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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



BROMEDALE AVENUE, MULBARTON, NORWICH, NR14

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

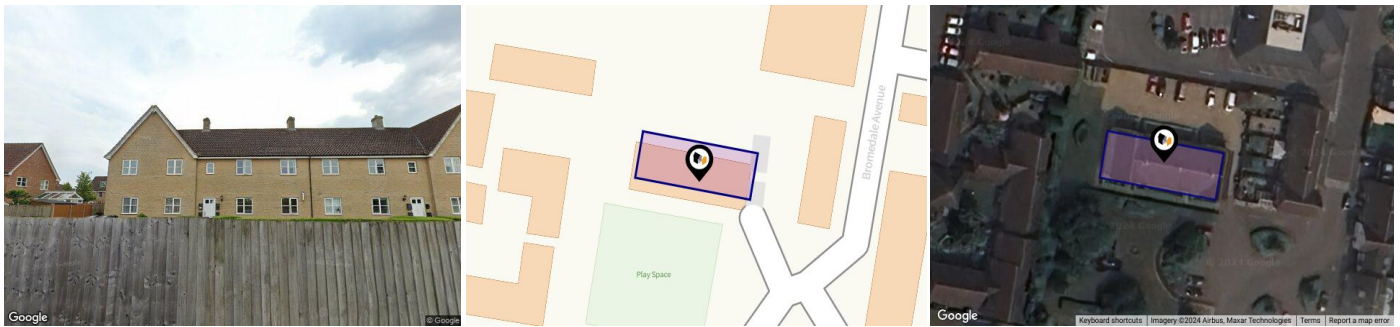
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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	18/03/2004
Floor Area:	635 ft ² / 59 m ²	End Date:	19/03/2129
Plot Area:	0.08 acres	Lease Term:	125 years from 19 March 2004
Year Built :	2004	Term Remaining:	104 years
Council Tax :	Band A		
Annual Estimate:	£1,505		
Title Number:	NK324646		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

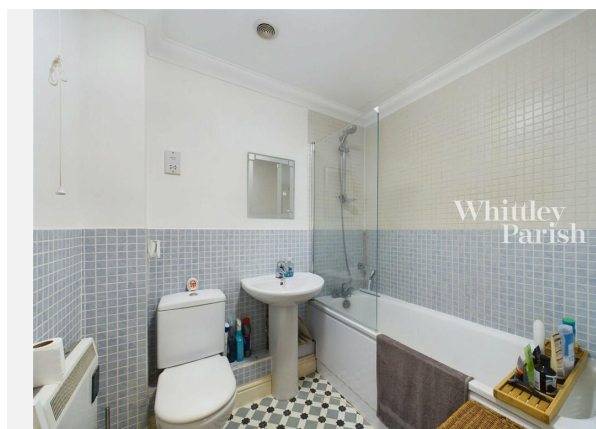
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

