

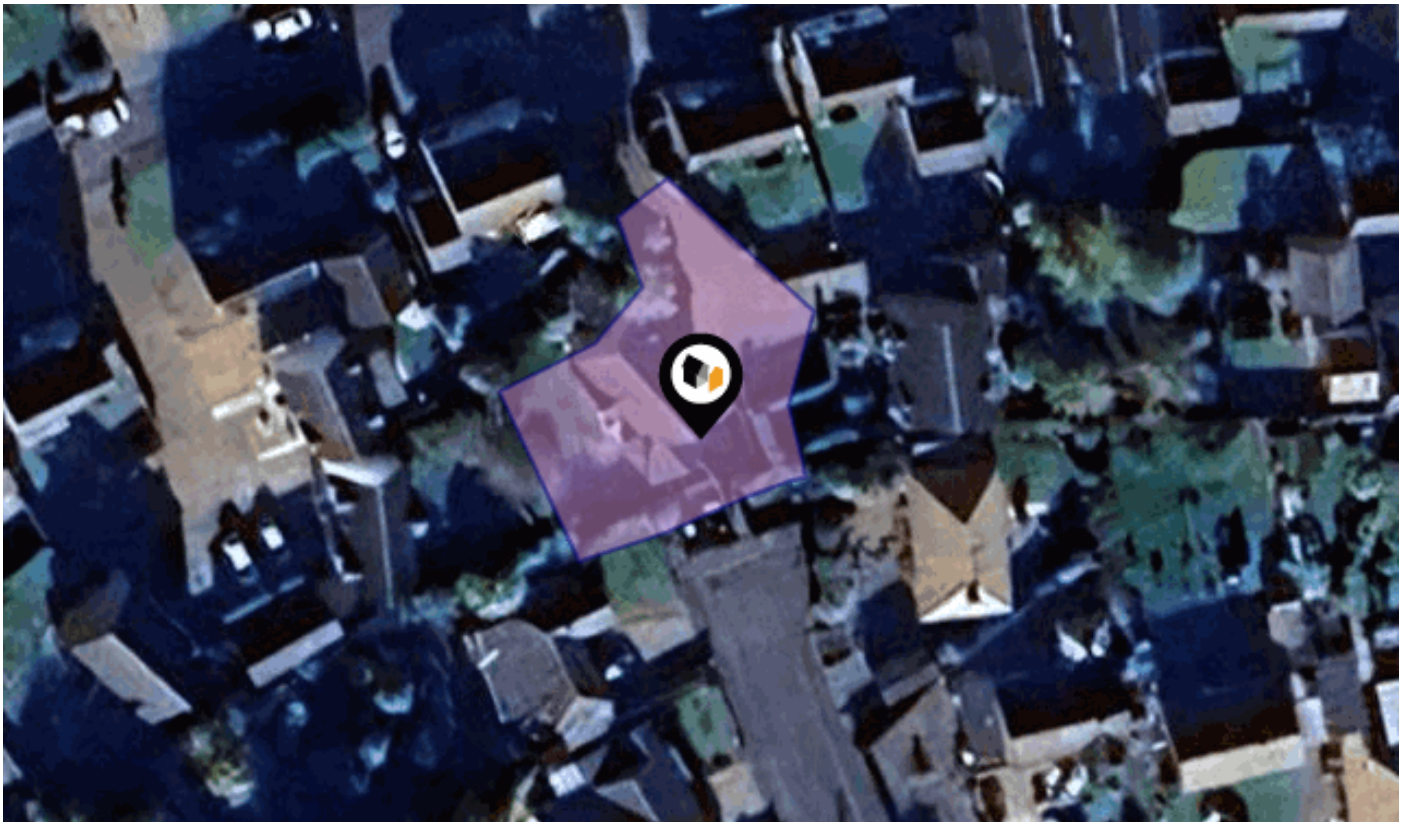


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



OLIVER COURT, WEETING, BRANDON, IP27

Chilterns

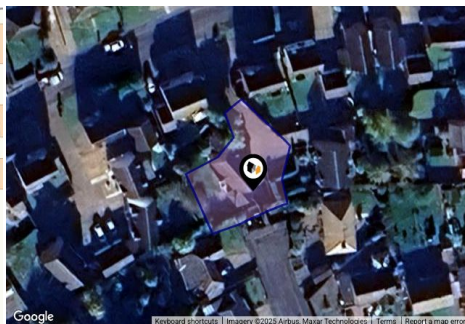
36 High St Brandon IP27 0AQ

01842 813 466

