

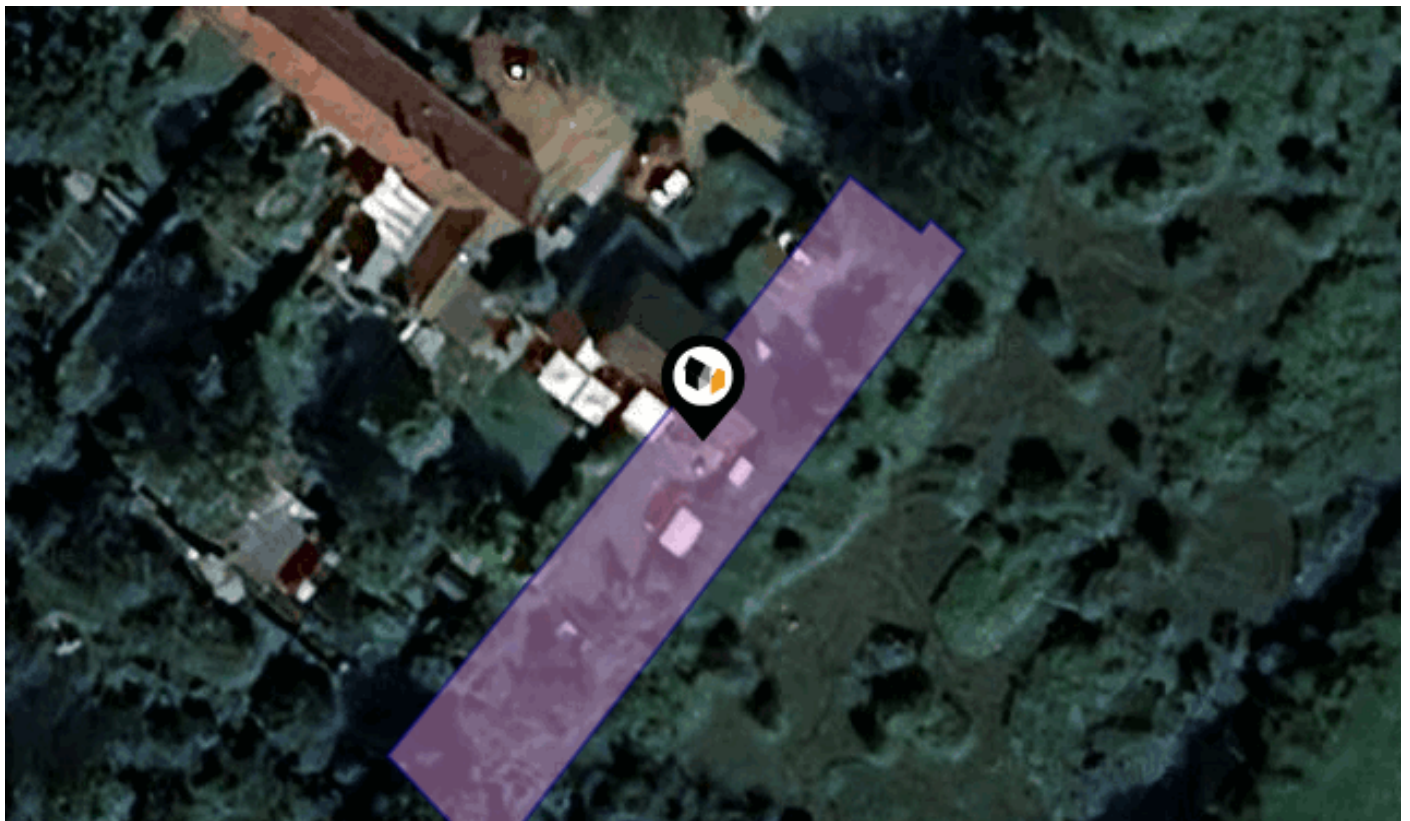


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th March 2026



ST. MICHAELS VIEW, FLORDON, 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:	1,076 ft ² / 100 m ²		
Plot Area:	0.18 acres		
Council Tax :	Band B		
Annual Estimate:	£1,842		
Title Number:	NK138152		

