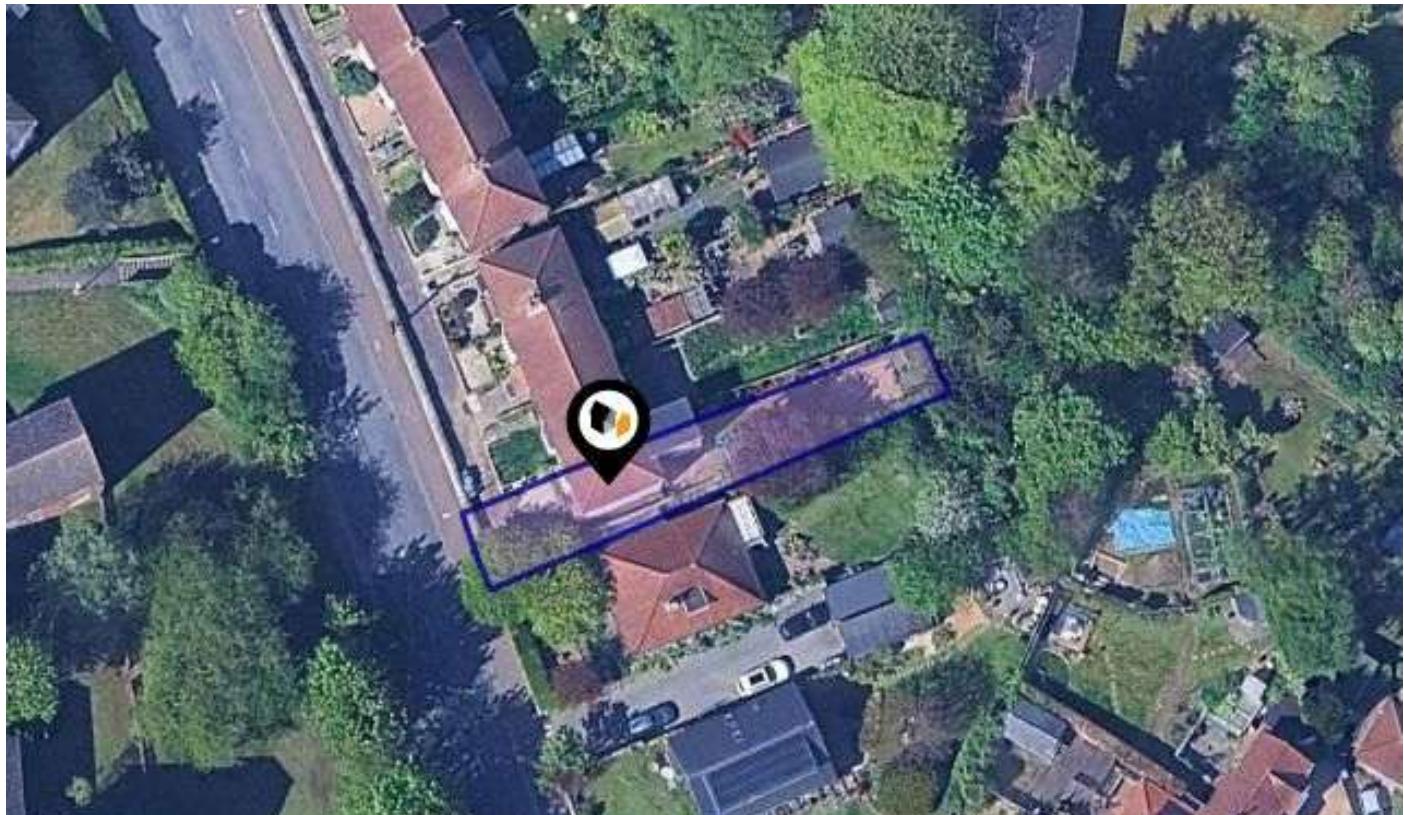


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 08<sup>th</sup> January 2026**



## LONG JOHN HILL, NORWICH, NR1

### Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,860
Title Number:	NK10892

Tenure: Freehold

## Local Area

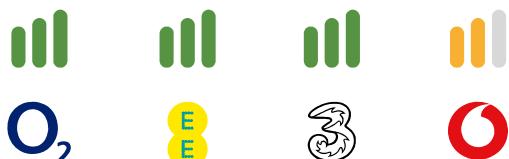
Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**4**  
mb/s      **80**  
mb/s      **1800**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



## LONG JOHN HILL, NORWICH, NR1



# Gallery Floorplan



## LONG JOHN HILL, NORWICH, NR1



## LONG JOHN HILL, NORWICH, NR1



# Property EPC - Certificate



NORWICH, NR1

Energy rating

**D**

Valid until 18.11.2035

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

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

# Whittley Parish | Long Stratton

## Testimonials



### 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 Whitley 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.



/whittleywardmanagementltd



/whittleyward/?hl=en



/whittleyward

# 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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