

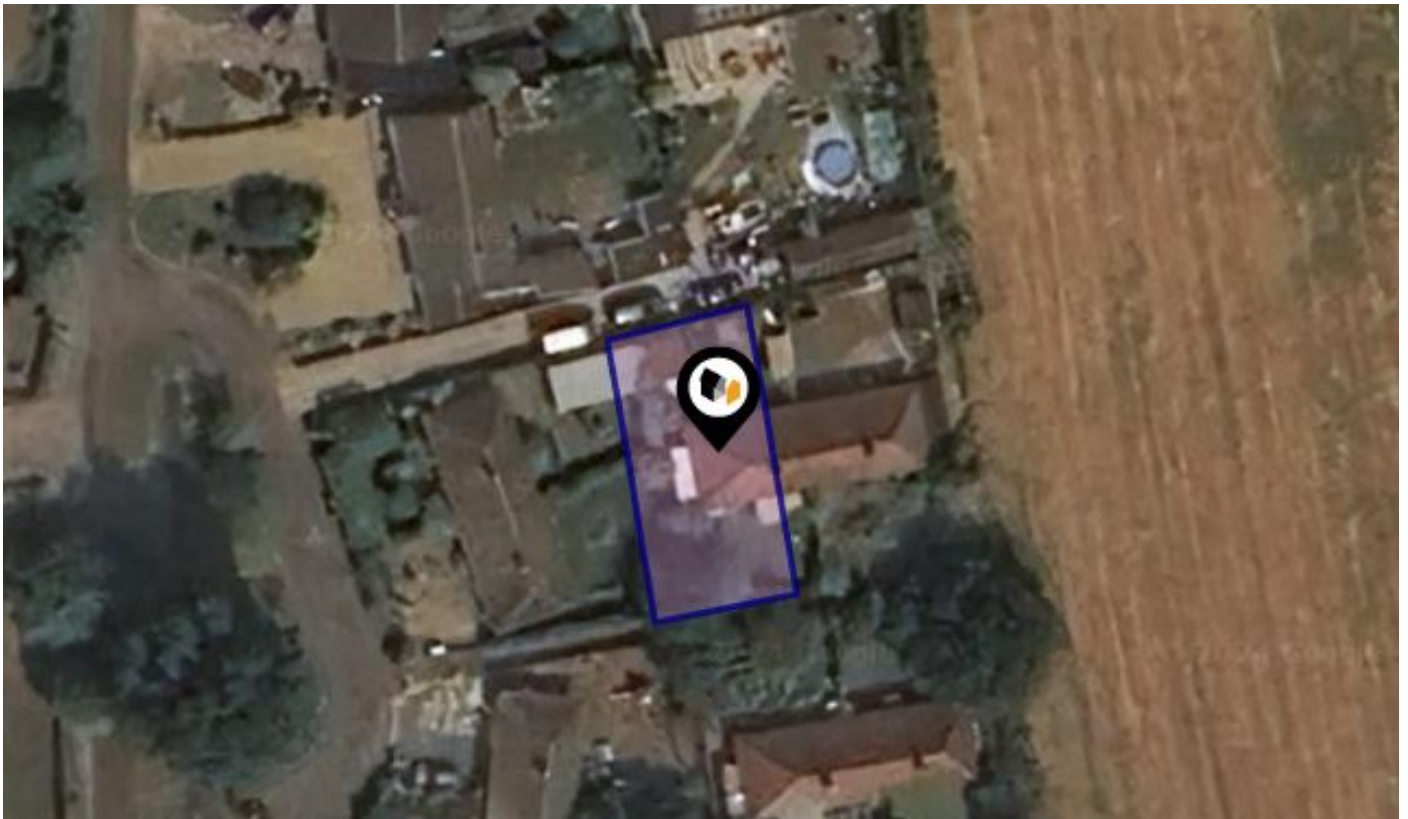


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



GREEN LANE, TIVETSHALL ST. MARGARET, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

