



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



GIBBET LANE, WEREHAM, KING'S LYNN, PE33

Chilterns

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,271 ft ² / 211 m ²		
Plot Area:	0.14 acres		
Year Built :	1991-1995		
Council Tax :	Band F		
Annual Estimate:	£3,200		
Title Number:	NK240397		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		22	-
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		

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

Gibbet Lane, Wereham, PE33

Energy rating

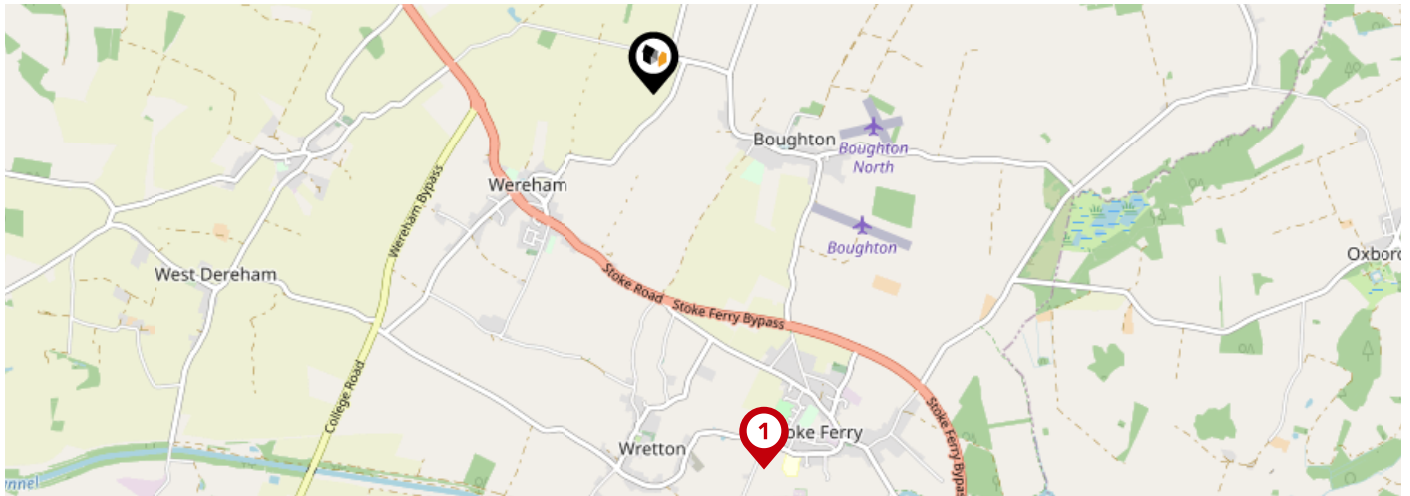
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Valid until 08.01.2030

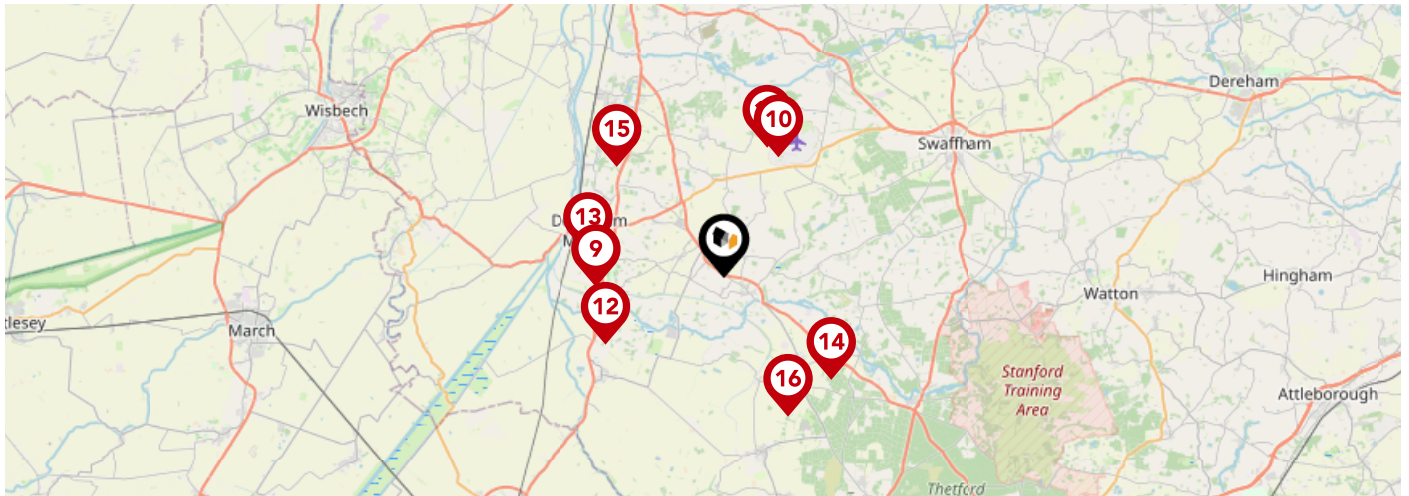
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	211 m ²



