

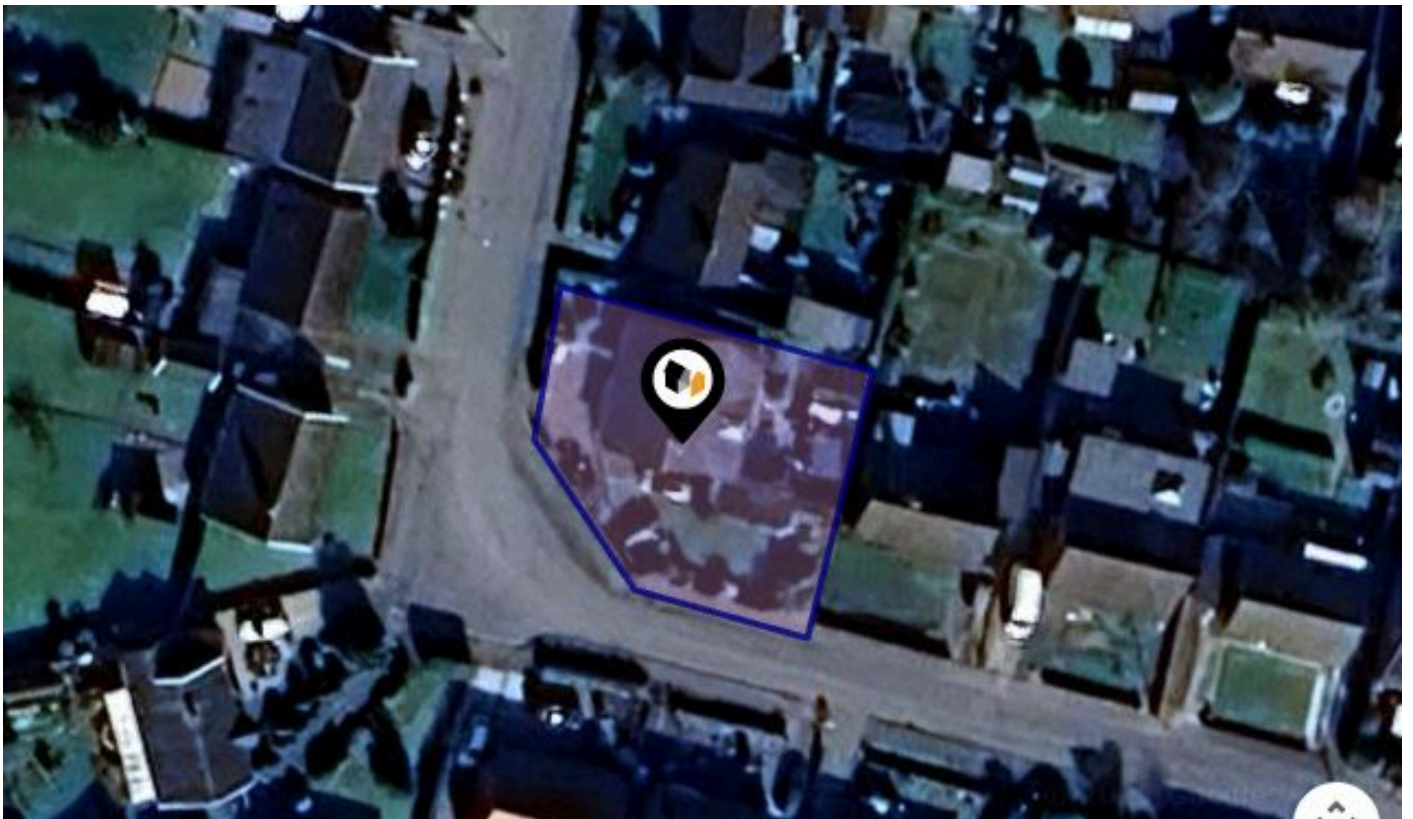


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



ANNANDALE DRIVE, BECCLES, NR34

Howards

Beccles, NR34 9

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Property

Type:	Detached House
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.13 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,222
Title Number:	SK363834