brandon@chilterns.co

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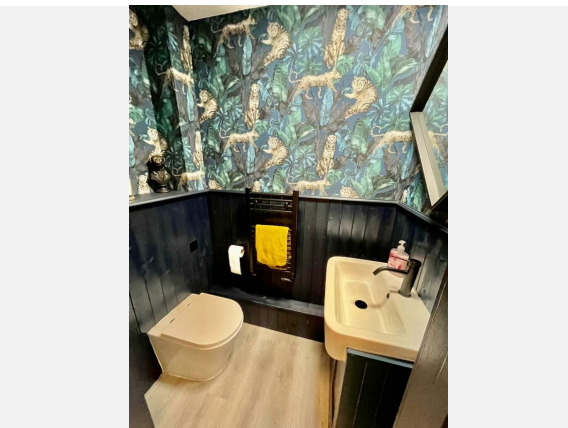
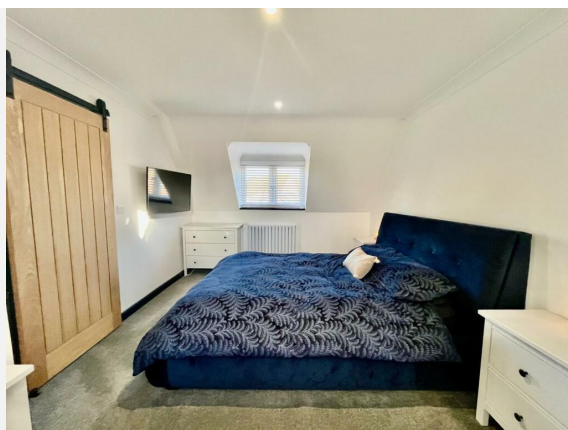
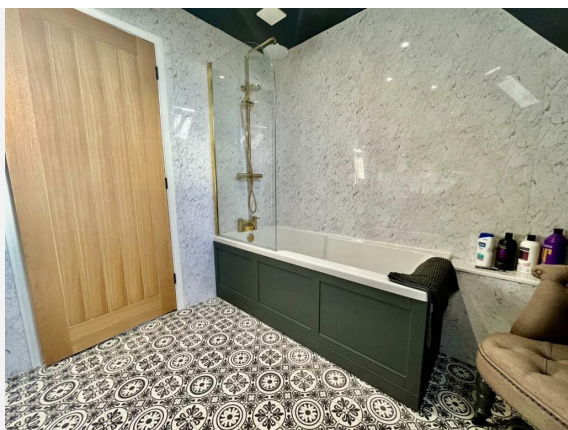
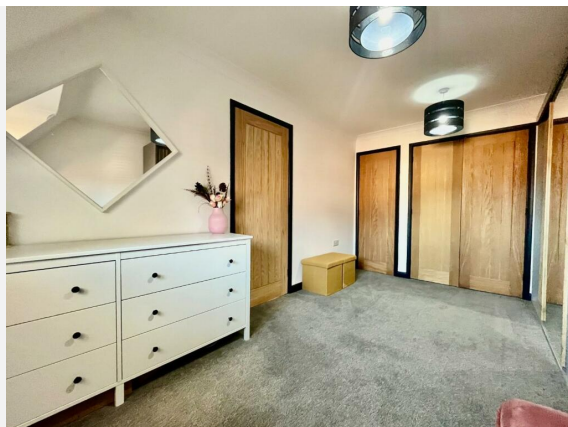
Property