		Nursery	Primary	Secondary	College	Private
1	All Saints Academy Ofsted Rating: Good Pupils: 84 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Martin At Shouldham Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 176 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Downham Market, Hillcrest Primary School Ofsted Rating: Good Pupils: 440 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Downham Preparatory School and Montessori Nursery Ofsted Rating: Good Pupils: 99 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sheridan House School Ofsted Rating: Inadequate Pupils: 55 Distance:4.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gooderstone Church of England Primary Academy Ofsted Rating: Good Pupils: 57 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Downham Market Academy Ofsted Rating: Good Pupils: 1291 Distance:4.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wimbotsham and Stow Academy Ofsted Rating: Good Pupils: 116 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

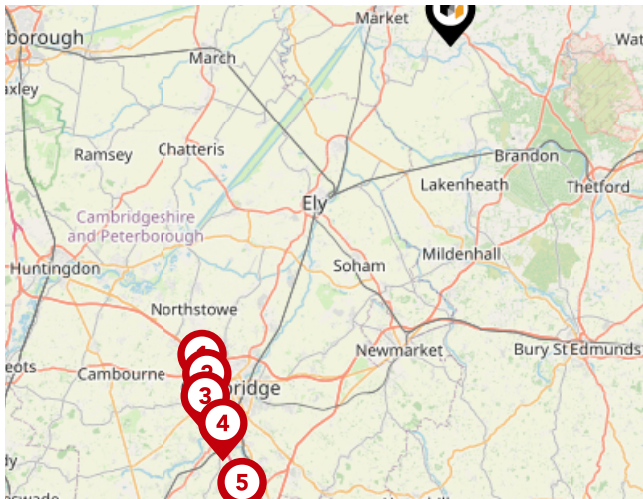


		Nursery	Primary	Secondary	College	Private
	Denver Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 106 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Academy Trust Marham Infant Ofsted Rating: Requires improvement Pupils: 157 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Academy Trust Marham Junior Ofsted Rating: Good Pupils: 186 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hilgay Riverside Academy Ofsted Rating: Good Pupils: 54 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nelson Academy Ofsted Rating: Good Pupils: 417 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Norman Church of England Primary School, Northwold Ofsted Rating: Good Pupils: 111 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Church of England Primary School Ofsted Rating: Good Pupils: 46 Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duchy of Lancaster Methwold CofE Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



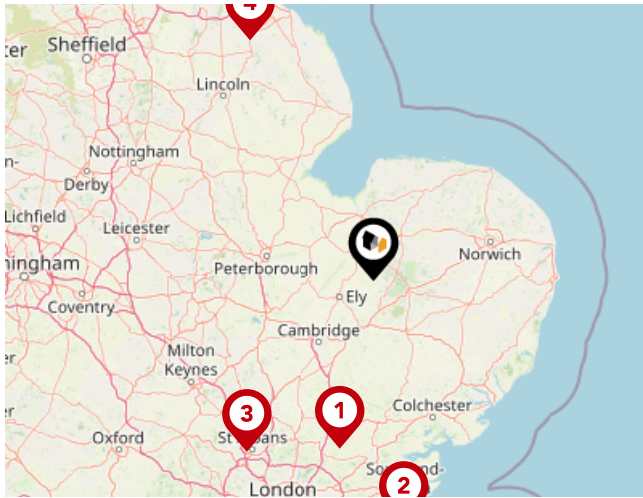
National Rail Stations

Pin	Name	Distance
1	Downham Market Rail Station	5.41 miles
2	Entrance1	10.35 miles
3	Entrance2	10.35 miles



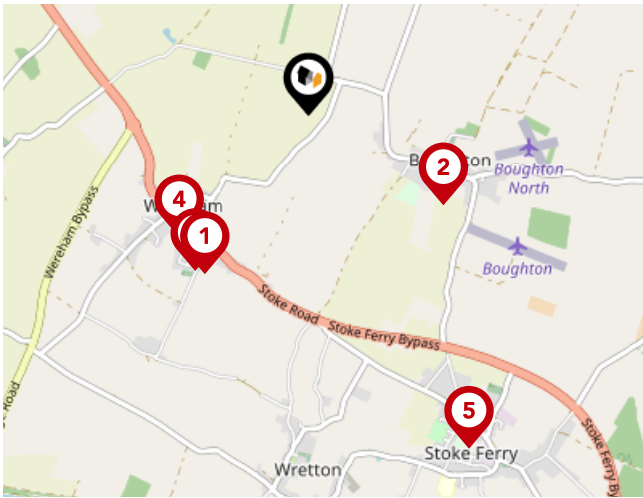
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	30.77 miles
2	M11 J13	31.74 miles
3	M11 J12	33.13 miles
4	M11 J11	34.27 miles
5	M11 J10	37.46 miles



