

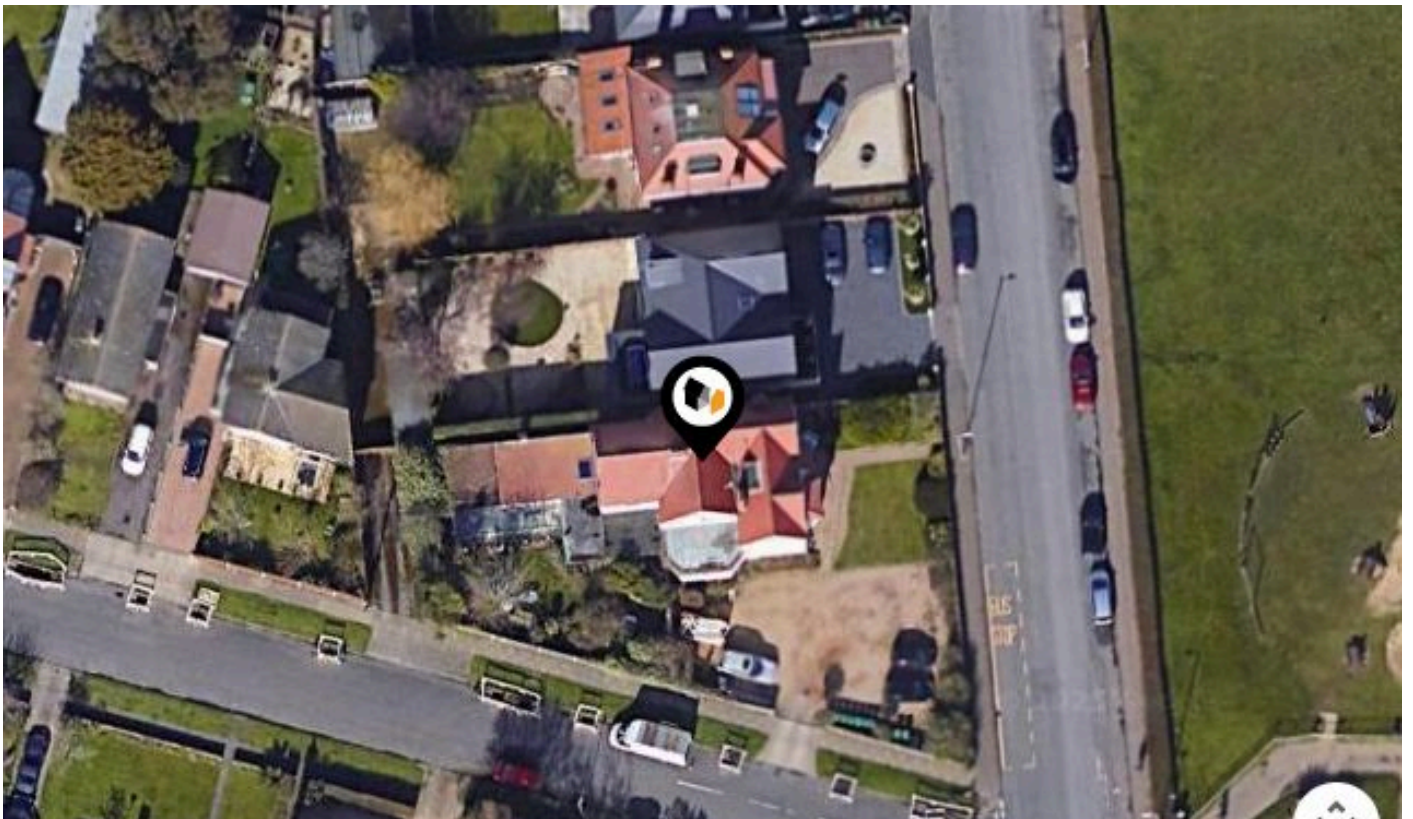


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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> August 2025**



**17, MARINE PARADE, GORLESTON, GREAT YARMOUTH,  
NR31**

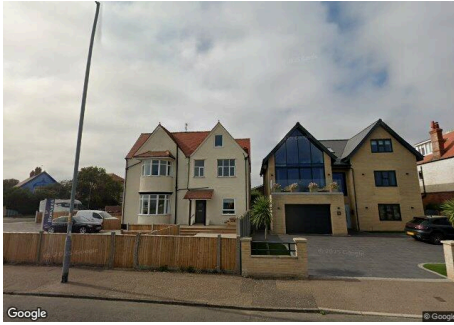
### **Howards**

158 High Street, Gorleston, Norfolk, NR31 6RB

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## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	269 ft <sup>2</sup> / 25 m <sup>2</sup>
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,537

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**15**  
mb/s



**80**  
mb/s



**1800**  
mb/s



### Mobile Coverage:

(based on calls indoors)