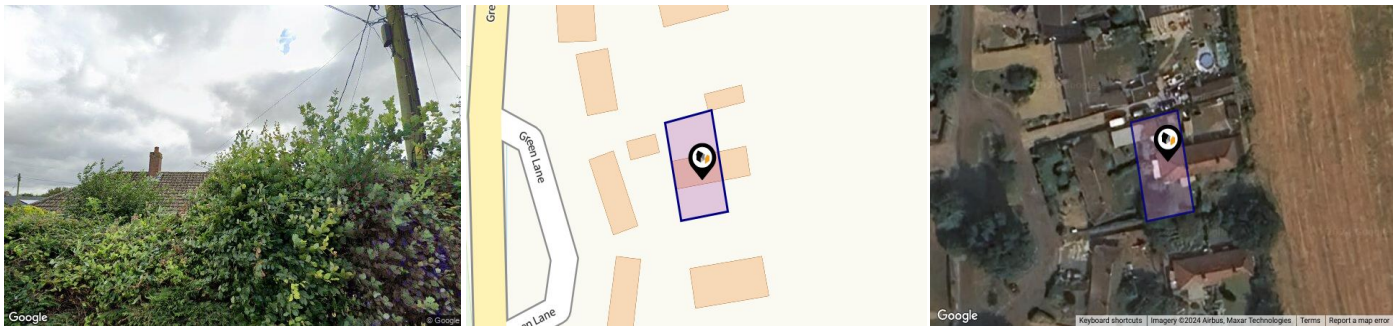
01508 531331

liam@whittleyparish.com

www.whittleyparish.com



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,505		
Title Number:	NK466301		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

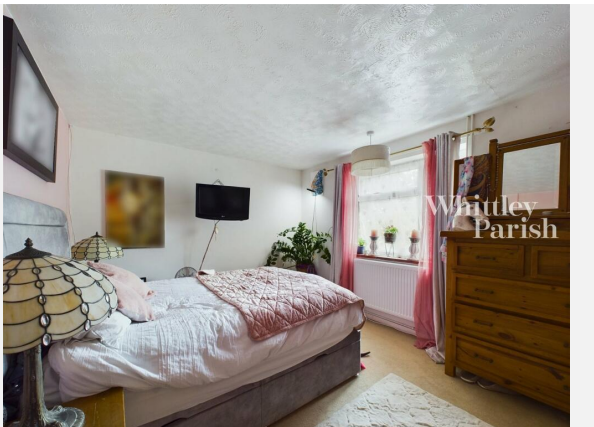
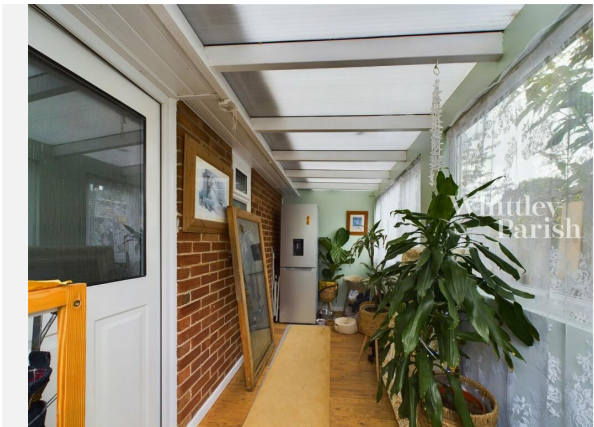
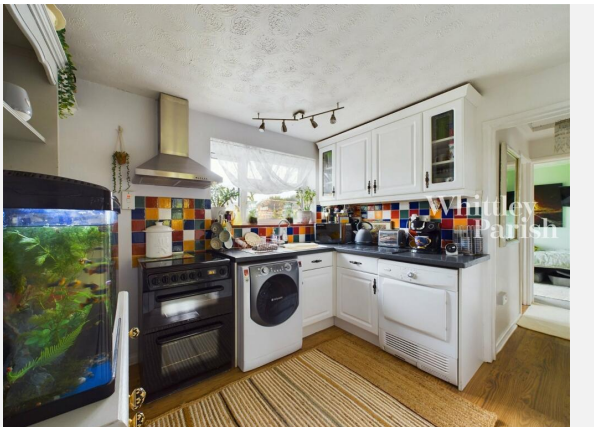
4 mb/s	80 mb/s	1000 mb/s

