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MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 01st January 2025



8, VINCENT CLOSE, GREAT YARMOUTH, NR31 0HR

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

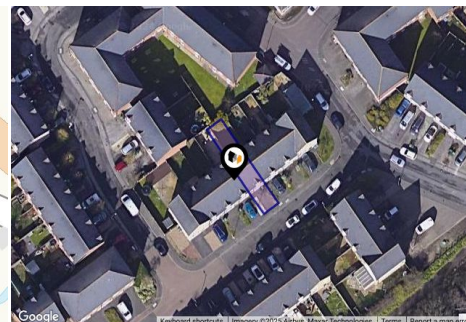
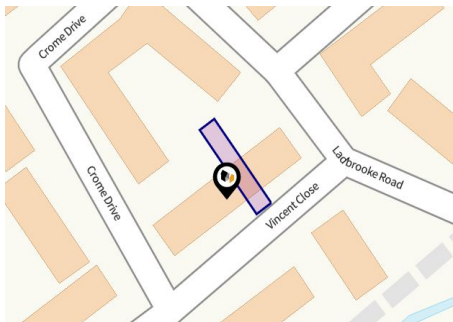
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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	1,119 ft ² / 104 m ²
Plot Area:	0.03 acres
Year Built :	2006
Council Tax :	Band B
Annual Estimate:	£1,712
Title Number:	NK344827
UPRN:	10012181999

Last Sold Date:	19/04/2006
Last Sold Price:	£112,500
Last Sold £/ft ² :	£100
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

8, Vincent Close, NR31 0HR

Energy rating

C

Valid until 10.02.2030

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

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	104 m ²

Market Sold in Street



42, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	31/10/2024	25/11/2005		
Last Sold Price:	£210,000	£107,500		
14, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	01/07/2024	26/04/2006		
Last Sold Price:	£180,000	£112,500		
Plot 11, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	27/10/2023	02/12/2005		
Last Sold Price:	£156,500	£105,000		
20, Vincent Close, Great Yarmouth, NR31 0HR				Flat-maisonette House
Last Sold Date:	08/09/2023			
Last Sold Price:	£107,500			
28, Vincent Close, Great Yarmouth, NR31 0HR				Semi-detached House
Last Sold Date:	21/12/2022	14/02/2006		
Last Sold Price:	£137,500	£100,000		
21, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	27/08/2021	31/10/2005		
Last Sold Price:	£165,000	£106,950		
17, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	20/08/2021	10/07/2007	30/09/2005	
Last Sold Price:	£145,000	£139,995	£107,500	
18, Vincent Close, Great Yarmouth, NR31 0HR				Flat-maisonette House
Last Sold Date:	17/03/2021	17/08/2017	24/07/2007	31/03/2006
Last Sold Price:	£102,000	£108,000	£109,000	£97,000
9, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	02/12/2020	18/12/2015	30/10/2014	28/09/2005
Last Sold Price:	£155,000	£139,500	£125,000	£104,950
40, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	27/08/2020	03/03/2010	18/11/2005	
Last Sold Price:	£141,000	£123,000	£107,500	
23, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	30/04/2020	19/01/2006		
Last Sold Price:	£110,000	£108,500		
27, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	07/02/2020	20/09/2013	22/12/2005	
Last Sold Price:	£150,000	£119,500	£104,950	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



1, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	29/11/2019	20/09/2005		
Last Sold Price:	£190,000	£117,000		
7, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	24/05/2019	16/09/2005		
Last Sold Price:	£130,000	£104,950		
16, Vincent Close, Great Yarmouth, NR31 0HR				Detached House
Last Sold Date:	17/01/2019	26/09/2014	19/04/2006	
Last Sold Price:	£200,000	£160,000	£145,000	
32, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	01/09/2017	18/07/2014	30/10/2008	
Last Sold Price:	£135,000	£124,000	£135,000	
34, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	17/05/2017	28/02/2013	16/12/2005	
Last Sold Price:	£135,000	£124,950	£107,500	
3, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	01/02/2017	21/09/2005		
Last Sold Price:	£122,000	£104,950		
19, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	08/01/2016	14/10/2005		
Last Sold Price:	£136,000	£104,950		
6, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	23/05/2015	29/11/2013	19/04/2006	
Last Sold Price:	£135,000	£123,000	£112,500	
2, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	16/03/2012	04/05/2006		
Last Sold Price:	£143,000	£145,000		
25, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	27/02/2012	22/12/2005		
Last Sold Price:	£120,000	£107,500		
24, Vincent Close, Great Yarmouth, NR31 0HR				Flat-maisonette House
Last Sold Date:	17/11/2008	05/04/2006		
Last Sold Price:	£104,500	£97,000		
10, Vincent Close, Great Yarmouth, NR31 0HR				Terraced House
Last Sold Date:	01/09/2008	05/05/2006		
Last Sold Price:	£129,000	£112,500		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