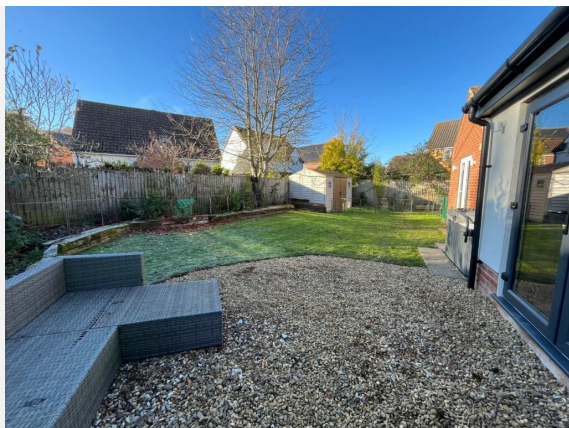
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.12 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£1,973		
Title Number:	NK290206		

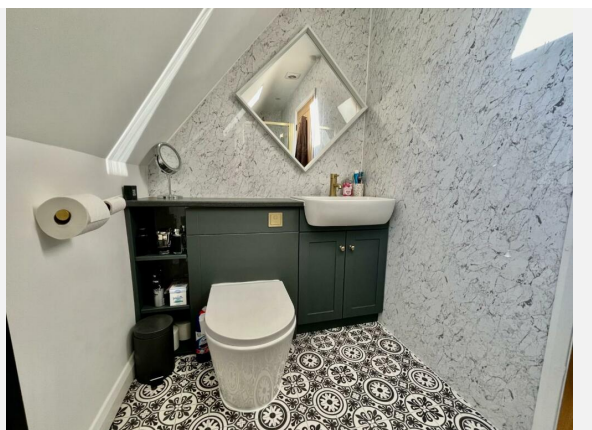
Local Area

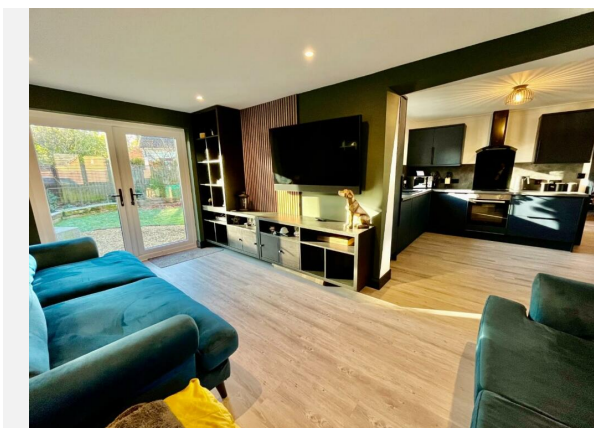
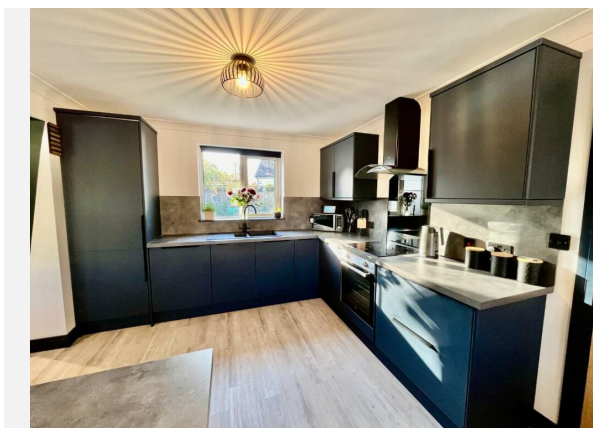
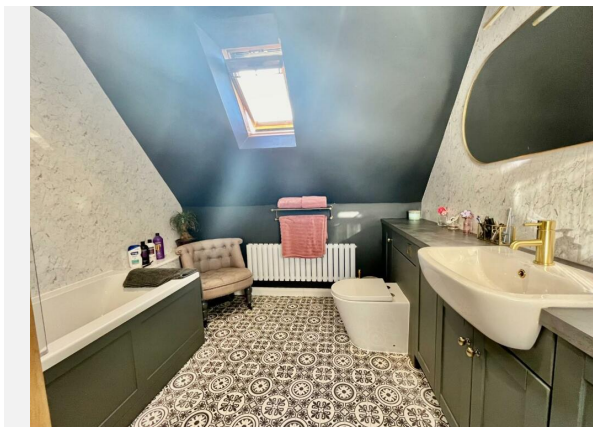
Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	5	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s

