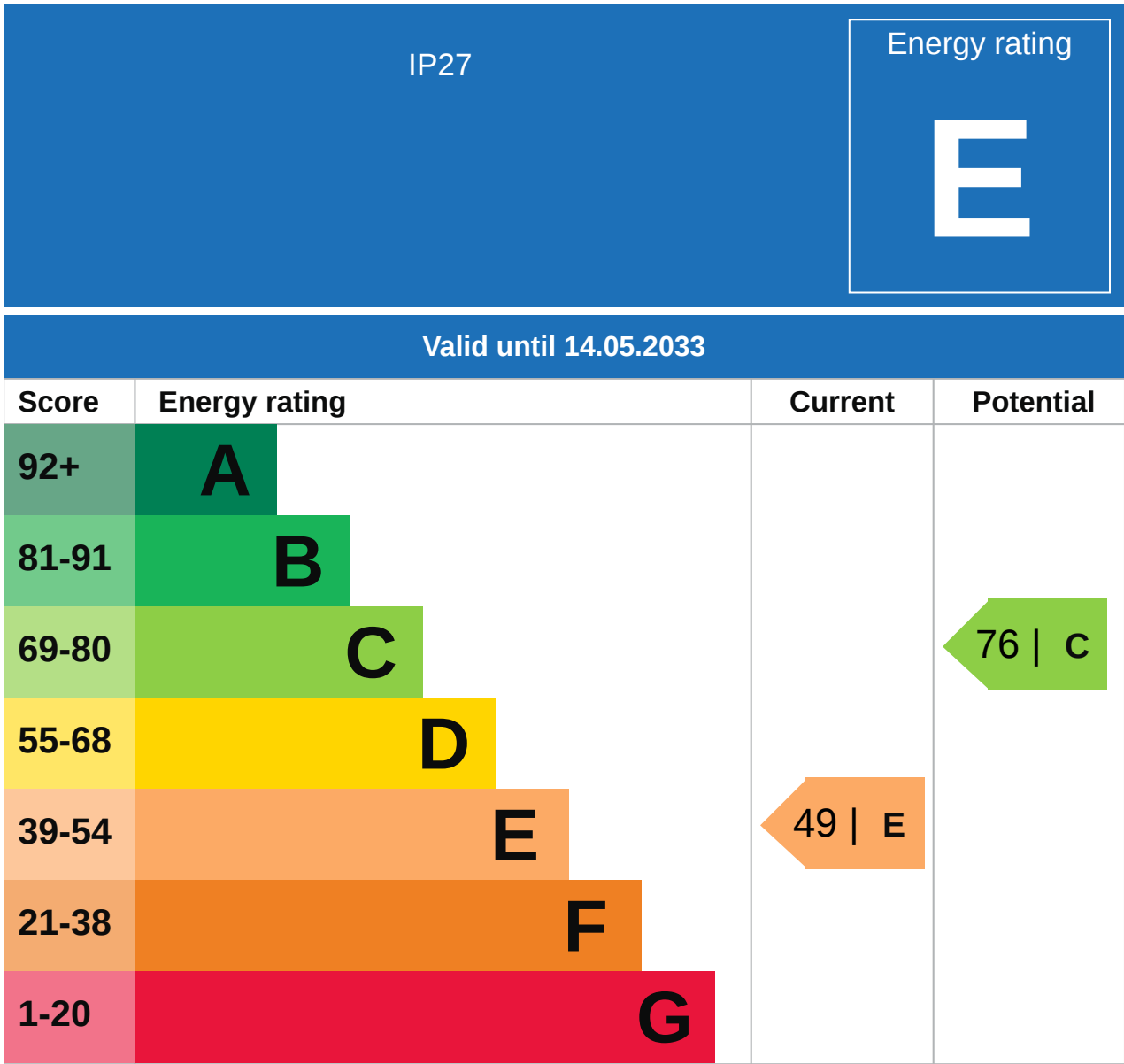


Floor 1

Excluding balconies and terraces