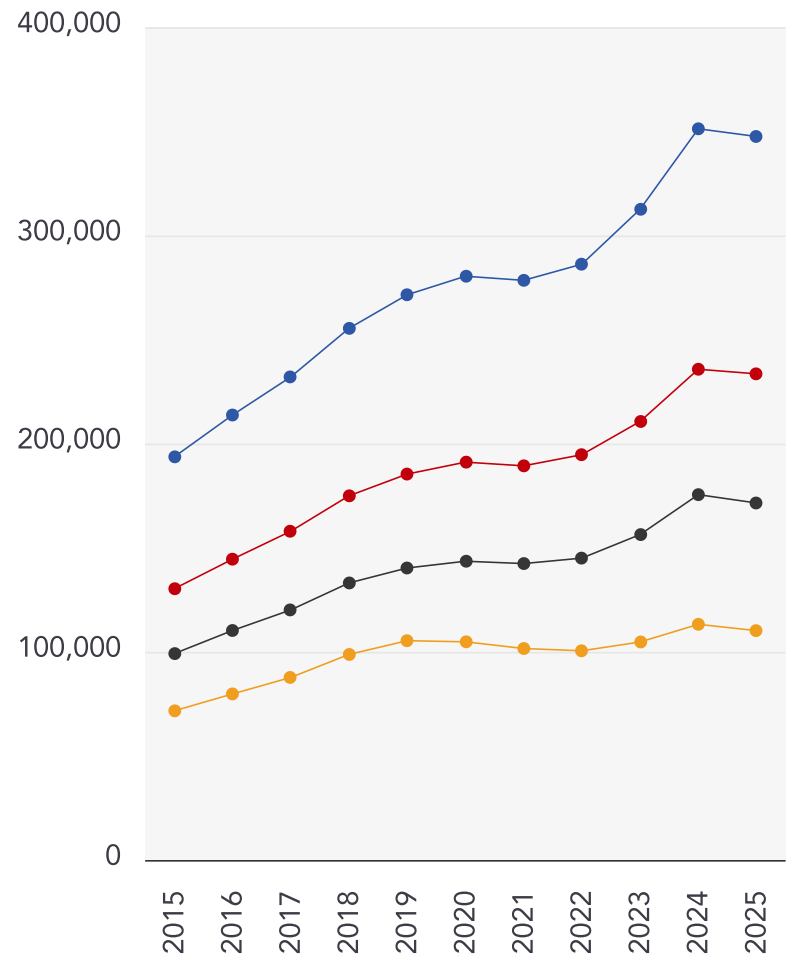
22, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 18/09/2007	
Last Sold Price: £117,500	
4, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 27/04/2006	
Last Sold Price: £112,500	
8, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 19/04/2006	
Last Sold Price: £112,500	
12, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 07/04/2006	
Last Sold Price: £115,000	
26, Vincent Close, Great Yarmouth, NR31 0HR	Semi-detached House
Last Sold Date: 14/02/2006	
Last Sold Price: £100,000	
29, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 31/01/2006	
Last Sold Price: £108,950	
30, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 22/12/2005	
Last Sold Price: £109,000	
36, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 13/12/2005	
Last Sold Price: £107,500	
38, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 02/12/2005	
Last Sold Price: £107,500	
44, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 28/11/2005	
Last Sold Price: £140,000	
11, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 30/09/2005	
Last Sold Price: £106,950	
5, Vincent Close, Great Yarmouth, NR31 0HR	Terraced House
Last Sold Date: 16/09/2005	
Last Sold Price: £104,950	

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Market House Price Statistics



10 Year History of Average House Prices by Property Type in NR31



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

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