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









OLIVER COURT, WEETING, BRANDON, IP27

GROUND FLOOR
66.0 sq.m. (711 sq.ft.) approx.



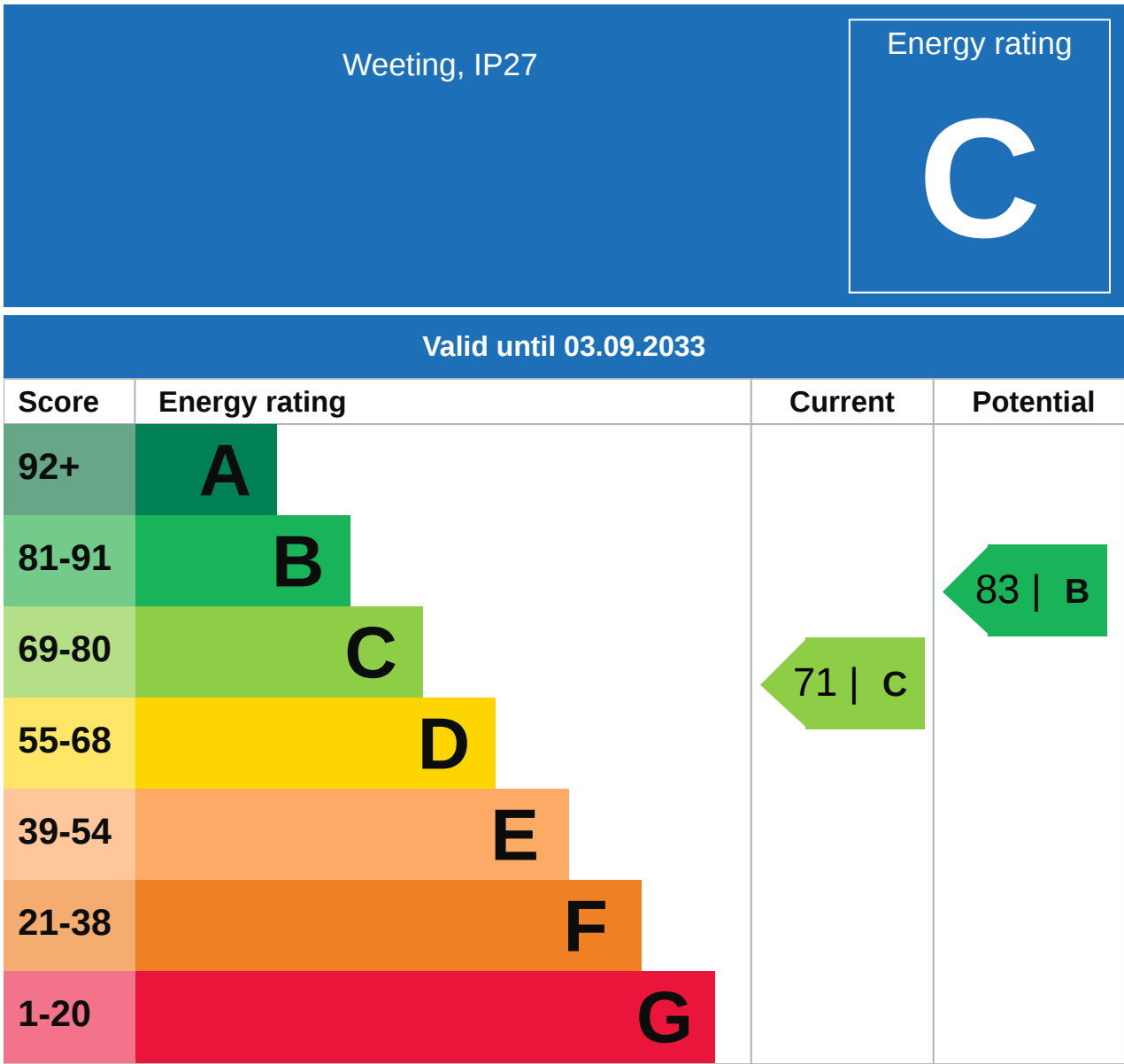
1ST FLOOR
48.0 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 114.0 sq.m. (1227 sq.ft.) approx.