Local Area

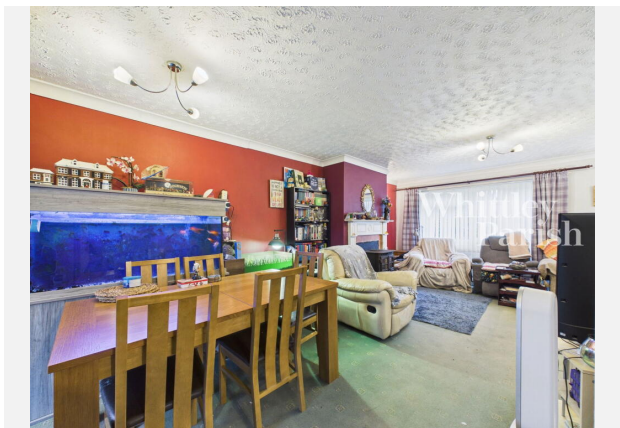
Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		30	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)



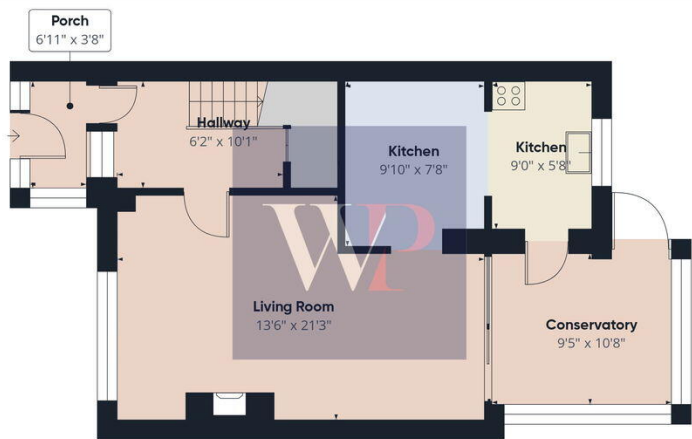
Satellite/Fibre TV Availability:







