

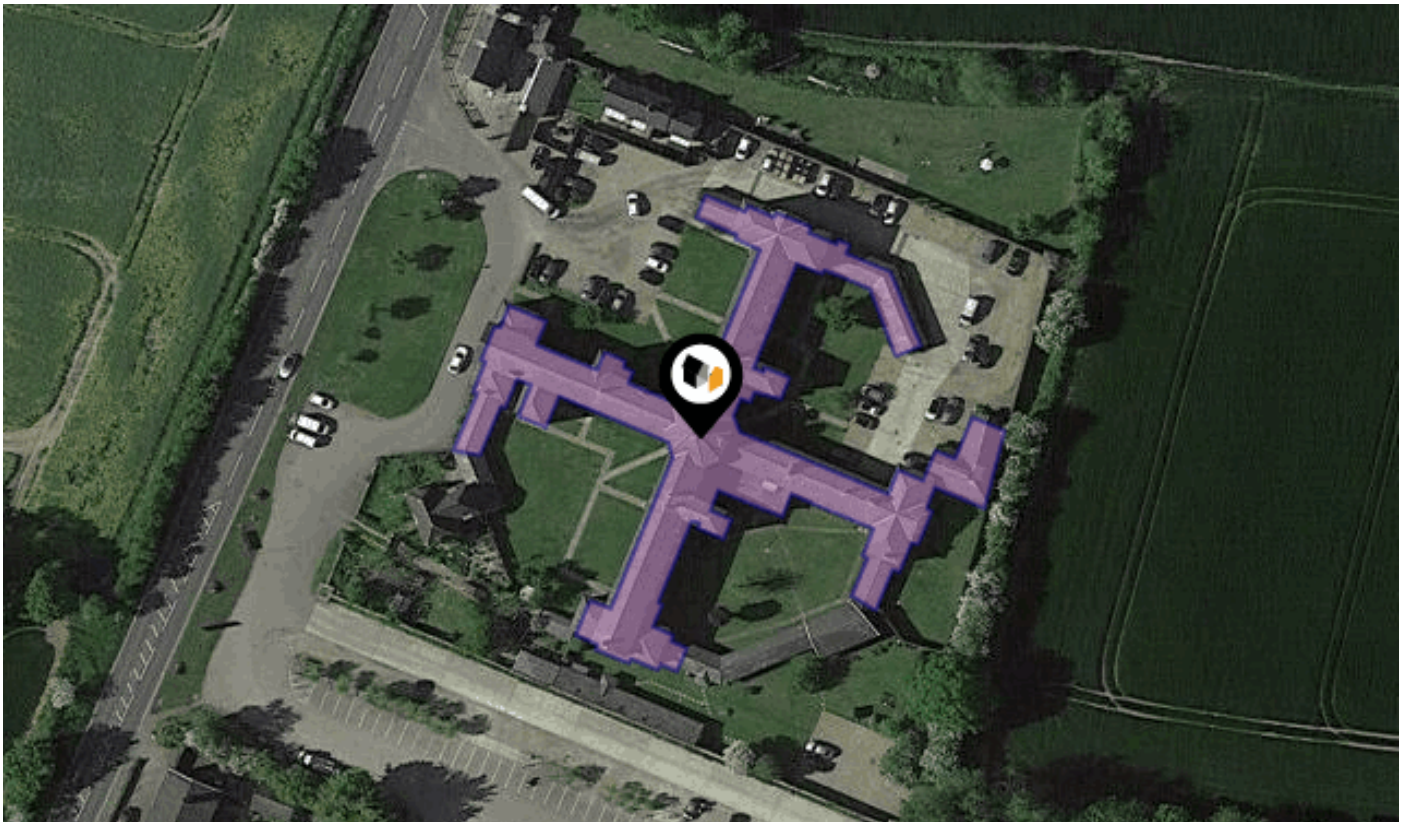


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> May 2025



**IPSWICH ROAD, PULHAM MARKET, DISS, IP21**

## Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

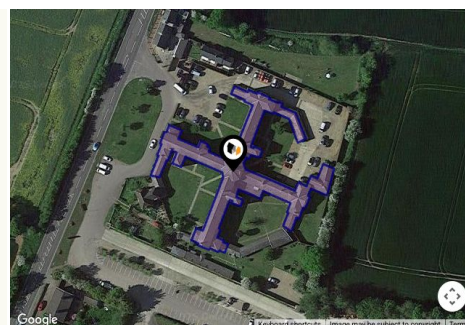
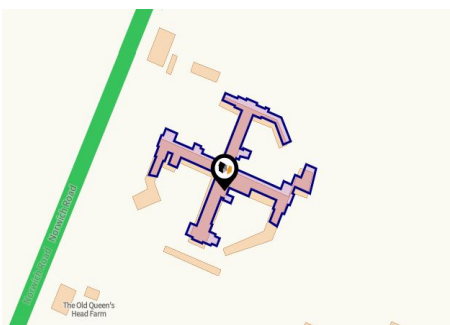
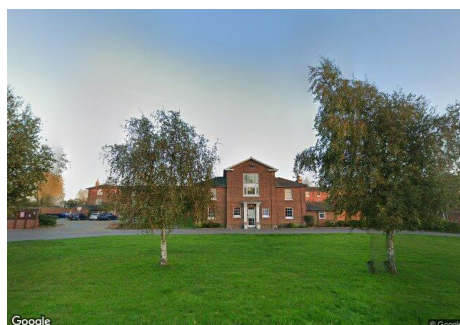
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## Property




<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	365 ft <sup>2</sup> / 34 m <sup>2</sup>
<b>Plot Area:</b>	0.42 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,579
<b>Title Number:</b>	NK85373

<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	02/11/1989
<b>End Date:</b>	29/09/2187
<b>Lease Term:</b>	199 years from 29 September 1988
<b>Term Remaining:</b>	162 years

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

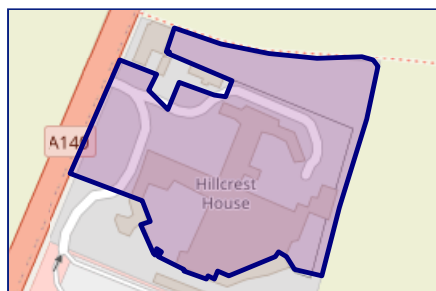
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