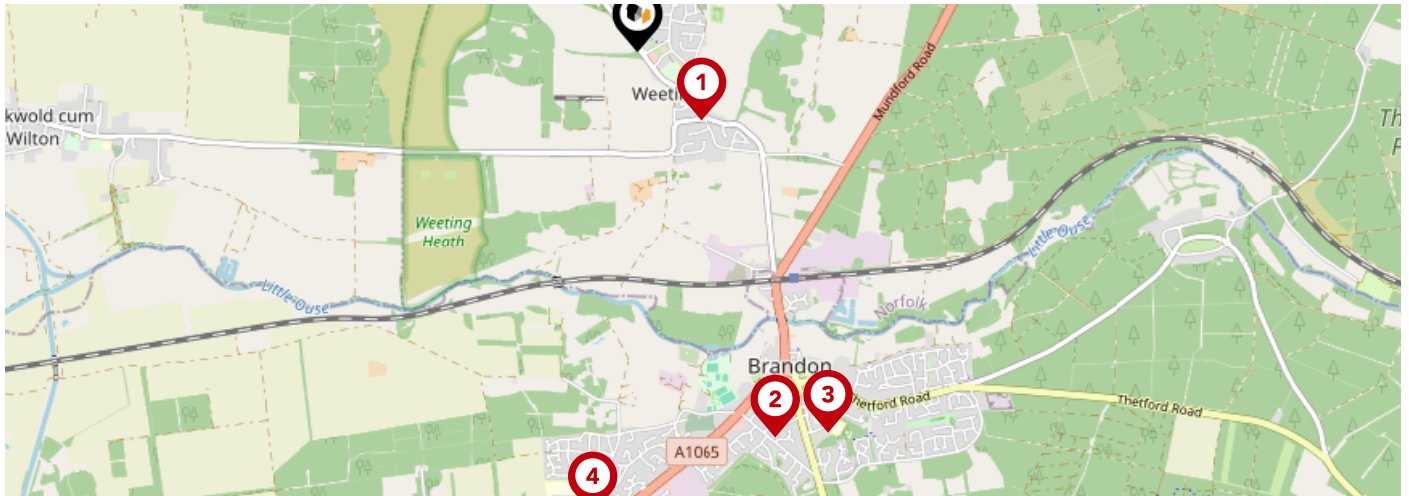
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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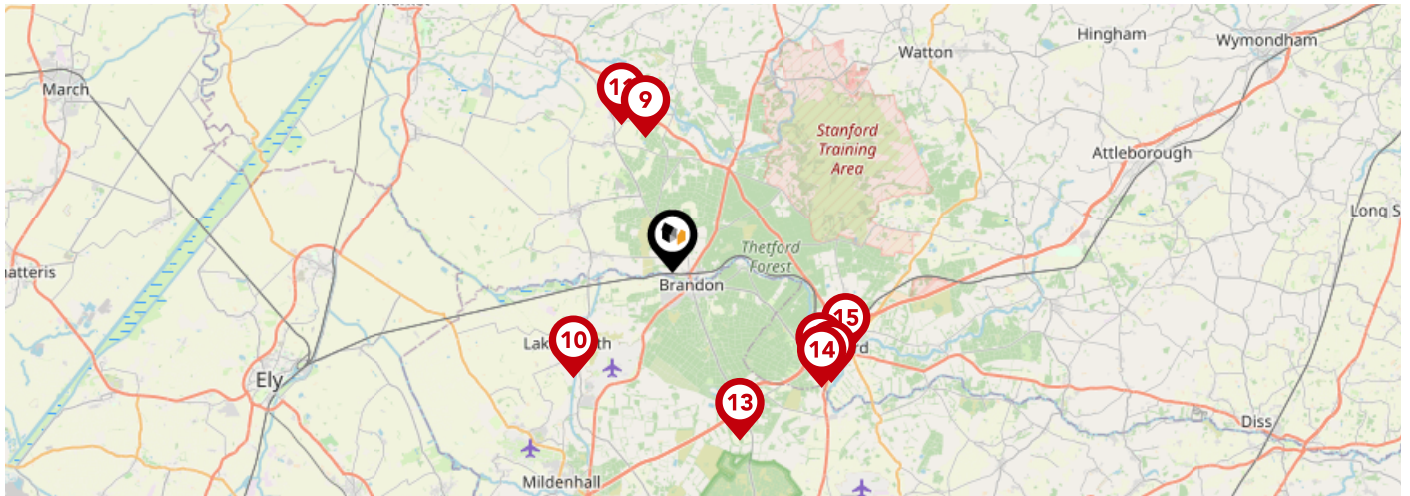