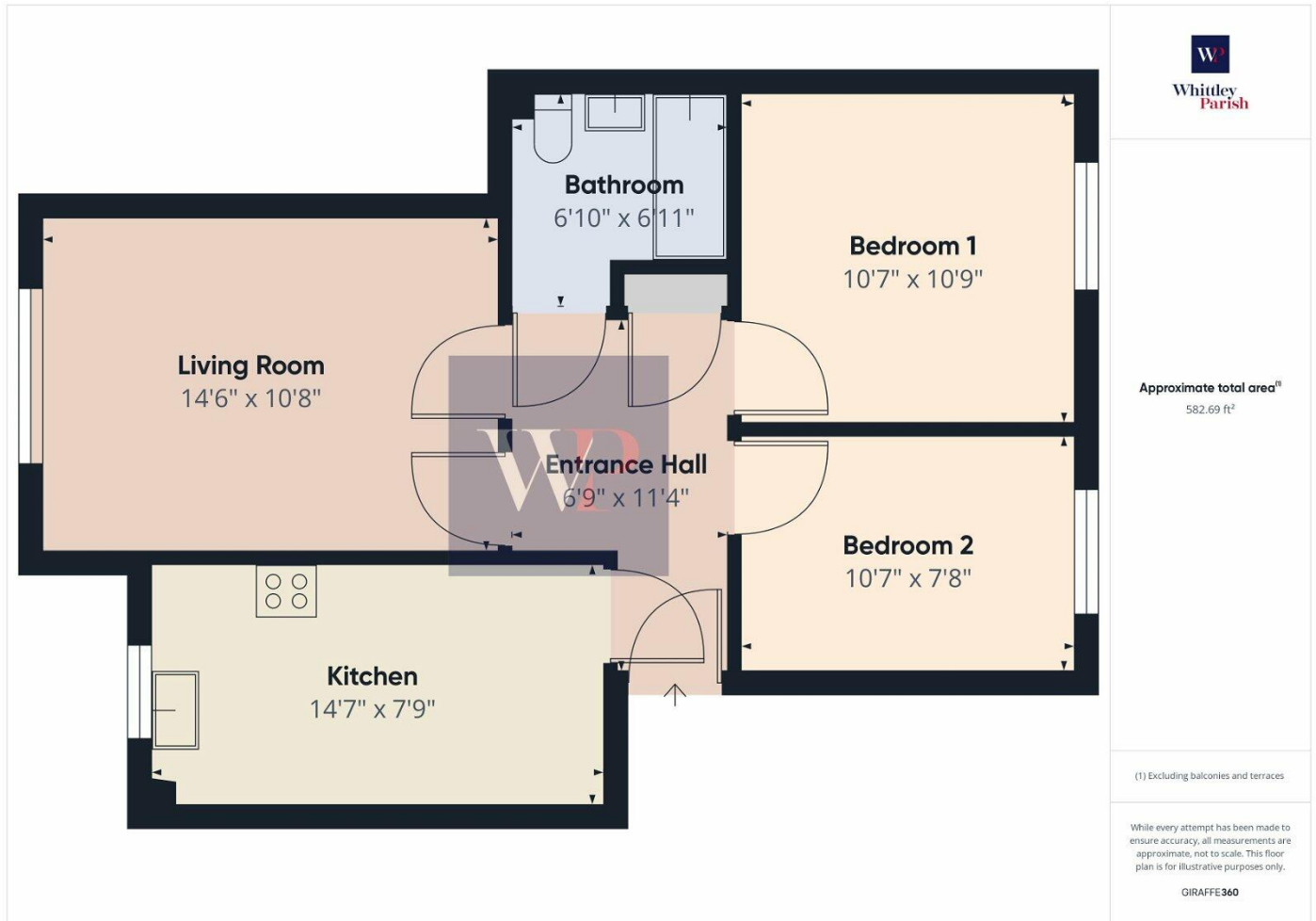








BROMEDALE AVENUE, MULBARTON, NORWICH, NR14





Mulbarton, NR14

Energy rating

C

Valid until 20.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

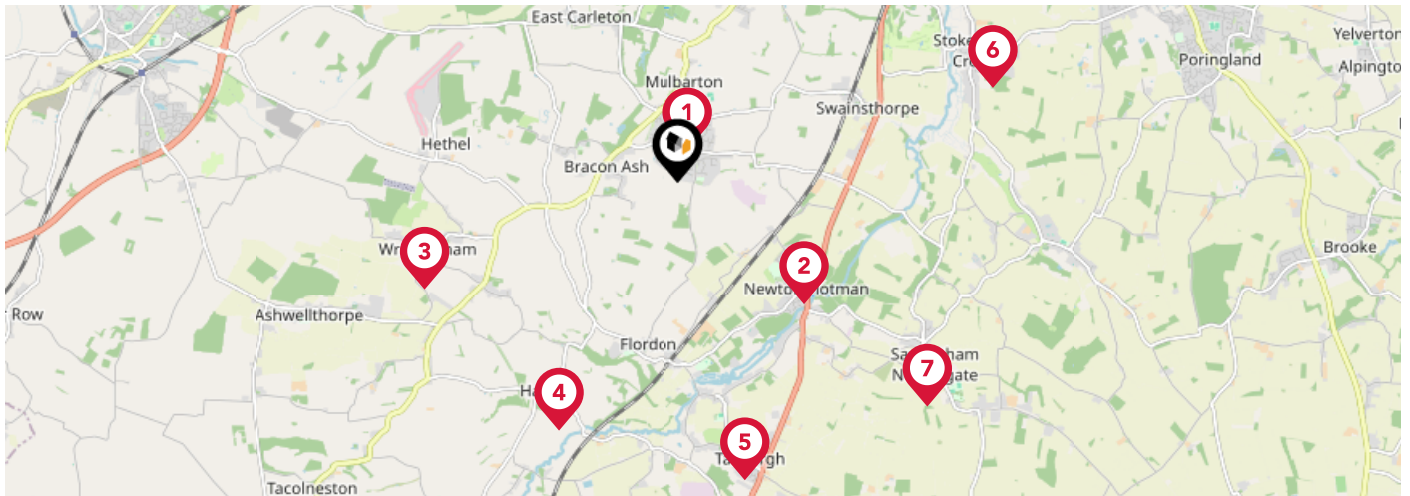
EPC - Additional Data



Additional EPC Data

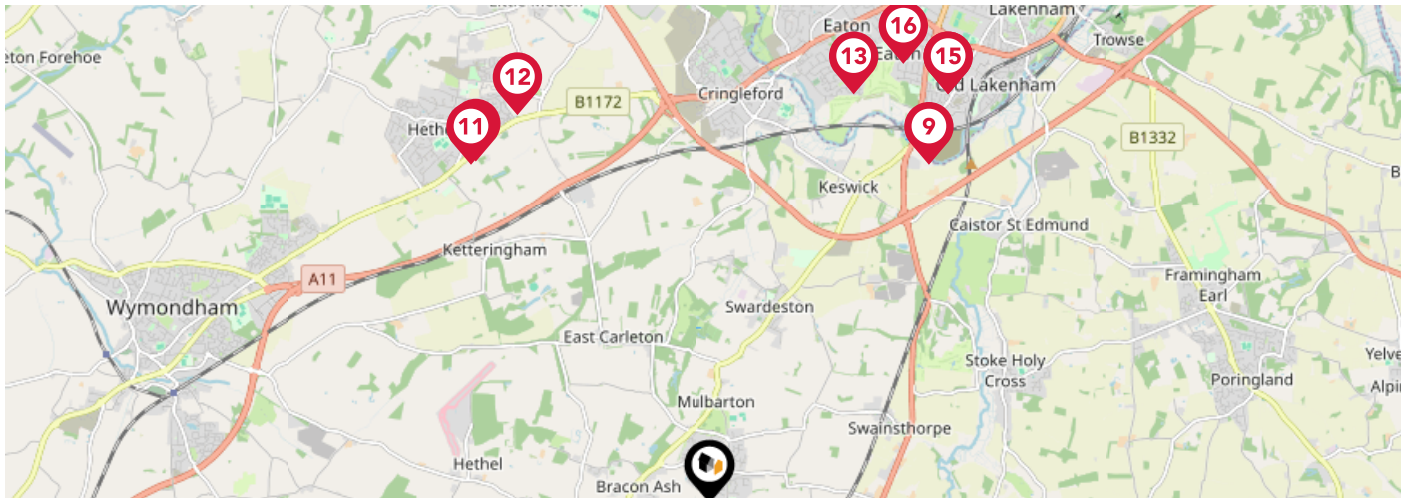
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	59 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Mulbarton Primary School Ofsted Rating: Good Pupils: 435 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Newton Flotman Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 113 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 37 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 123 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Stoke Holy Cross Primary School Ofsted Rating: Good Pupils: 211 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 64 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Cringleford CE VA Primary School Ofsted Rating: Outstanding Pupils: 441 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



