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

A Guide to This Property & the Local Area

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



**HAVELOCK ROAD, GREAT YARMOUTH, NR30**

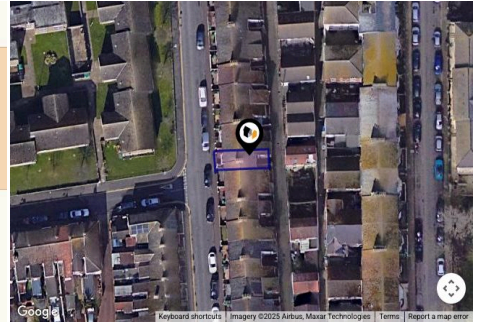
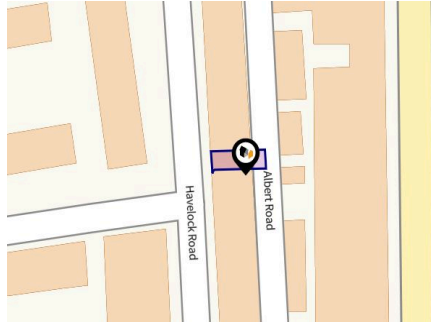
### **Howards**

116 Regent Road, Great Yarmouth, Norfolk, NR30 2AB

01493 509362

gtyarmouth@howards.co.uk

www.howards.co.uk



## Property

<b>Type:</b>	Terraced House	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	20/12/1860
<b>Floor Area:</b>	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>	<b>End Date:</b>	25/03/2858
<b>Plot Area:</b>	0.01 acres	<b>Lease Term:</b>	999 years from 25 March 1859
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	833 years
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	NK339405		

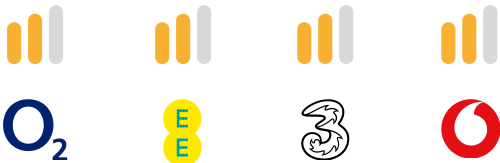
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)

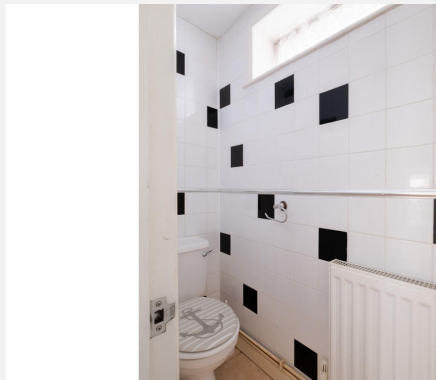


### Satellite/Fibre TV Availability:













## HAVELOCK ROAD, GREAT YARMOUTH, NR30

**LARKES**

### HAVELOCK ROAD GREAT YARMOUTH

APPROXIMATE FLOOR AREA  
= 81.5 sq m / 877 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale

VIEWING ARRANGEMENTS  
Telephone: 01493 330299  
Email: sales@larkes.co.uk

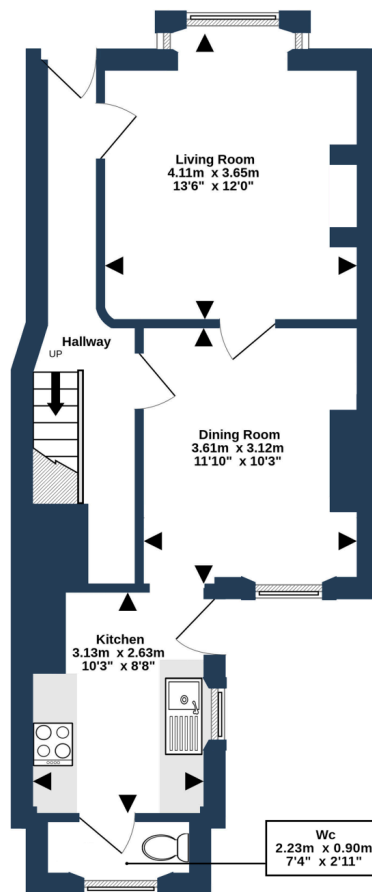
TENURE: Freehold

COUNCIL TAX: Band A (£1,320)

