

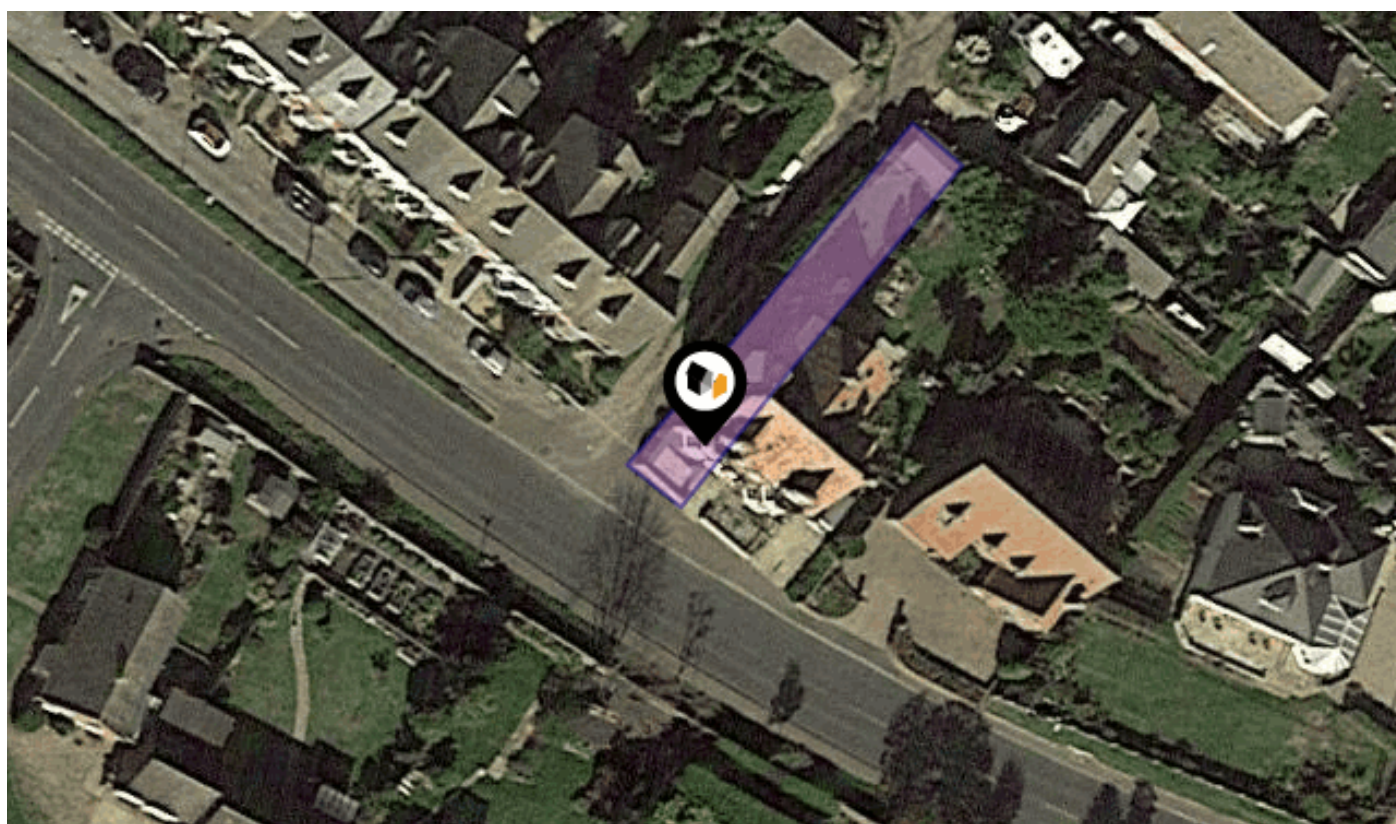


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 24th January 2025



102, CROMER ROAD, MUNDESLEY, NORWICH, NR11 8DE

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

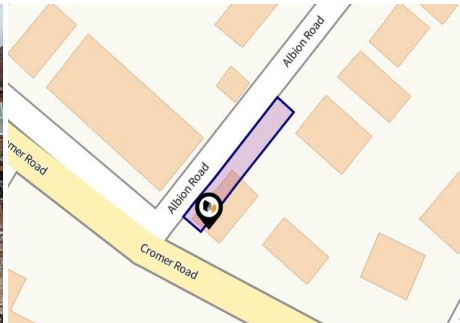
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk