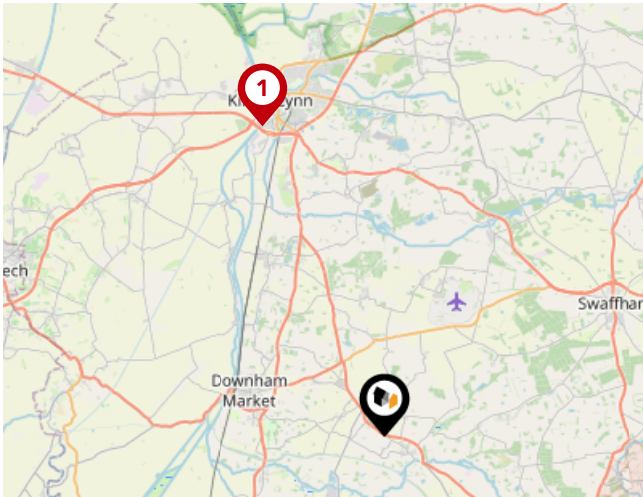
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	49.77 miles
2	Southend-on-Sea	71.53 miles
3	Luton Airport	61.65 miles
4	Humberside Airport	76.79 miles



Bus Stops/Stations

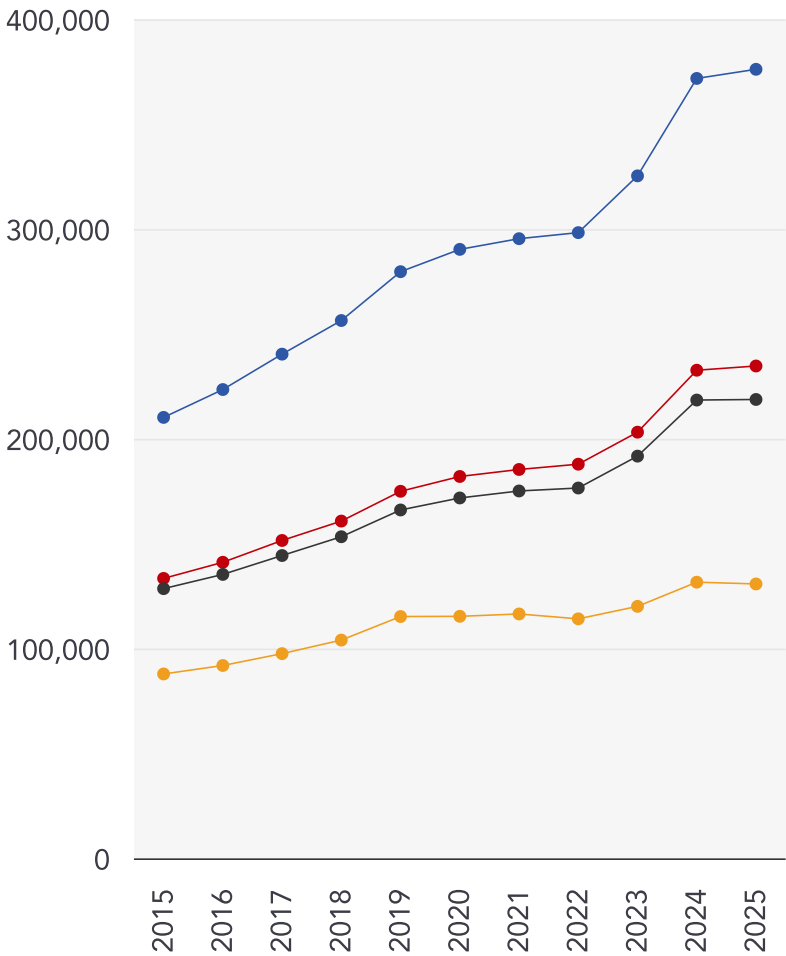
Pin	Name	Distance
1	Church Road	0.85 miles
2	green	0.72 miles
3	Church Road	0.87 miles
4	School Lane	0.8 miles
5	Boughton Road	1.66 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	11.99 miles

10 Year History of Average House Prices by Property Type in PE33



Detached

+78.93%

Semi-Detached

+75.87%

Terraced

+70.12%

Flat

+48.81%

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!



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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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Valuation Office
Agency