ST. MICHAELS VIEW, FLORDON, NORWICH, NR15



Floor 0



Floor 1

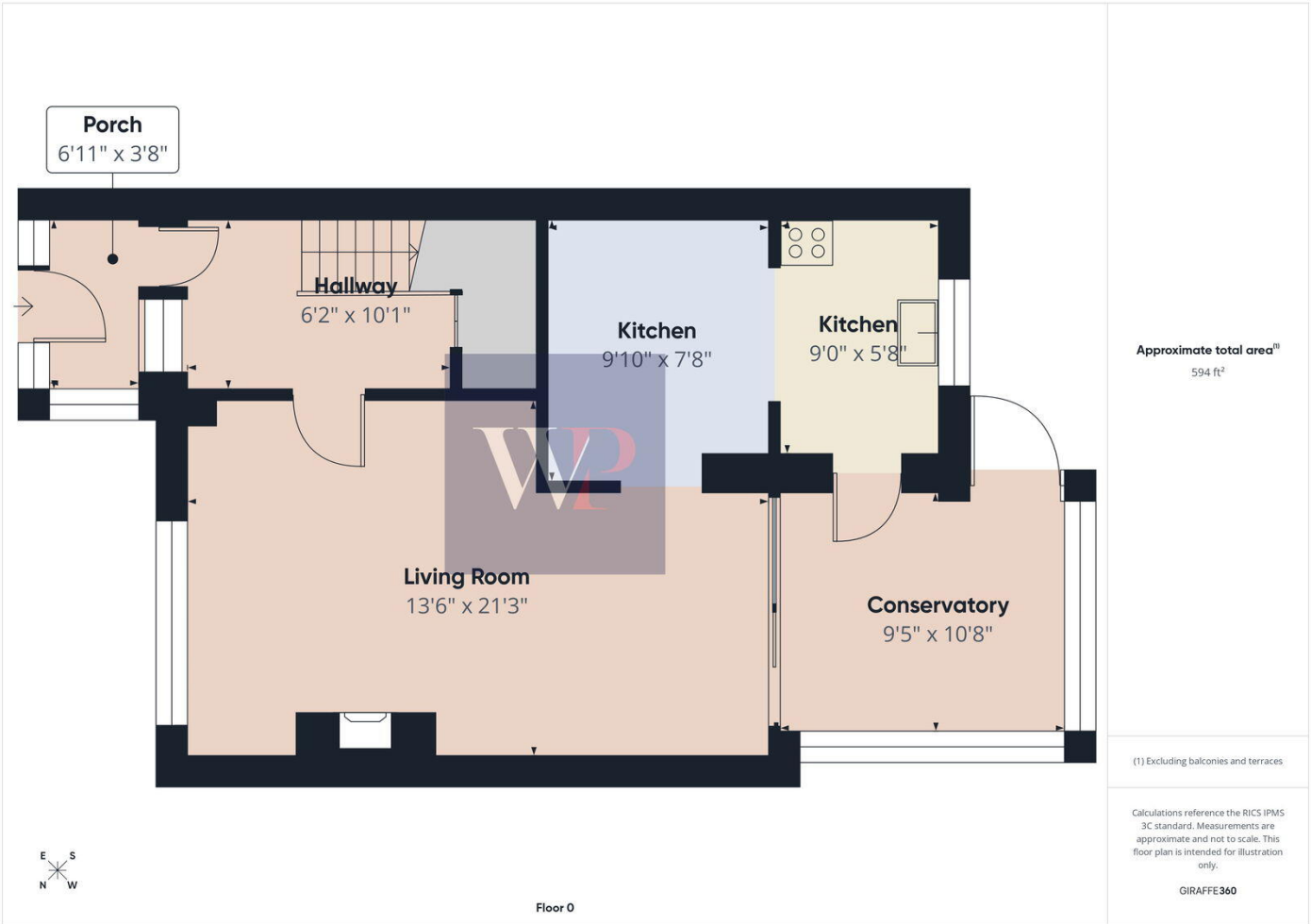
Approximate total area⁽¹⁾
970 ft²

(1) Excluding balconies and terraces

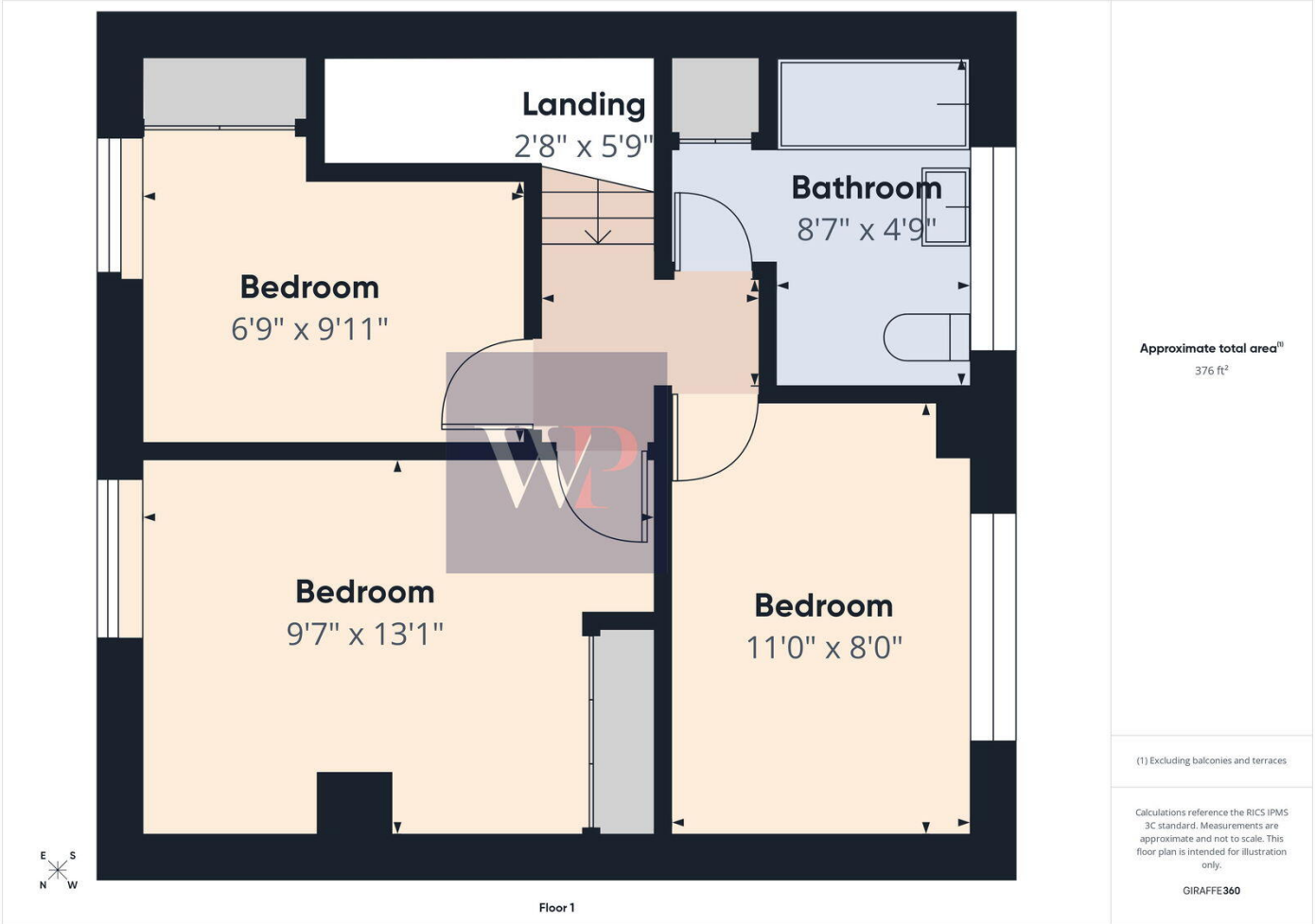
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