Additional EPC Data

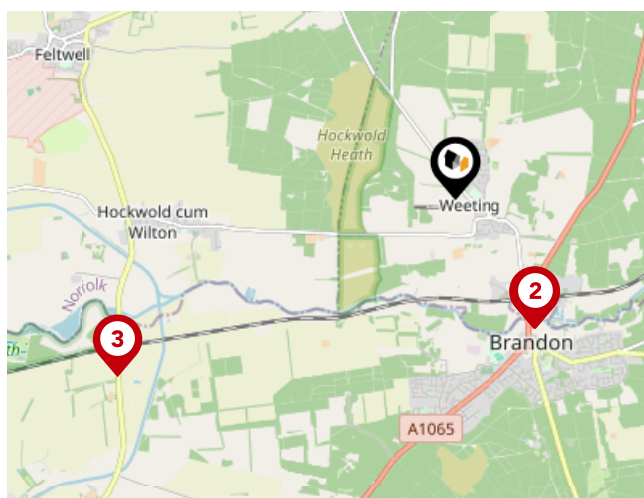
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Good
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 71% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	103 m ²



		Nursery	Primary	Secondary	College	Private
1	Weeting Church of England Primary School Ofsted Rating: Good Pupils: 90 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Forest Academy Ofsted Rating: Good Pupils: 424 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breckland School Ofsted Rating: Good Pupils: 607 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mundford Church of England Primary Academy Ofsted Rating: Good Pupils: 226 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Edmund de Moundeford VC Primary School, Feltwell Ofsted Rating: Good Pupils: 175 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Iceni Secondary Academy Ofsted Rating: Requires improvement Pupils: 748 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Duchy of Lancaster Methwold CofE Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