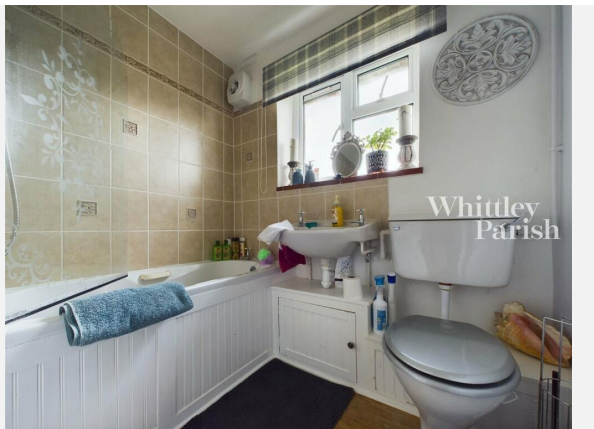
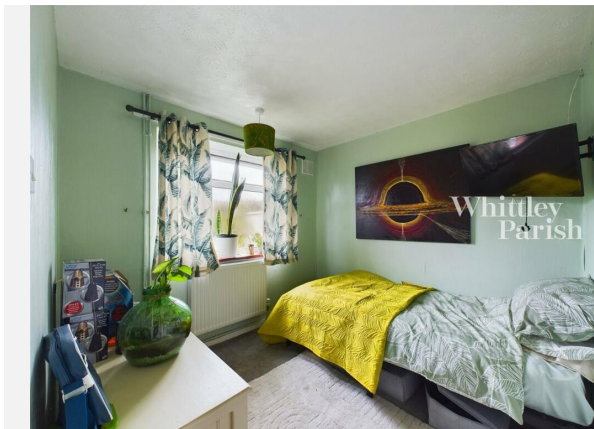
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









**GREEN LANE, TIVETSHALL ST. MARGARET, NORWICH,
NR15**





Green Lane, Tivetshall St. Margaret, NR15

Energy rating

D

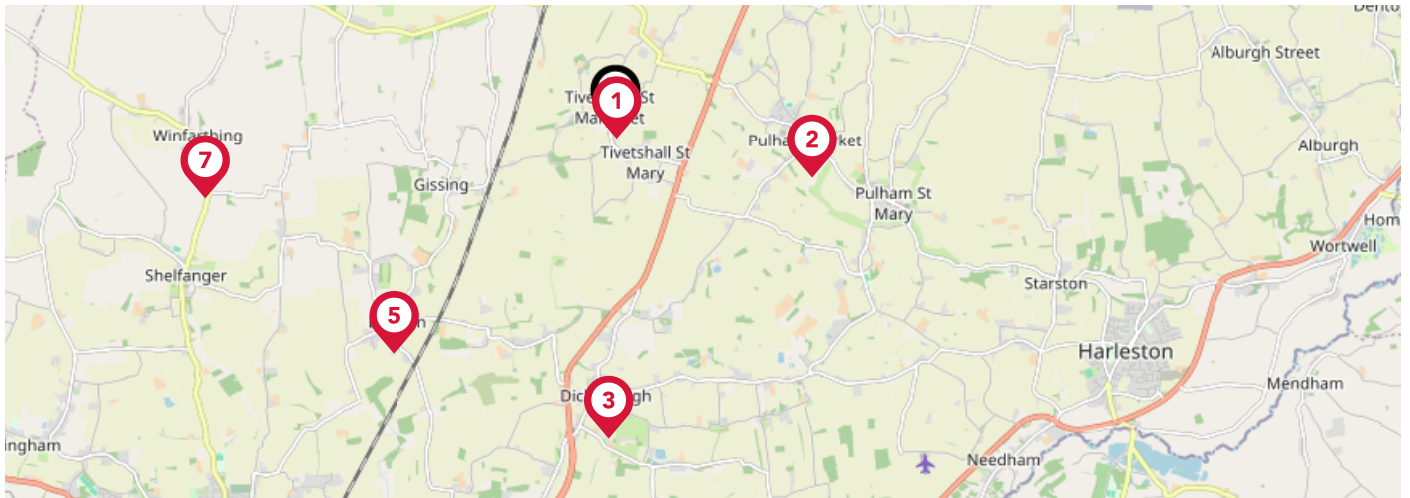
Valid until 12.05.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



