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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



YARMOUTH ROAD, BROOME, BUNGAY, NR35

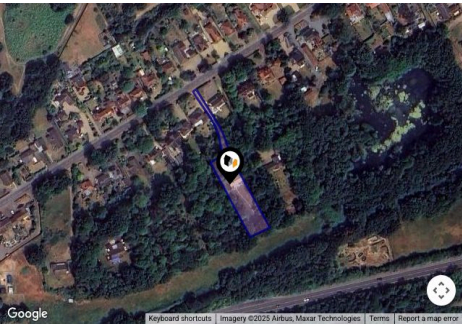
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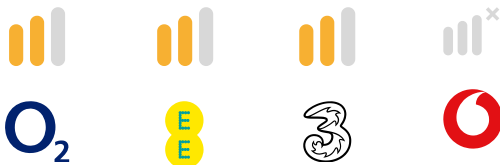
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.5 acres		
Council Tax :	Band E		
Annual Estimate:	£2,894		
Title Number:	NK262142		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	11 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Yarmouth Road, Broome, Bungay, NR35*

Reference - 2003/2148	
Decision:	Decided
Date:	29th October 2003
Description:	Proposed new roofs to dwelling to allow first floor accomodation with dormers

Yarmouth Road, Broome, BUNGAY, NR35

Energy rating

F

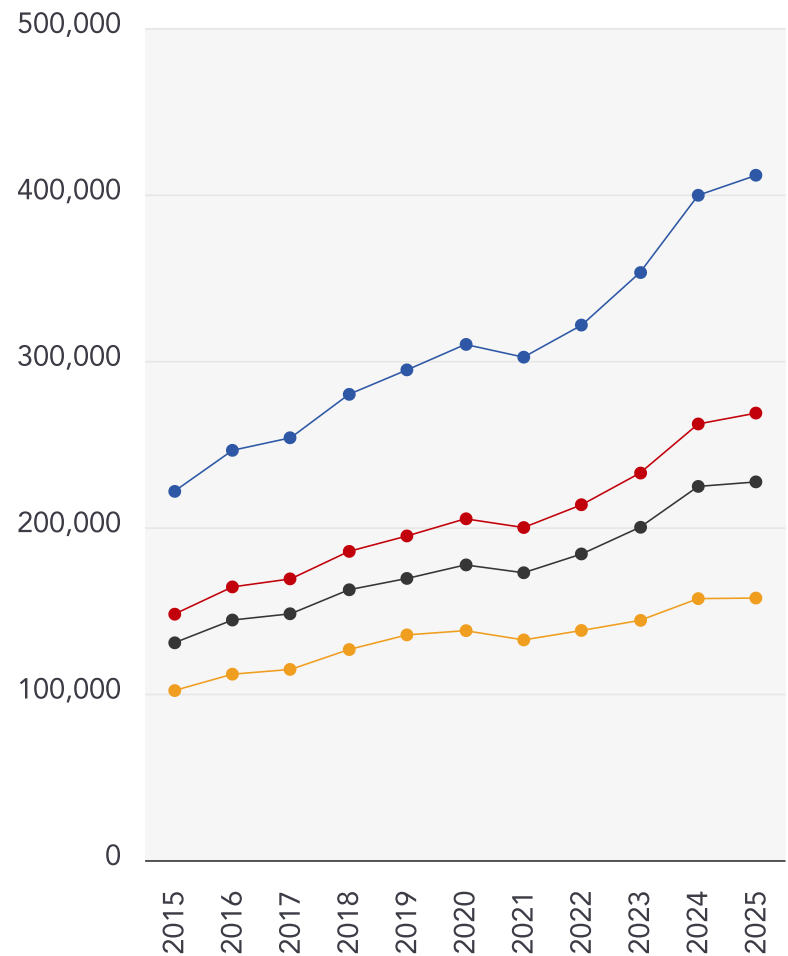
Valid until 10.06.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	27 F
1-20	G		

Additional EPC Data

Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Partial double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators,
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	118 m ²

10 Year History of Average House Prices by Property Type in NR35



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%

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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