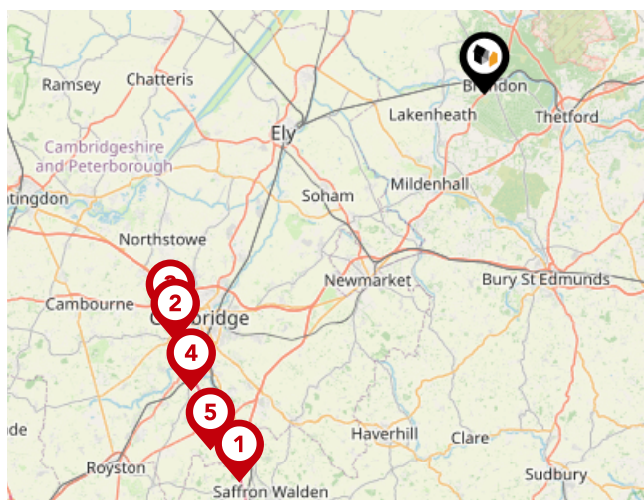


		Nursery	Primary	Secondary	College	Private
	The Norman Church of England Primary School, Northwold Ofsted Rating: Good Pupils: 111 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakenheath Community Primary School Ofsted Rating: Good Pupils: 258 Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheridan House School Ofsted Rating: Inadequate Pupils: 55 Distance:5.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:6.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:6.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:6.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:6.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:7.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



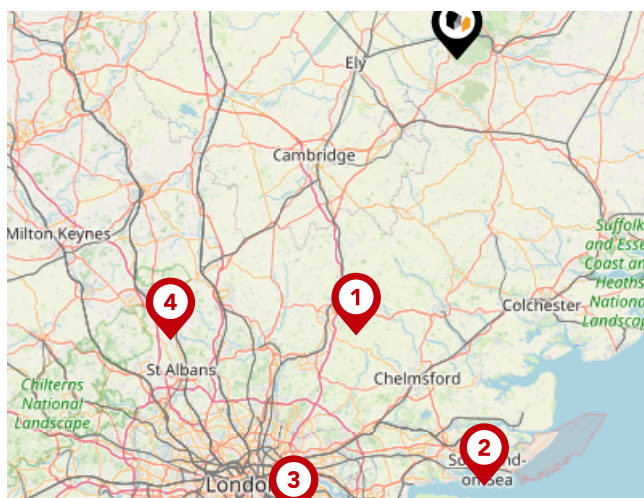
National Rail Stations

Pin	Name	Distance
1	Entrance	1.36 miles
2	Brandon Rail Station	1.36 miles
3	Entrance1	3.45 miles



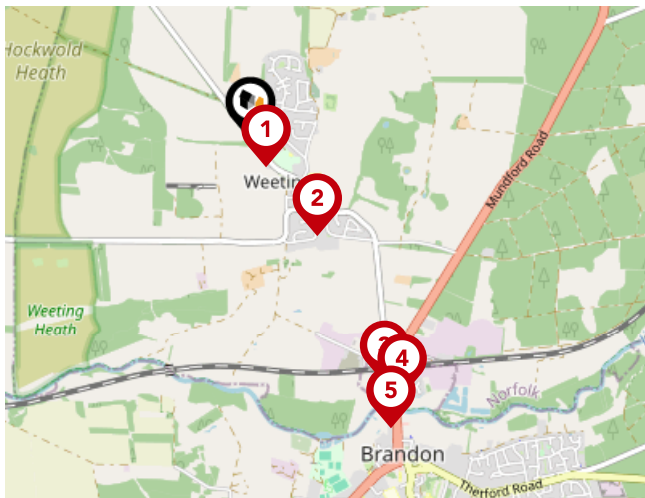
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	33.31 miles
2	M11 J13	28.66 miles
3	M11 J14	28.11 miles
4	M11 J11	30.27 miles
5	M11 J10	32.52 miles



