HOWARDS
Estate Agents since 1926

KFB: Key Facts For Buyers
A Guide to This Property & the Local Area
Tuesday 05ᵗʰ August 2025

STAITHE ROAD, BURGH ST. PETER, BECCLES, NR34

Howards

Beccles, NR34 9
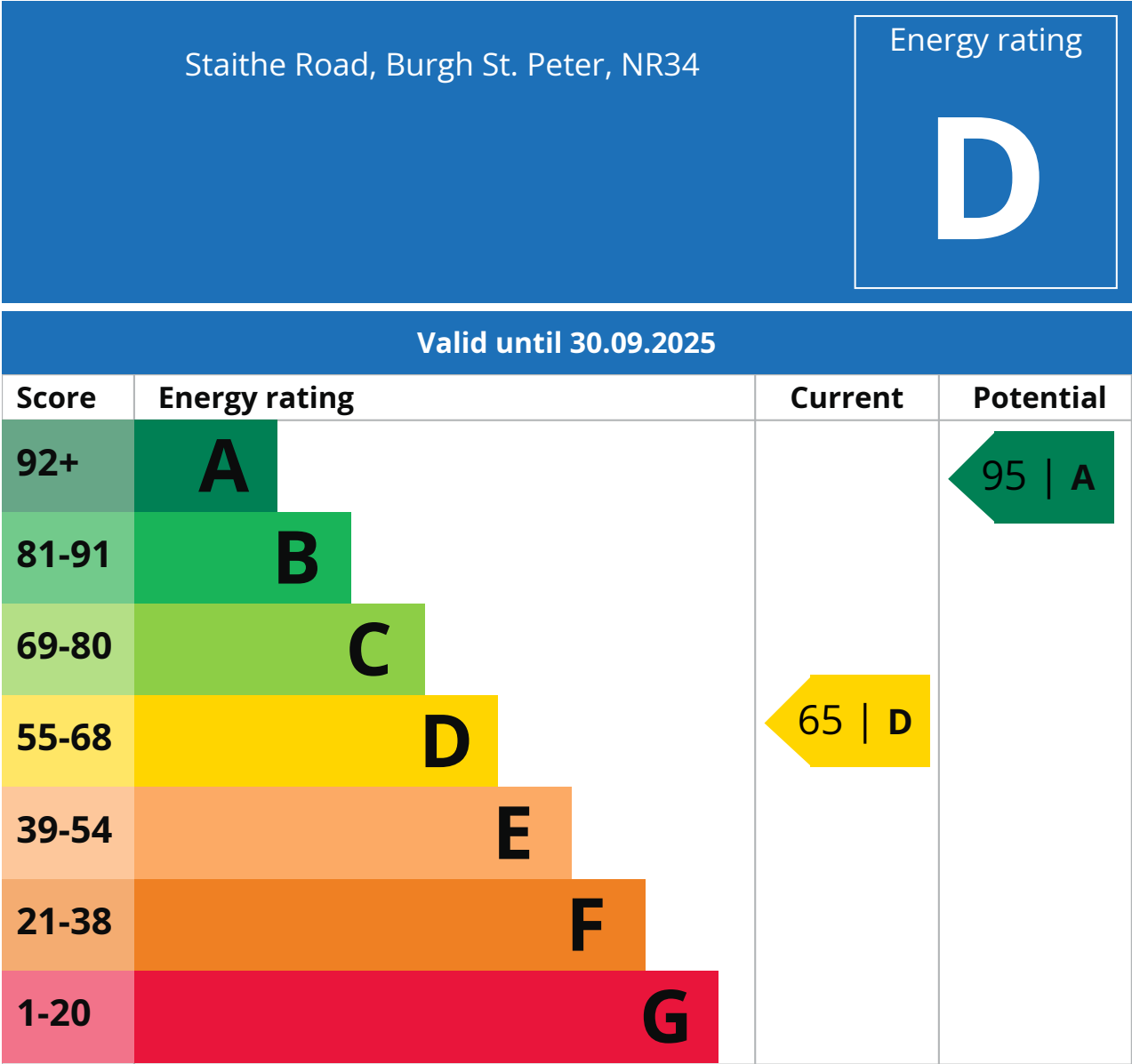01502 714500
beccles@howards.co.uk
www.howards.co.uk

Property

Type:	Detached House	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft^2 / 127 m^2		
Plot Area:	0.2 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,894		
Title Number:	NK255877		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	**78** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE ✗   3 ✗   Vodafone ✗

Satellite/Fibre TV Availability:

BT ✔   sky ✔   Virgin media ✗

Staithe Road, Burgh St. Peter, NR34

Energy rating

D

Valid until 30.09.2025

Score	Energy rating	Current	Potential
92+	A		95 | A
81-91	B		
69-80	C		
55-68	D	65 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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 63% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m^2

Market
House Price Statistics

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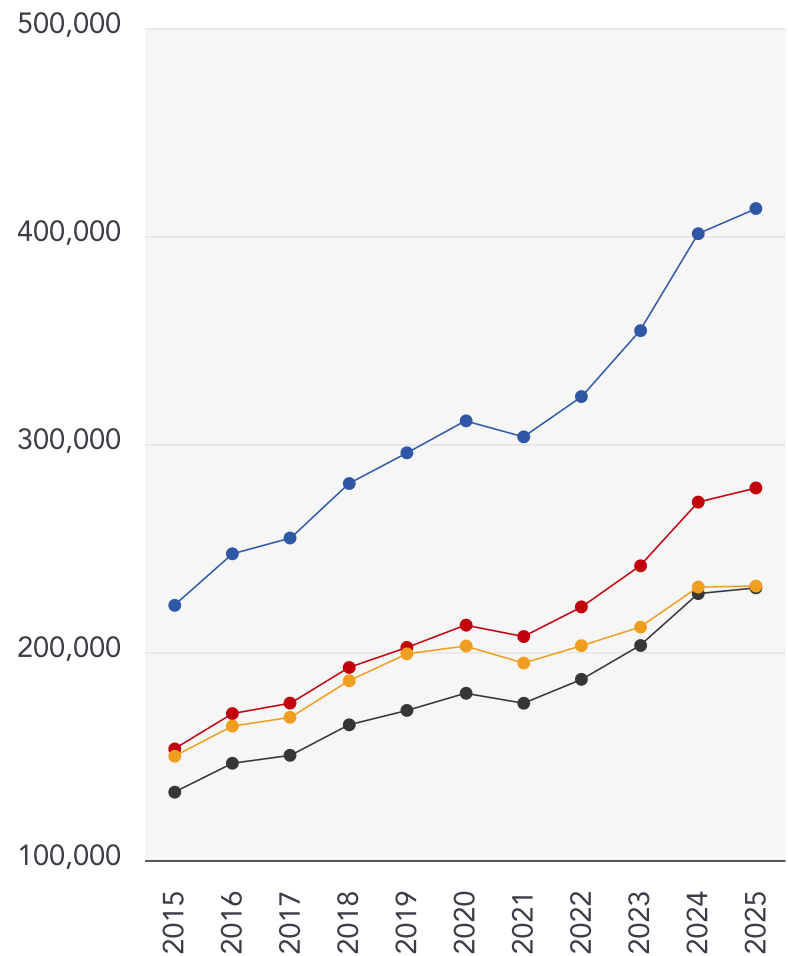
Detached

+85.73%

Semi-Detached

+81.75%

Flat

+54.55%

Terraced

+74.03%

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Important - Please Read

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