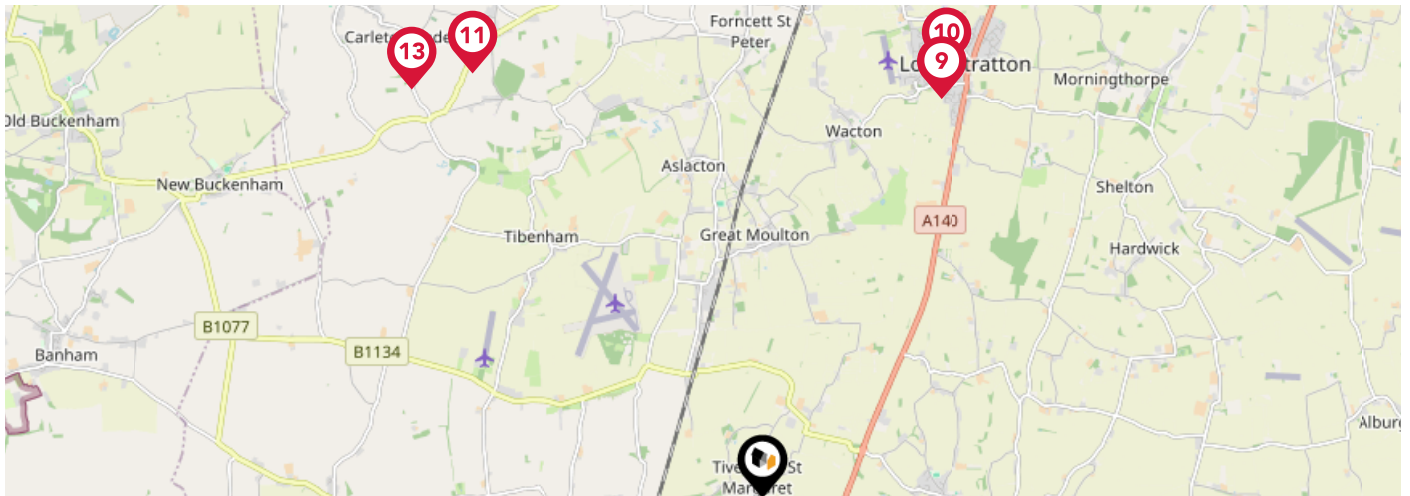
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental (social)
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Tivetshall Community Primary School</p> <p>Ofsted Rating: Good Pupils: 14 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Pulham Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:1.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding Pupils: 184 Distance:2.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Aslacton Primary School</p> <p>Ofsted Rating: Good Pupils: 61 Distance:2.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Burston Community Primary School</p> <p>Ofsted Rating: Good Pupils: 36 Distance:2.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Forncett St Peter Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 104 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 All Saints Church of England Voluntary Aided Primary School, Winfarthing</p> <p>Ofsted Rating: Good Pupils: 71 Distance:3.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Manor Field Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 182 Distance:3.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