Property Overview



Property

Type:	Holiday Let/Accommodation/Short-Term Let Other Than CH01	Last Sold Date:	25/06/2021
Bedrooms:	5	Last Sold Price:	£365,000
Floor Area:	1,732 ft ² / 161 m ²	Last Sold £/ft²:	£210
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band Deleted		
Title Number:	NK125179		
UPRN:	100090877263		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16 mb/s	33 mb/s	- mb/s
Flood Risk:				
<ul style="list-style-type: none">● Rivers & Seas● Surface Water	<ul style="list-style-type: none">No RiskVery Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

102, Cromer Road, Mundesley, NR11 8DE

Energy rating

D

Valid until 17.06.2030

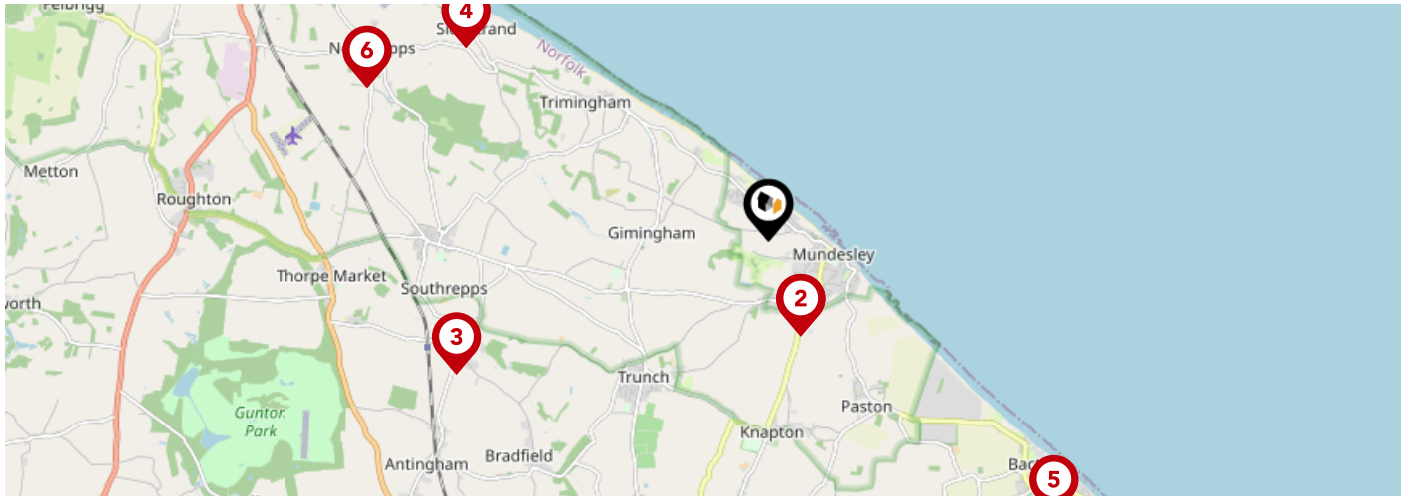
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

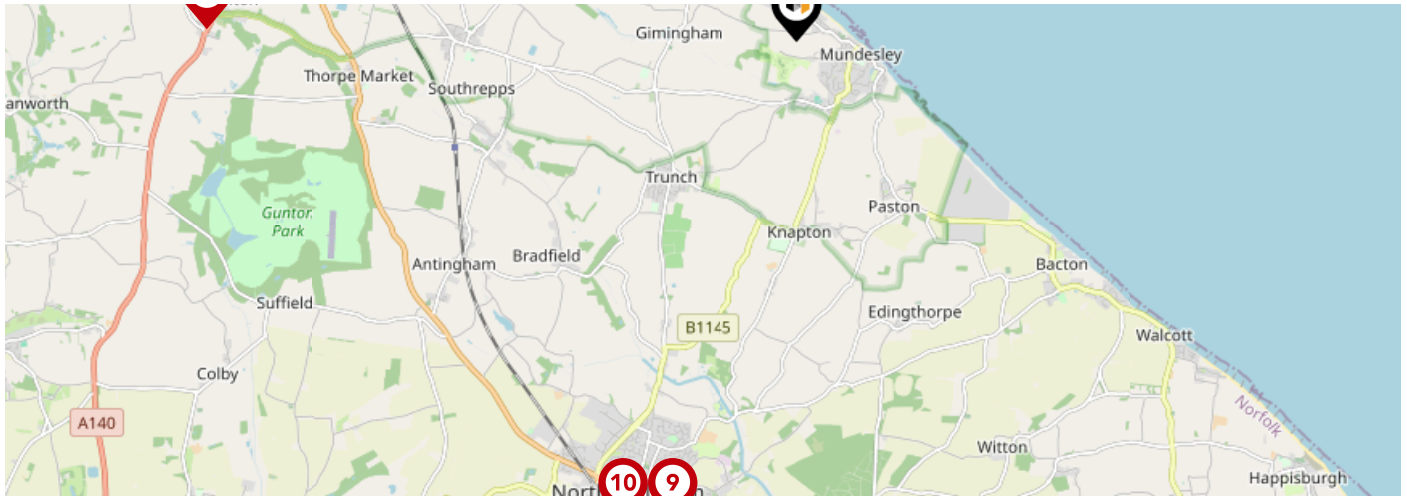
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	161 m ²



