

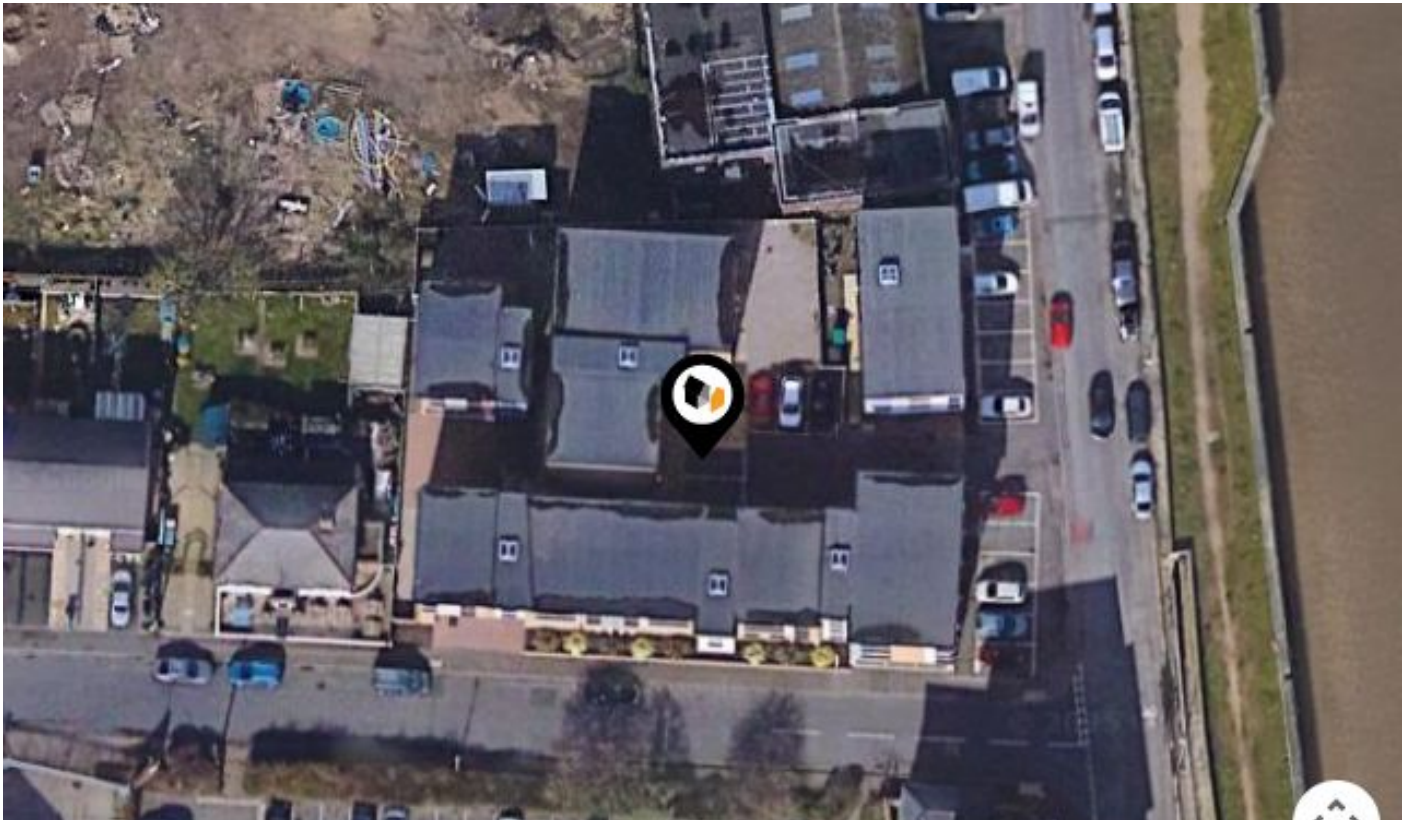


See More Online

## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 11<sup>th</sup> August 2025**



**DOCK TAVERN LANE, GORLESTON, GREAT YARMOUTH,  
NR31**

### **Howards**

158 High Street, Gorleston, Norfolk, NR31 6RB

01493 509361

gorleston@howards.co.uk

www.howards.co.uk



## Property

|                  |                |
|------------------|----------------|
| Type:            | Property Shell |
| Bedrooms:        | 2              |
| Council Tax :    | Band A         |
| Annual Estimate: | £1,537         |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>17</b><br>mb/s | <b>74</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Howards or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Howards and therefore no warranties can be given as to their good working order.

# Howards 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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

# HOWARDS

Estate Agents since 1926

## Howards

158 High Street, Gorleston, Norfolk, NR31

6RB

01493 509361

gorleston@howards.co.uk

www.howards.co.uk