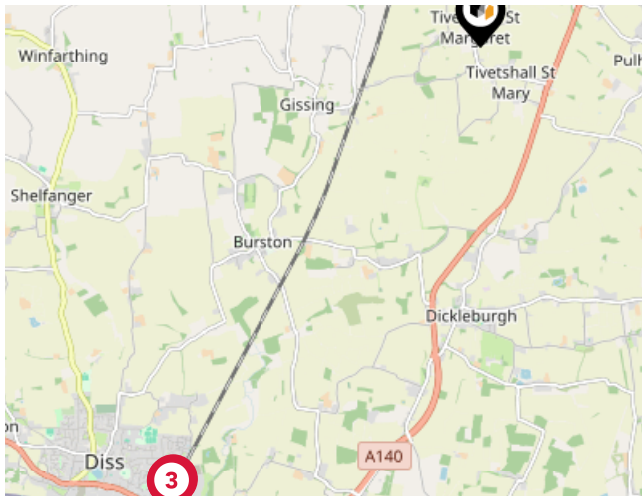
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:3.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:4.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:4.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Scale Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:4.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:4.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Diss High School Ofsted Rating: Good Pupils: 931 Distance:4.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Archbishop Sancroft High School (A Church of England Academy) Ofsted Rating: Good Pupils: 455 Distance:5.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:5.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

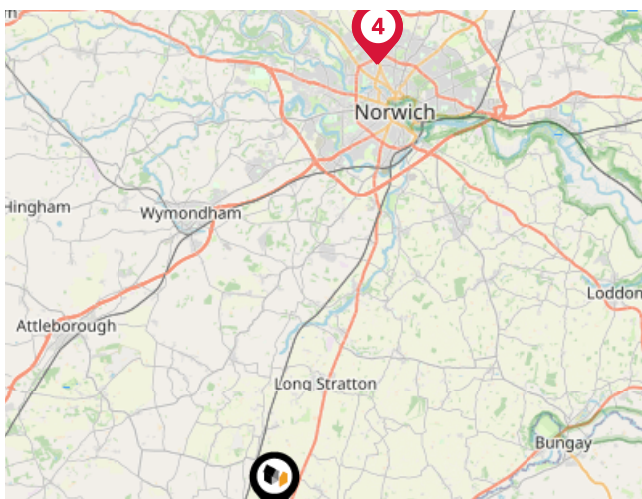
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.08 miles
2	Diss Rail Station	5.1 miles
3	Diss Rail Station	5.1 miles

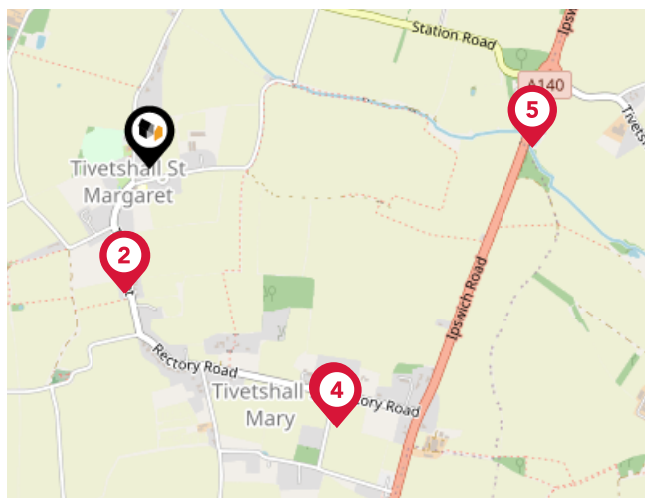


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	16.62 miles
2	International Airport	16.62 miles
3	Airport Passenger Terminal	16.65 miles
4	Norwich International Airport	16.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.29 miles
2	Village Hall	0.29 miles
3	Tinker's Lane	0.71 miles
4	Tinker's Lane	0.72 miles
5	Tivetshall Turn	0.87 miles



Whittley Parish | Long Stratton

At Whittley 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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Whittley Parish | Long Stratton

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