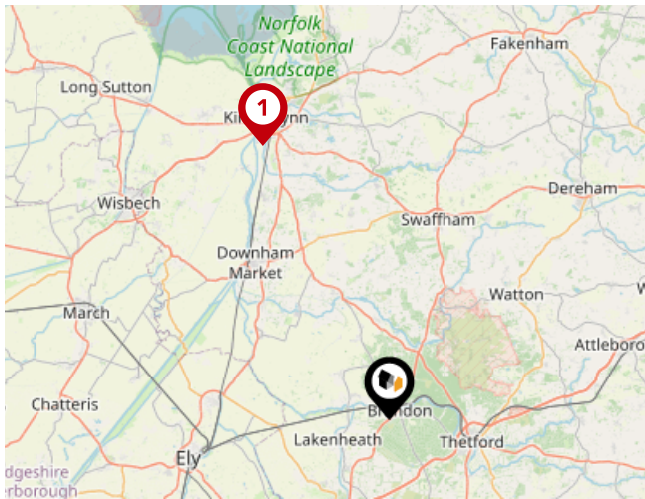
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	42.8 miles
2	Southend-on-Sea	62.52 miles
3	Silvertown	71.01 miles
4	Luton Airport	58.41 miles



Bus Stops/Stations

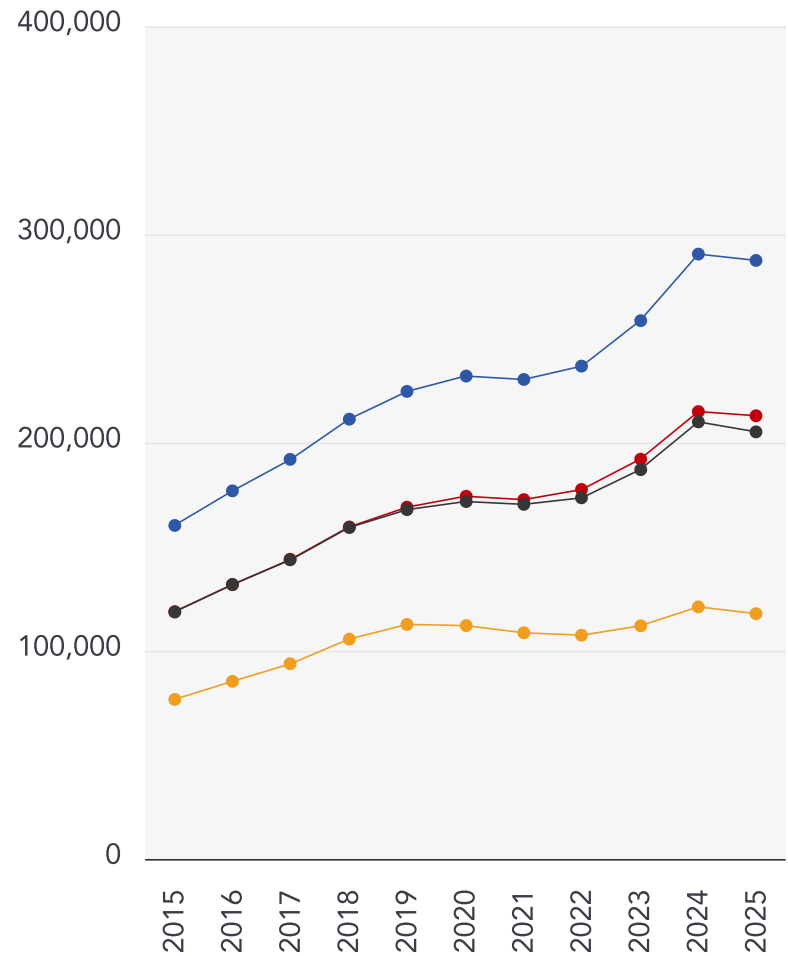
Pin	Name	Distance
1	Garage	0.14 miles
2	Bus Shelter	0.53 miles
3	Brandon Road	1.26 miles
4	Railway Station	1.34 miles
5	Riverside Way	1.45 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	21.78 miles

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



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

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

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Chilterns

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