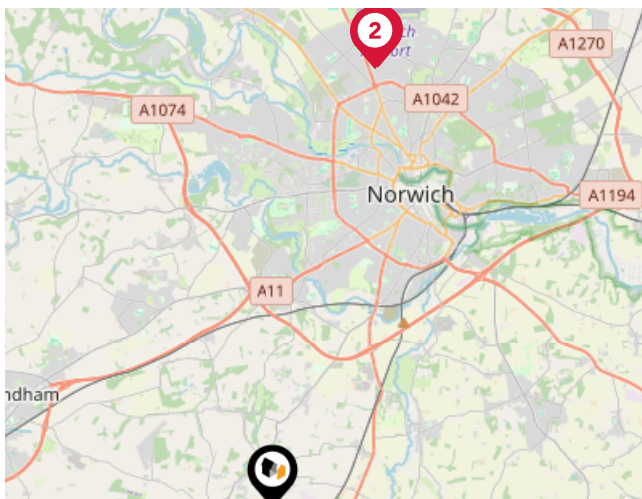
	Nursery	Primary	Secondary	College	Private
<p>9 University Technical College Norfolk Ofsted Rating: Good Pupils: 334 Distance:3.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hethersett VC Primary School Ofsted Rating: Good Pupils: 305 Distance:3.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hethersett Academy Ofsted Rating: Outstanding Pupils: 845 Distance:3.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Hethersett, Woodside Primary & Nursery School Ofsted Rating: Outstanding Pupils: 282 Distance:3.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Eaton Primary School Ofsted Rating: Good Pupils: 403 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Tuckswood Academy Ofsted Rating: Requires Improvement Pupils: 327 Distance:4.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Visiting Teacher Service Central Ofsted Rating: Not Rated Pupils:0 Distance:4.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 City of Norwich School, An Ormiston Academy Ofsted Rating: Good Pupils: 1641 Distance:4.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	4.89 miles
2	Wymondham Rail Station	4.89 miles
3	rail station	4.89 miles
4	Wymondham Rail Station	4.89 miles

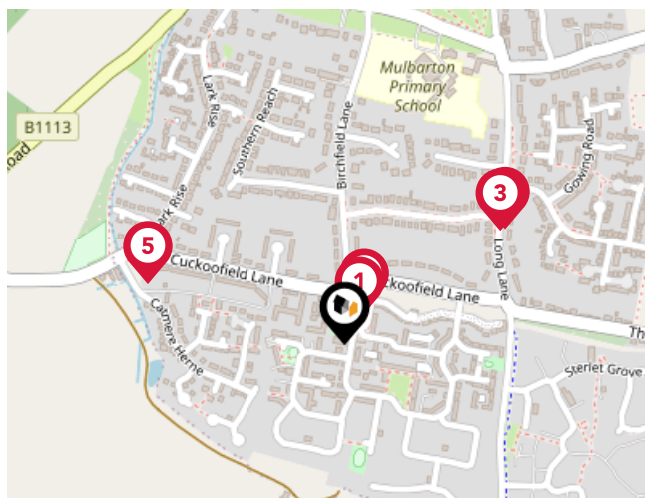


Airports/Helipads

Pin	Name	Distance
1	International Airport	8.12 miles
2	Norwich International Airport	8.12 miles
3	Airport Passenger Terminal	8.15 miles
4	Norwich International Airport	8.15 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birchfield Lane	0.03 miles
2	Birchfield Lane	0.04 miles
3	Birchfield Gardens	0.22 miles
4	Bluebell Road	0.22 miles
5	Lark Rise	0.23 miles



Whittleby Parish | Long Stratton

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.



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Whittleby Parish | Long Stratton

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