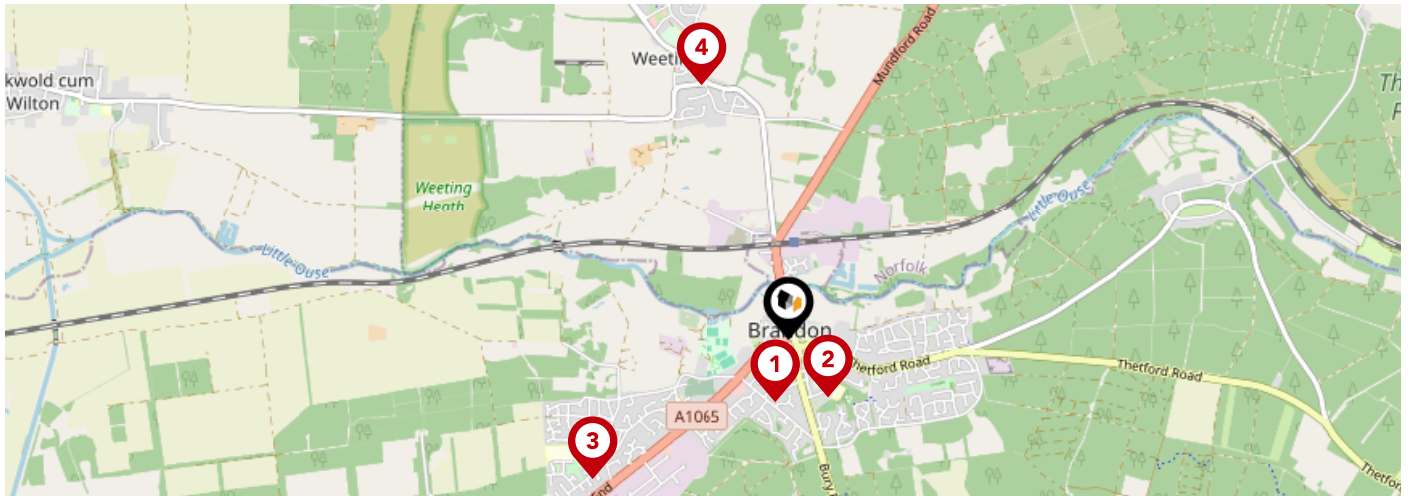
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