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



64
mb/s



10000
mb/s

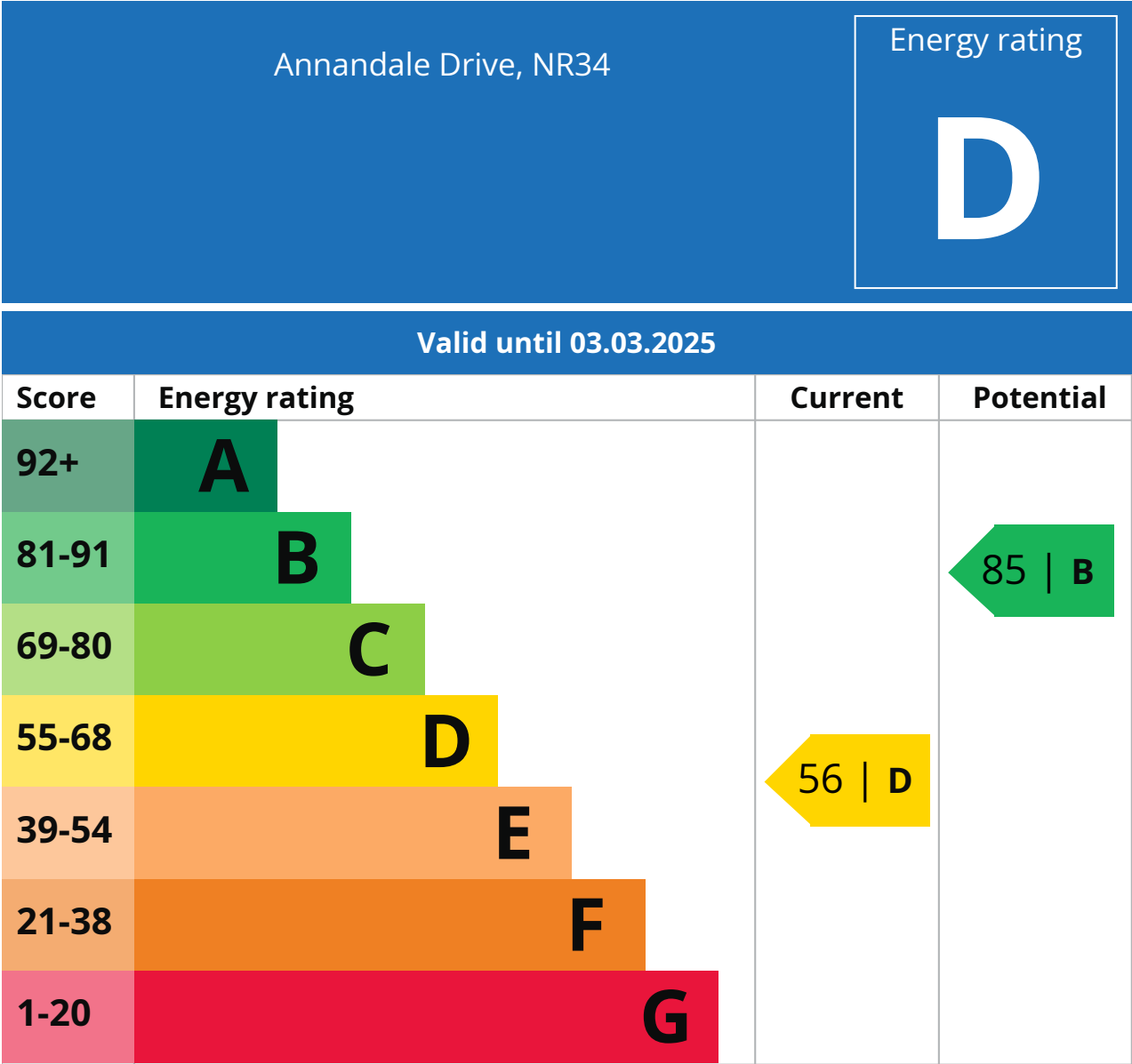


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

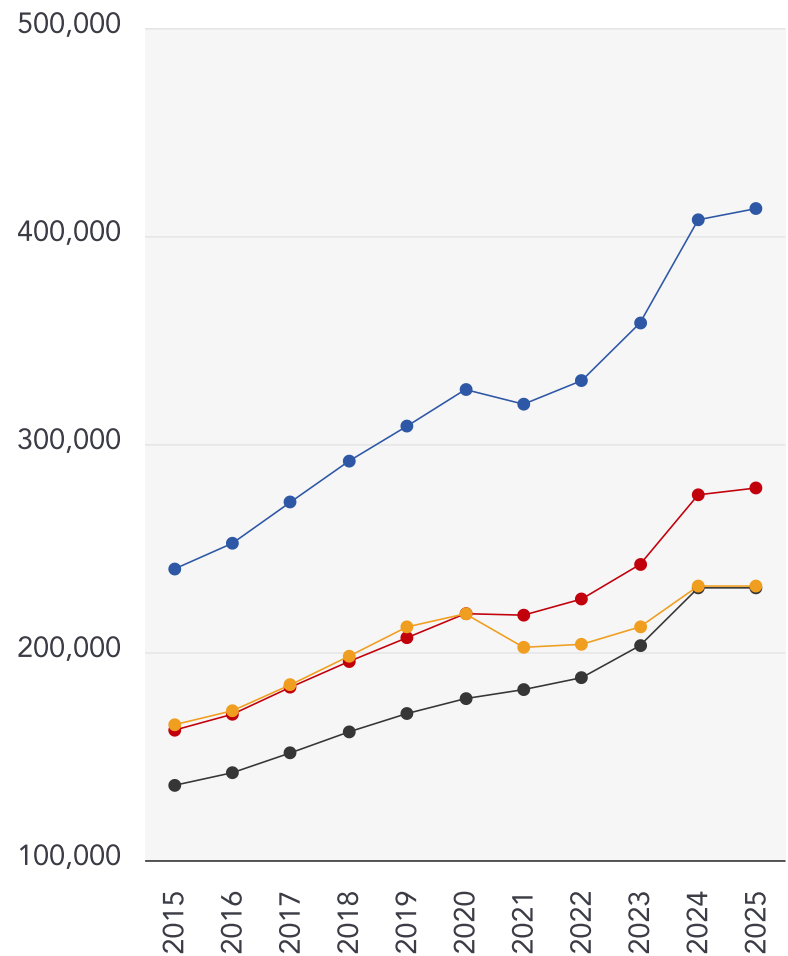




Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

10 Year History of Average House Prices by Property Type in NR34



Detached

+72.22%

Semi-Detached

+71.67%

Flat

+40.39%

Terraced

+69.85%

Important - Please Read

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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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