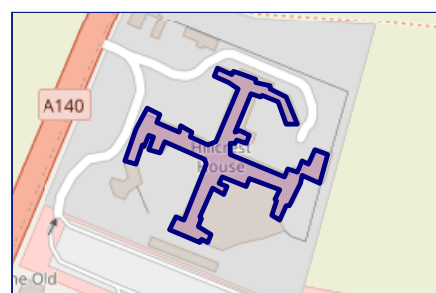


## Freehold Title Plan



**NK74384**

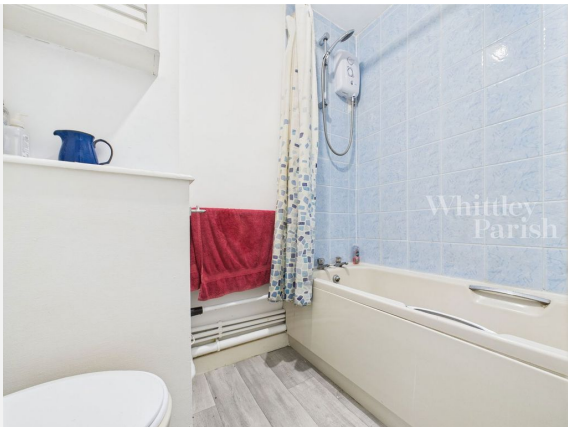
## Leasehold Title Plan



**NK85373**

Start Date:	02/11/1989
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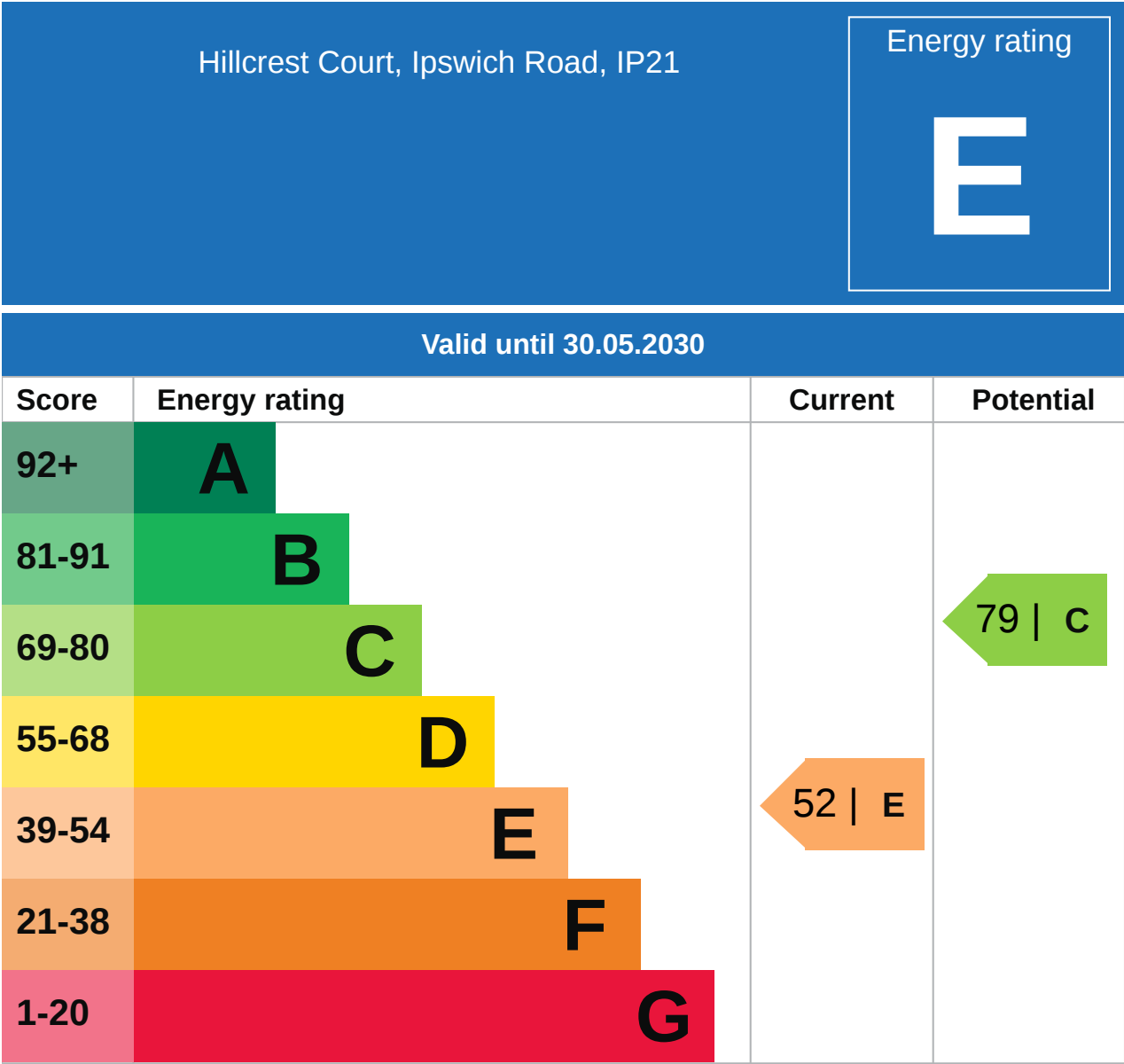


Approximate total area<sup>1</sup>  
338.52 ft<sup>2</sup>

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS standard.

GIRAFFE360





### Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Secondary glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	34 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 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.



/whittleyparishmanagementltd



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# Whittley Parish | Long Stratton

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