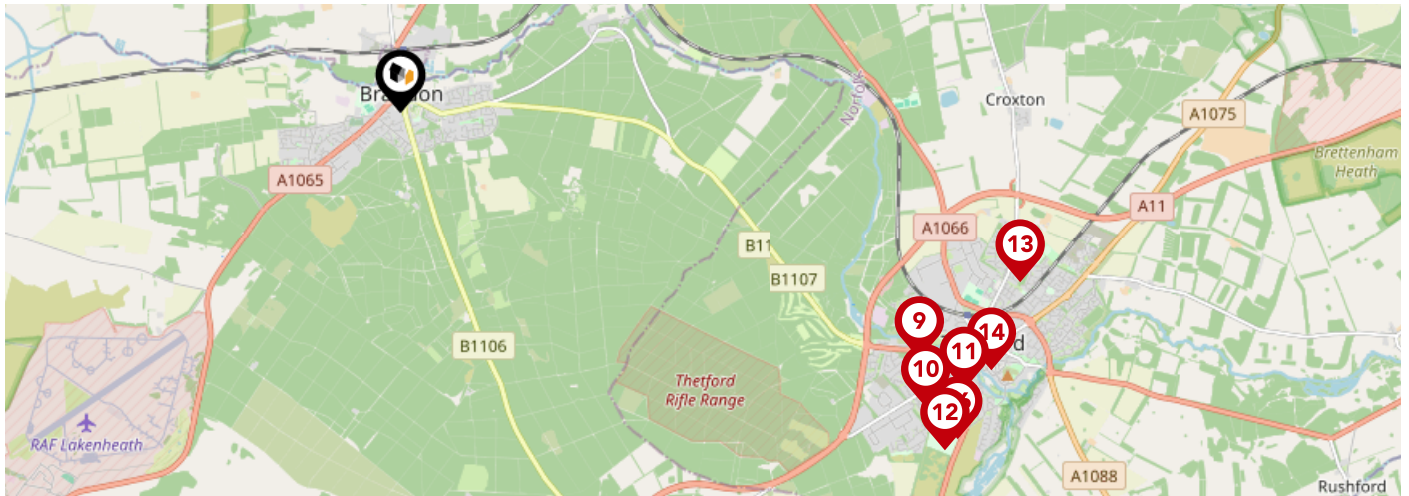


Additional EPC Data

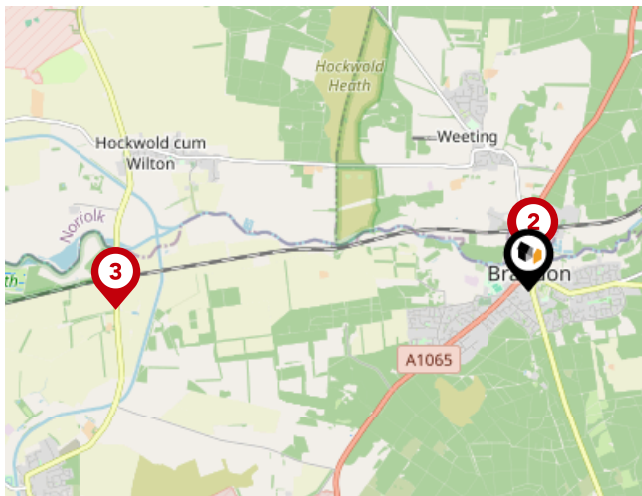
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	55 m ²



		Nursery	Primary	Secondary	College	Private
1	Forest Academy Ofsted Rating: Good Pupils: 424 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breckland School Ofsted Rating: Good Pupils: 607 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Weeting Church of England Primary School Ofsted Rating: Good Pupils: 90 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mundford Church of England Primary Academy Ofsted Rating: Good Pupils: 226 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lakenheath Community Primary School Ofsted Rating: Good Pupils: 258 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Edmund de Moundeford VC Primary School, Feltwell Ofsted Rating: Good Pupils: 175 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

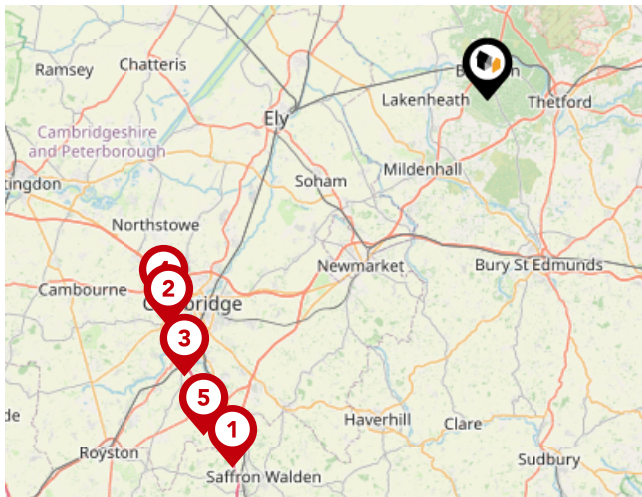


		Nursery	Primary	Secondary	College	Private
9	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance: 5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance: 5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance: 5.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance: 5.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance: 5.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance: 5.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Iceni Secondary Academy Ofsted Rating: Requires improvement Pupils: 748 Distance: 5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance: 5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