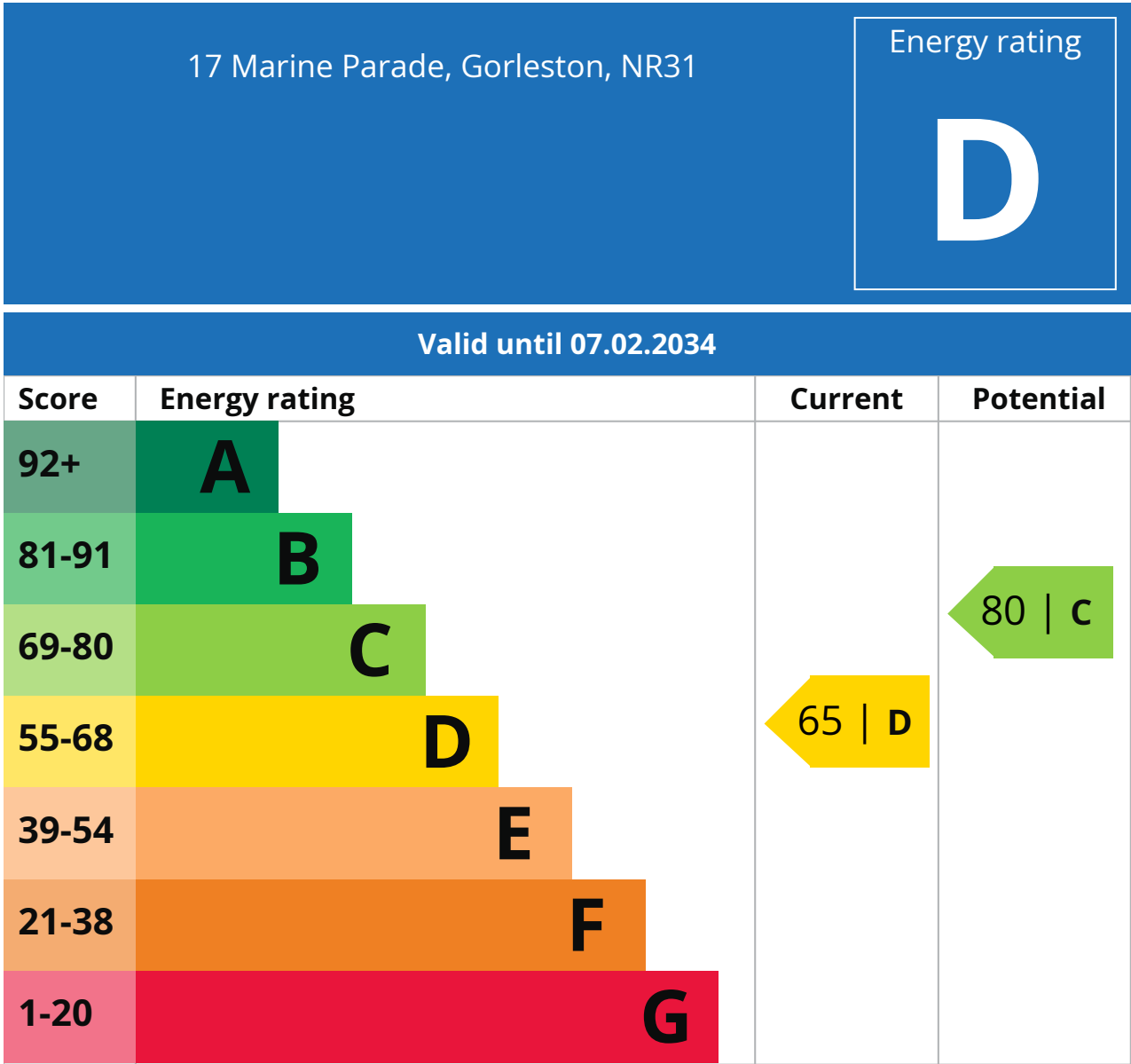


### Satellite/Fibre TV Availability:





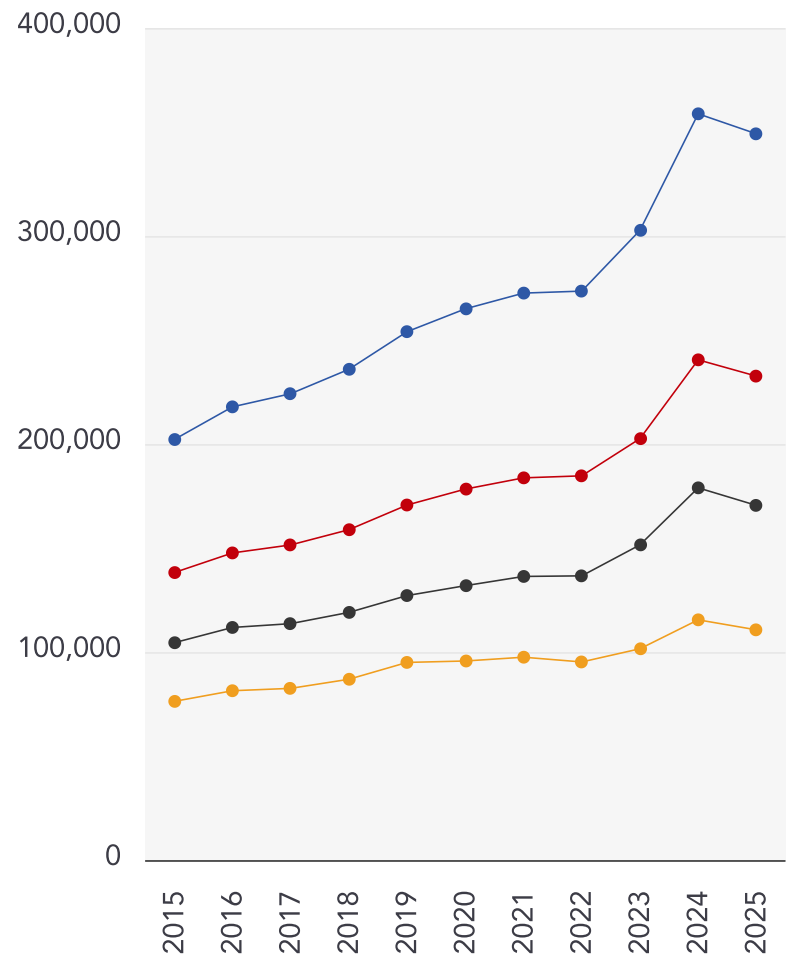




## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	25 m <sup>2</sup>

## 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%**

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## Important - Please Read

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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.

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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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# HOWARDS

Estate Agents since 1926

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