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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



BECCLES ROAD, BRADWELL, GREAT YARMOUTH, NR31

Howards

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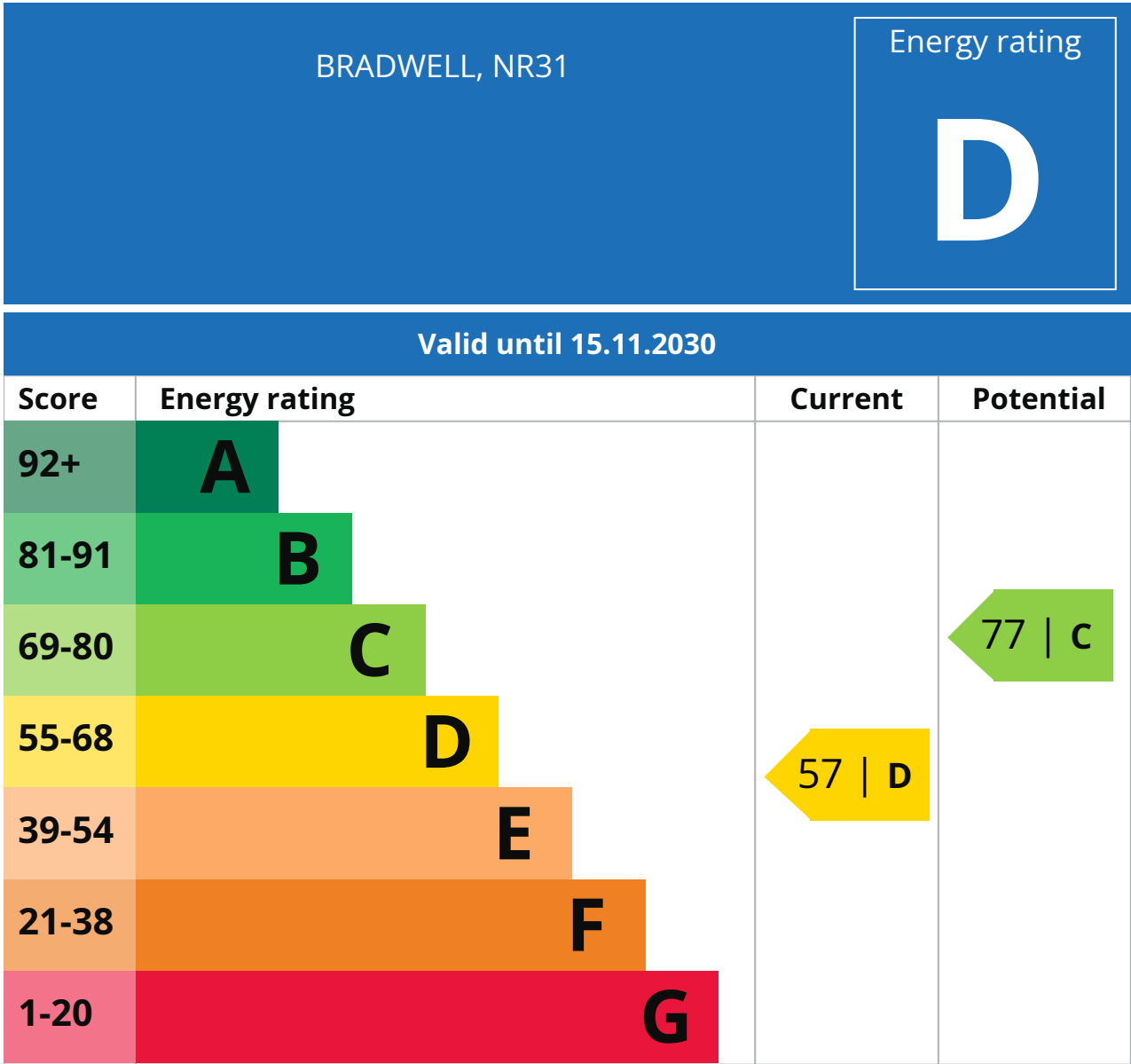
Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.22 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,305		
Title Number:	NK64628		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)
Flood Risk:		
• Rivers & Seas	Very low	
• Surface Water	Very low	
		1000 mb/s
		

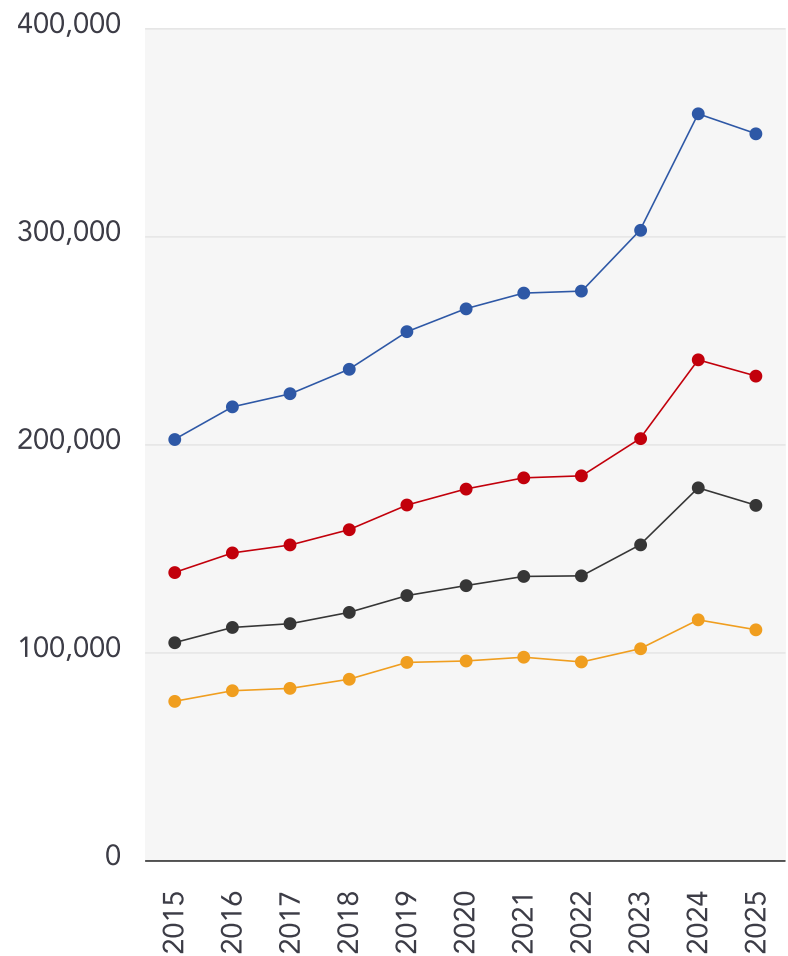
Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
 O ₂	 BT
 EE	 sky
 3	 Virgin media
 Vodafone	



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	130 m ²

10 Year History of Average House Prices by Property Type in NR31



Detached

+72.67%

Semi-Detached

+68.3%

Terraced

+63.16%

Flat

+45.06%

Important - Please Read

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