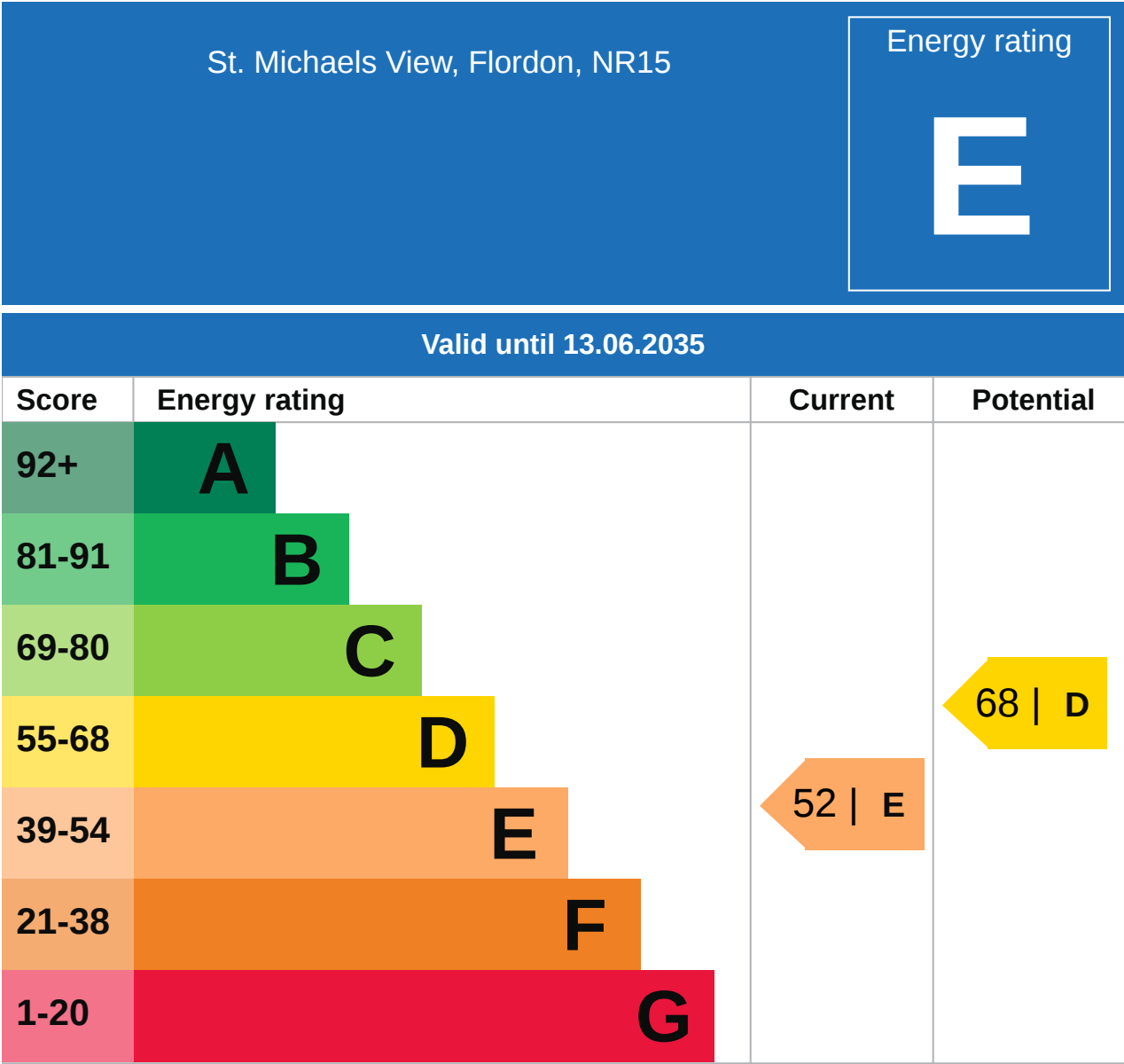
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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m ²



Whittleby Parish | Long Stratton

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

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.



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