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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



PRISTOW GREEN LANE, TIBENHAM, NORWICH, NR16

Whittley Parish | Long Stratton

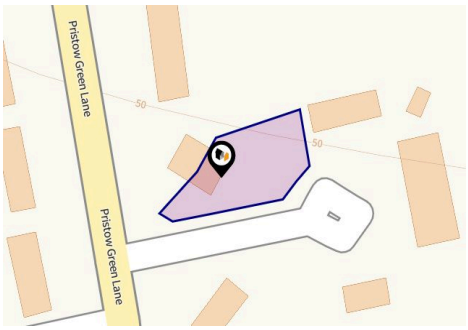
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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	882 ft^2 / 82 m^2		
Plot Area:	0.13 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,931		
Title Number:	NK435136		

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	39 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

















Gallery
Photos









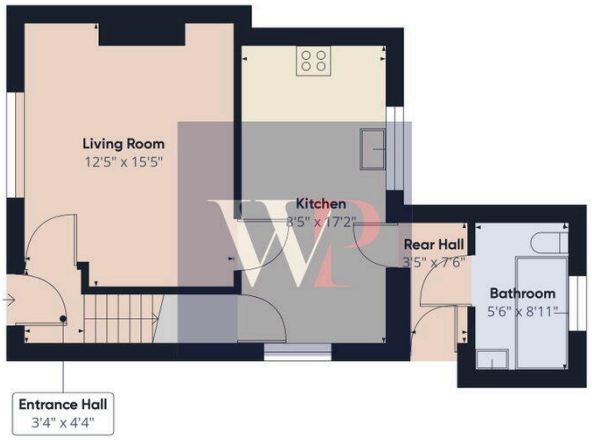




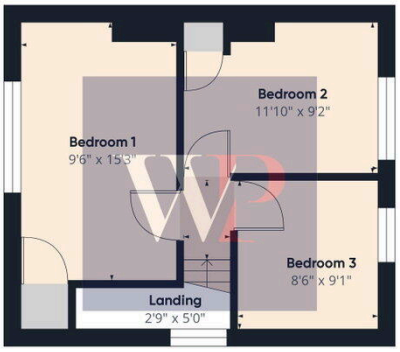
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Gallery
Floorplan

PRISTOW GREEN LANE, TIBENHAM, NORWICH, NR16



Floor 0



Floor 1

Whitley Parish

Approximate total area(1)
803.01 ft²

(1) Excluding balconies and terraces

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

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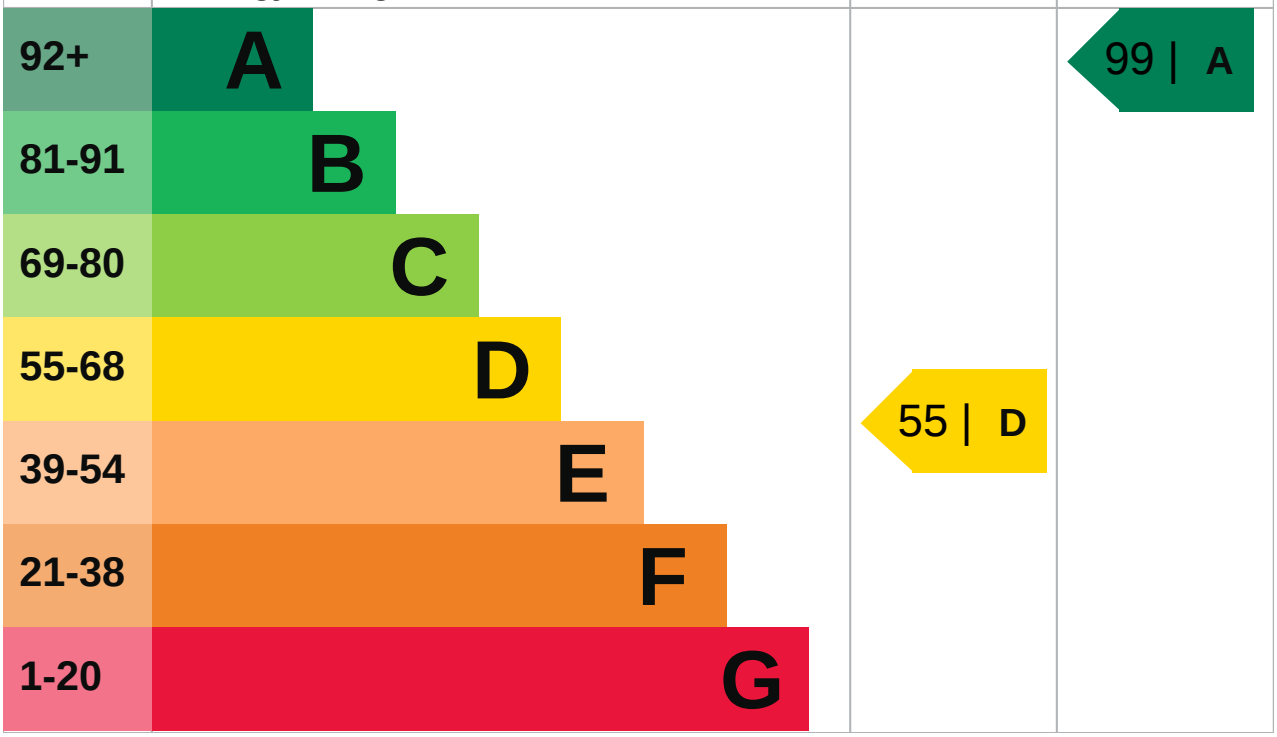
Property
EPC - Certificate

Pristow Green Lane, Tibenham, NR16

Energy rating

D

Valid until 12.03.2029



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	82 m^2

Whittley Parish | Long Stratton

At Whittley 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.

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.

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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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