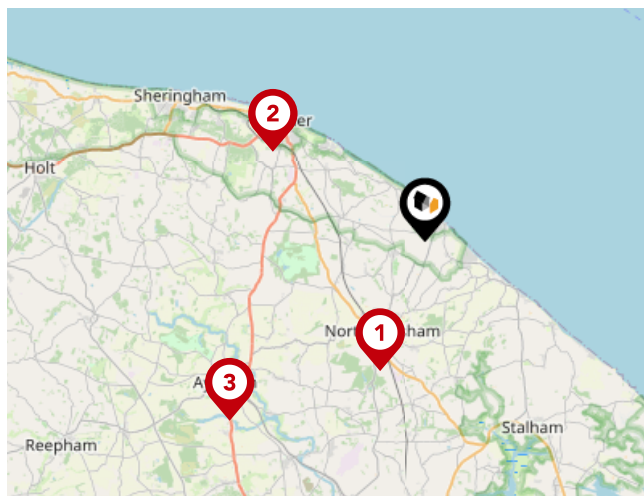
		Nursery	Primary	Secondary	College	Private
1	Mundesley Infant School Ofsted Rating: Good Pupils: 80 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mundesley Junior School Ofsted Rating: Good Pupils: 98 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Antingham and Southrepps Primary School Ofsted Rating: Good Pupils: 48 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sidestrand Hall School Ofsted Rating: Good Pupils: 192 Distance:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bacton Primary School Ofsted Rating: Good Pupils: 72 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Northrepps Primary School Ofsted Rating: Good Pupils: 34 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Overstrand, the Belfry, Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 137 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Walsham Junior School Ofsted Rating: Good Pupils: 289 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	North Walsham Infant School Ofsted Rating: Good Pupils: 168 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Visiting Teacher Service North Ofsted Rating: Not Rated Pupils:0 Distance:4.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	North Walsham High School Ofsted Rating: Good Pupils: 617 Distance:4.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Millfield Primary School Ofsted Rating: Good Pupils: 273 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St. Mary's (Endowed) CofE VA Primary School Ofsted Rating: Good Pupils: 79 Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Suffield Park Infant and Nursery School, Cromer Ofsted Rating: Good Pupils: 146 Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cromer Junior School Ofsted Rating: Good Pupils: 257 Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cromer Academy Ofsted Rating: Good Pupils: 667 Distance:5.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

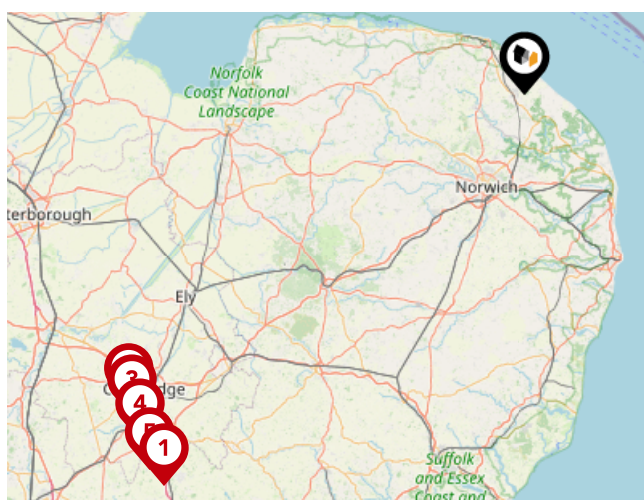
Area

Transport (National)



