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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 12<sup>th</sup> April 2025**



**LIME TREE AVENUE, LONG STRATTON, NORWICH, NR15**

## Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

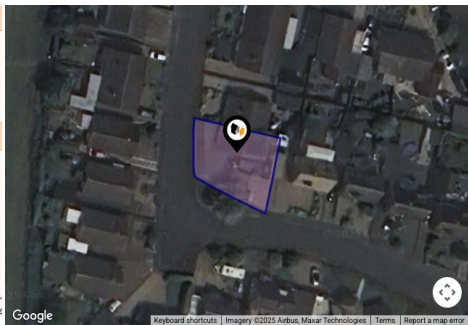
01508 531331

liam@whittleyparish.com

www.whittleyparish.com













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## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 904 ft <sup>2</sup> / 84 m <sup>2</sup> |         |          |
| Plot Area:       | 0.08 acres                              |         |          |
| Year Built :     | 1967-1975                               |         |          |
| Council Tax :    | Band C                                  |         |          |
| Annual Estimate: | £2,105                                  |         |          |
| Title Number:    | NK238060                                |         |          |

## Local Area

|   |   |   |   |   |
|---|---|---|---|---|
| Local Authority:  | South norfolk   | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |   |   |
| Conservation Area:  | No  | 14  | 31  | 1000  |
| Flood Risk:   |   | mb/s  | mb/s  | mb/s  |
| • Rivers & Seas   | Very low  |  |  |  |
| • Surface Water   | Very low  |   |   |   |
| Mobile Coverage:<br>(based on calls indoors)  |   | Satellite/Fibre TV Availability:  |   |   |
|  |  |  |    |    |
| O <sub>2</sub>  | EE  | 3   | O <sub>2</sub>  |  |
|   |   |   |   |  |

# Planning History

## This Address



Planning records for: *Lime Tree Avenue, Long Stratton, Norwich, NR15*

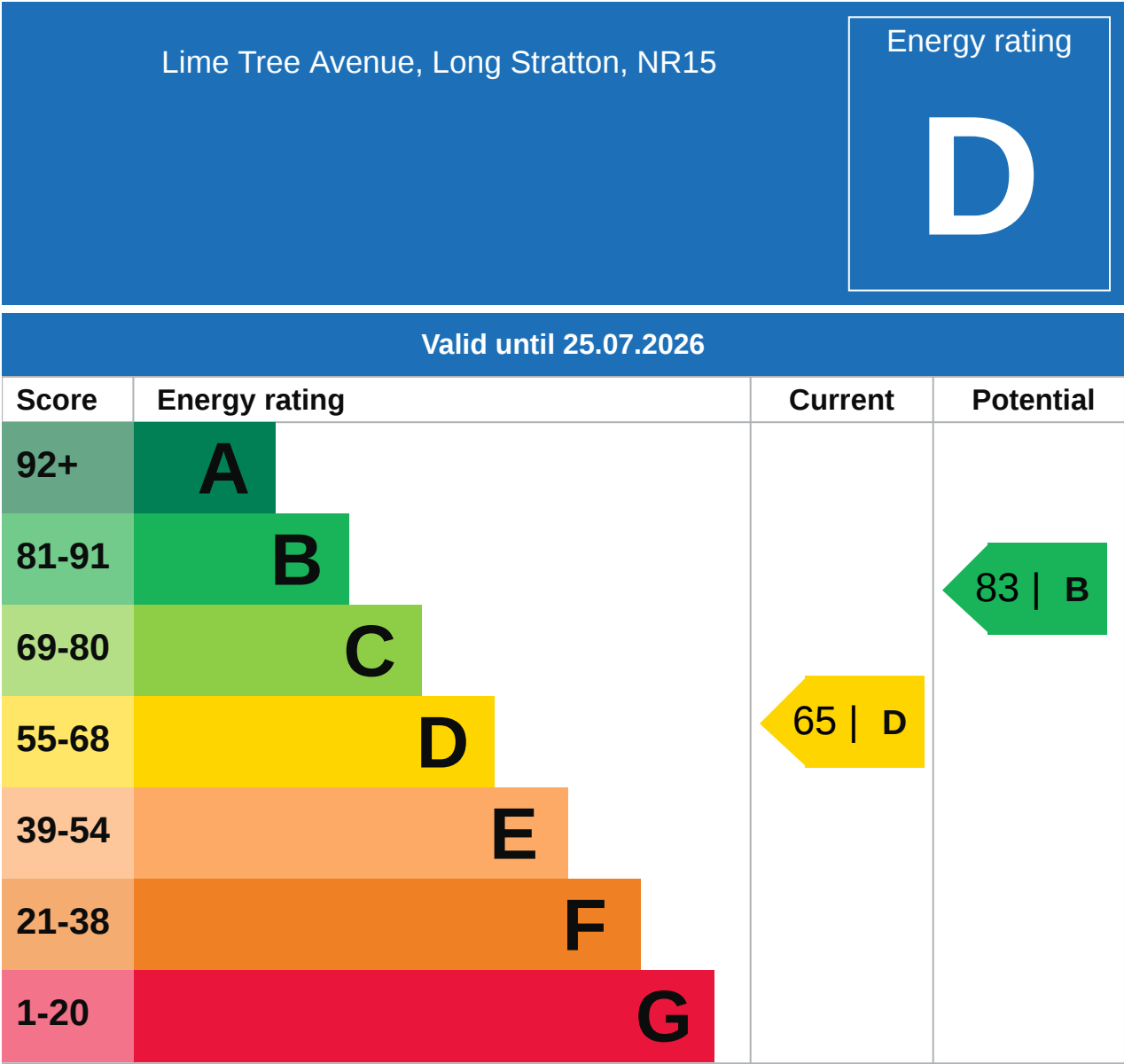
| Reference - 2004/0538 |                       |
|-----------------------|-----------------------|
| Decision:             | Decided               |
| Date:                 | 16th March 2004       |
| Description:          | Extension to dwelling |













### Additional EPC Data

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|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Bungalow                                      |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Dual  |
| <b>Main Fuel:</b>                   | Oil (not community)                           |
| <b>Main Gas:</b>                    | No  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, filled cavity                    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, oil                     |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Average                                       |
| <b>Lighting:</b>                    | Low energy lighting in 43% of fixed outlets   |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                |
| <b>Total Floor Area:</b>            | 84 m <sup>2</sup>                             |



### Whittleby Parish | Long Stratton

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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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



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# Whittley Parish | Long Stratton

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