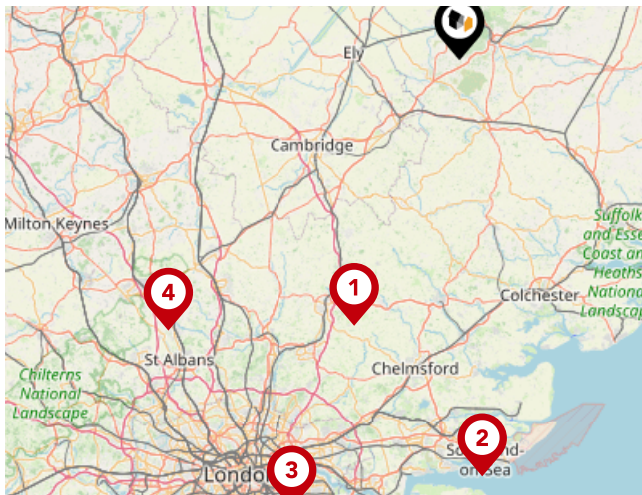
National Rail Stations

Pin	Name	Distance
1	Entrance	0.3 miles
2	Brandon Rail Station	0.3 miles
3	Entrance2	3.73 miles



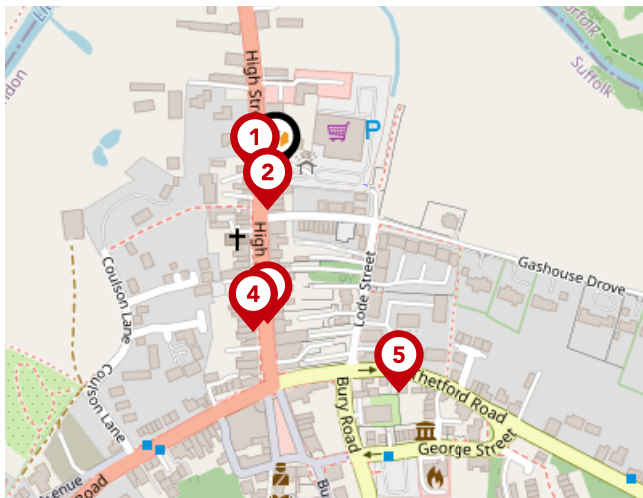
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	32.47 miles
2	M11 J13	28.32 miles
3	M11 J11	29.75 miles
4	M11 J14	27.85 miles
5	M11 J10	31.82 miles



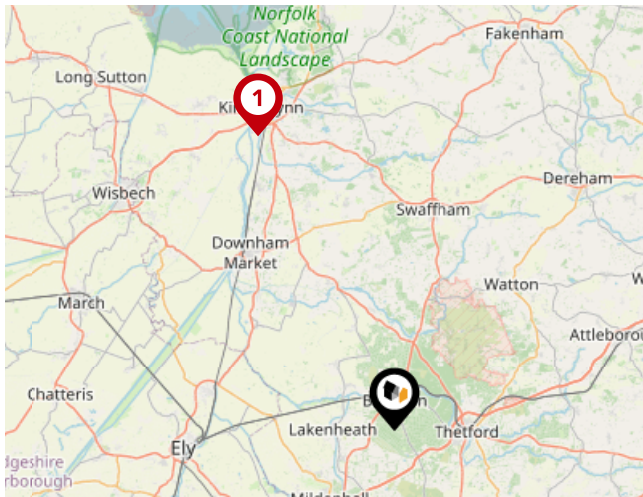
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	41.68 miles
2	Southend-on-Sea	61.01 miles
3	Silvertown	69.87 miles
4	Luton Airport	57.9 miles