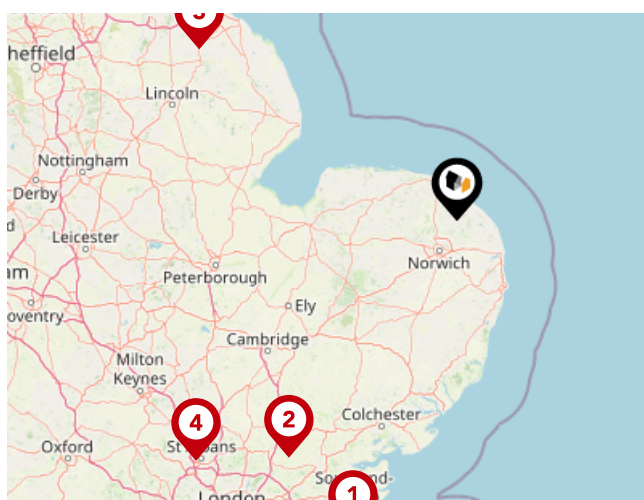
National Rail Stations

Pin	Name	Distance
1	North Walsham Rail Station	4.88 miles
2	Cromer Rail Station	6.29 miles
3	Aylsham (Bure Valley Railway)	9.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	76.98 miles
2	M11 J14	72.58 miles
3	M11 J13	73.18 miles
4	M11 J11	74.73 miles
5	M11 J10	76.65 miles

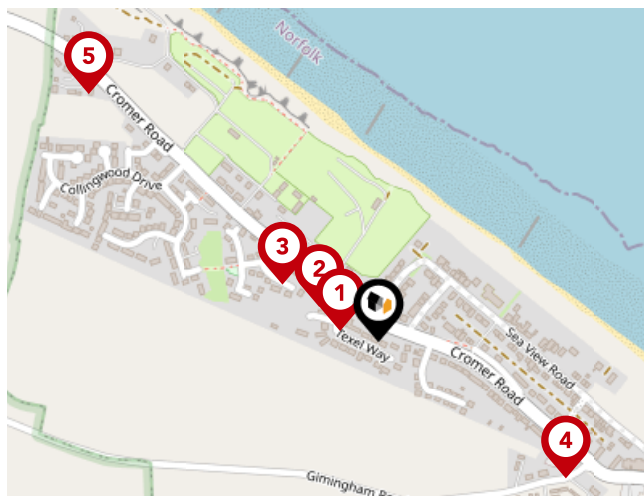


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	95.9 miles
2	Stansted Airport	84.43 miles
3	Humberside Airport	87.85 miles
4	Luton Airport	102.88 miles

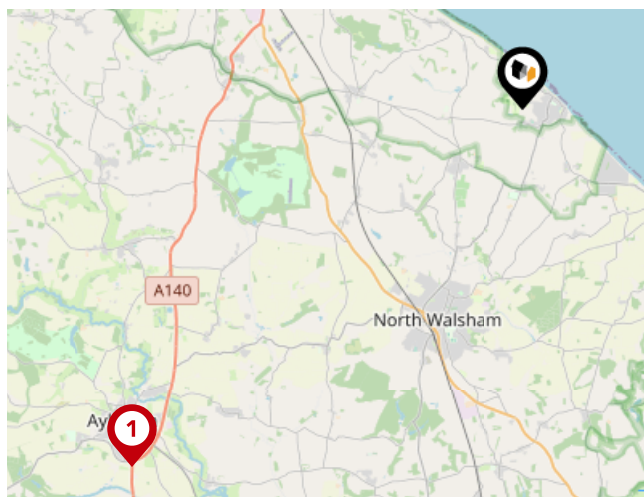
Area

Transport (Local)



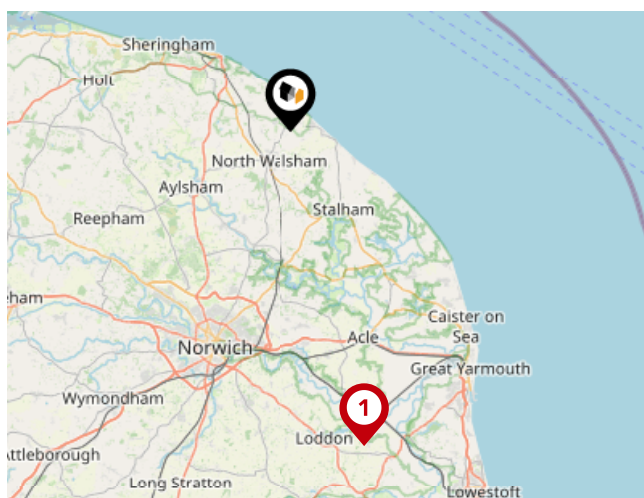
Bus Stops/Stations

Pin	Name	Distance
1	Texel Way	0.04 miles
2	Texel Way	0.08 miles
3	Fraser Crescent	0.12 miles
4	Tesco Express	0.26 miles
5	Vale Road	0.43 miles



Local Connections

Pin	Name	Distance
1	Aylsham (Bure Valley Railway)	9.48 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	23.15 miles

ML Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