Bus Stops/Stations

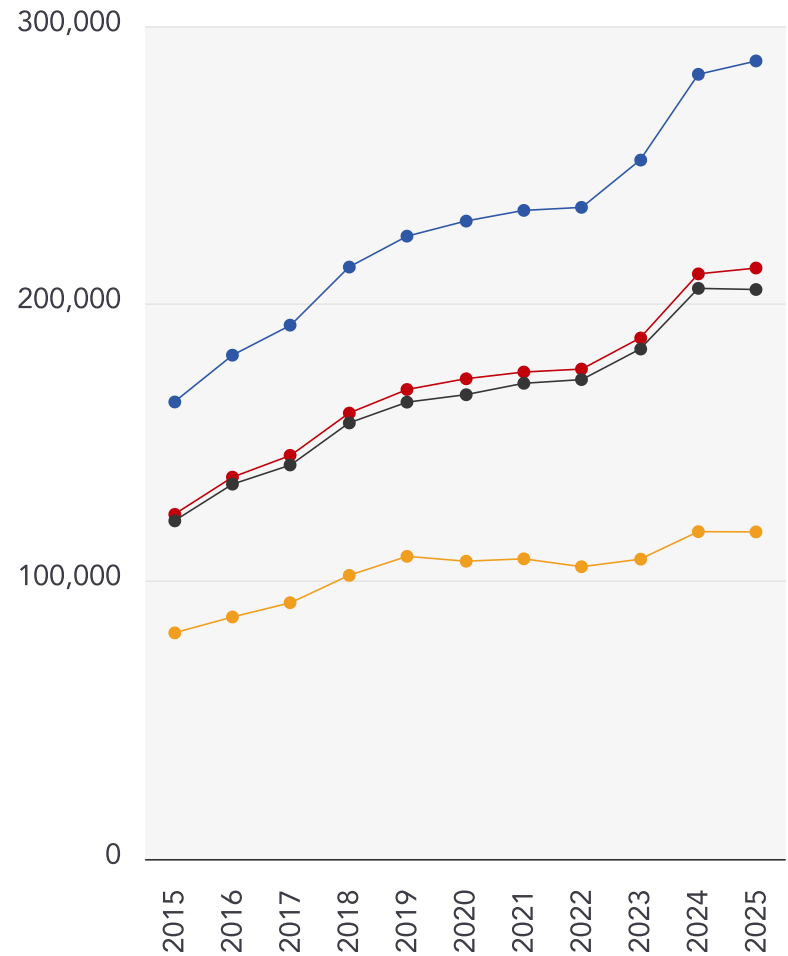
Pin	Name	Distance
1	Aldi	0.01 miles
2	Aldi	0.02 miles
3	Ladram House	0.08 miles
4	Ladram House	0.09 miles
5	Lode Street	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	23.39 miles

10 Year History of Average House Prices by Property Type in IP27



Detached

+74.63%

Semi-Detached

+71.48%

Terraced

+68.43%

Flat

+44.68%

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



Bought my first house through chilterns, I could not of asked for a better team in Darren and Andrew. This 5 star reviews is truly reflective of the amazing service, effort and hard work they both put into making the sale go forward. There were a number of hurdles (none of which caused by them) that they relentlessly worked through doing everything to make my life easier and informed/advised me every step of the way! 100% recommend these!

Testimonial 2



Chilterns have provided the most spectacular service whilst dealing with the sale of a late family members property, they handled the sale from start to finish, delicately, efficiently and without a hiccup. Resulting in a smooth process which was greatly appreciated during such a difficult time. Special thanks to Joe, Yannis, Andrew and Darren for their parts played throughout the valuation, sale and completion.

Testimonial 3



My parents needed to move closer to myself and my sister. Yannis visited the bungalow and from the start focused on the needs of my parents and how he could help. At no point was there any pressure. The price he suggested was higher than other agents. After a few days we agreed to put the bungalow on the market. Andrew visited the house and was polite and exceptionally professional . Andrew, Darren and Emma looked after the sale through myself

Testimonial 4



Before selling my house, I thought that all estate agents were the same. I was wrong. Unlike the real estate agents from whom I bought my new house, Darren and Andrew at Chilterns have been absolutely fantastic. Supportive, responsive and informative. They expertly dealt with the conveyancers to ensure that the sale was completed when I needed. I wished I could rely on them in the future!



/chilternsltd



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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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