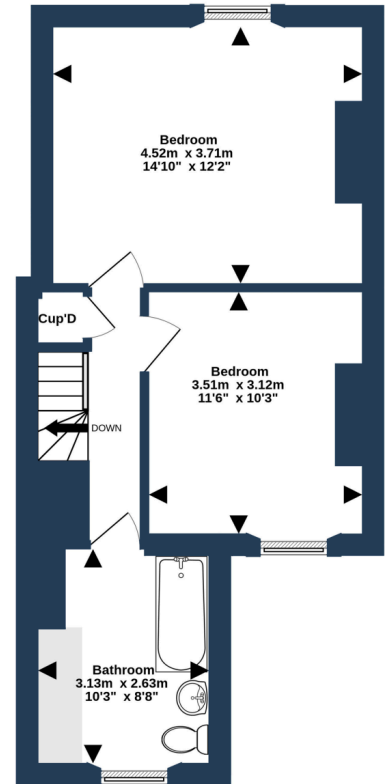
ENERGY RATING: TBC

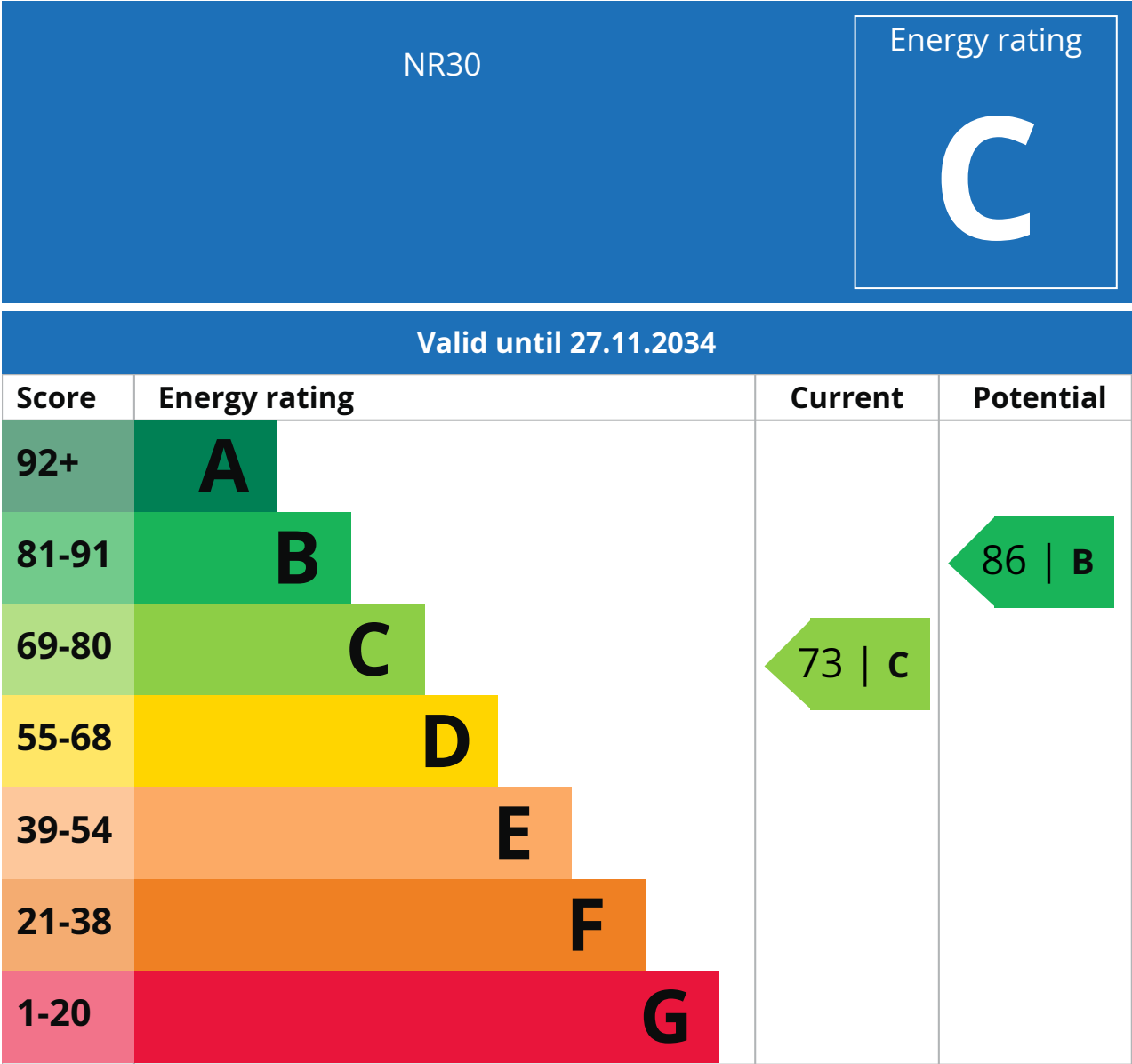


Ground Floor  
42.2 sq.m. (454 sq.ft.) approx.



First Floor  
39.3 sq.m. (423 sq.ft.) approx.





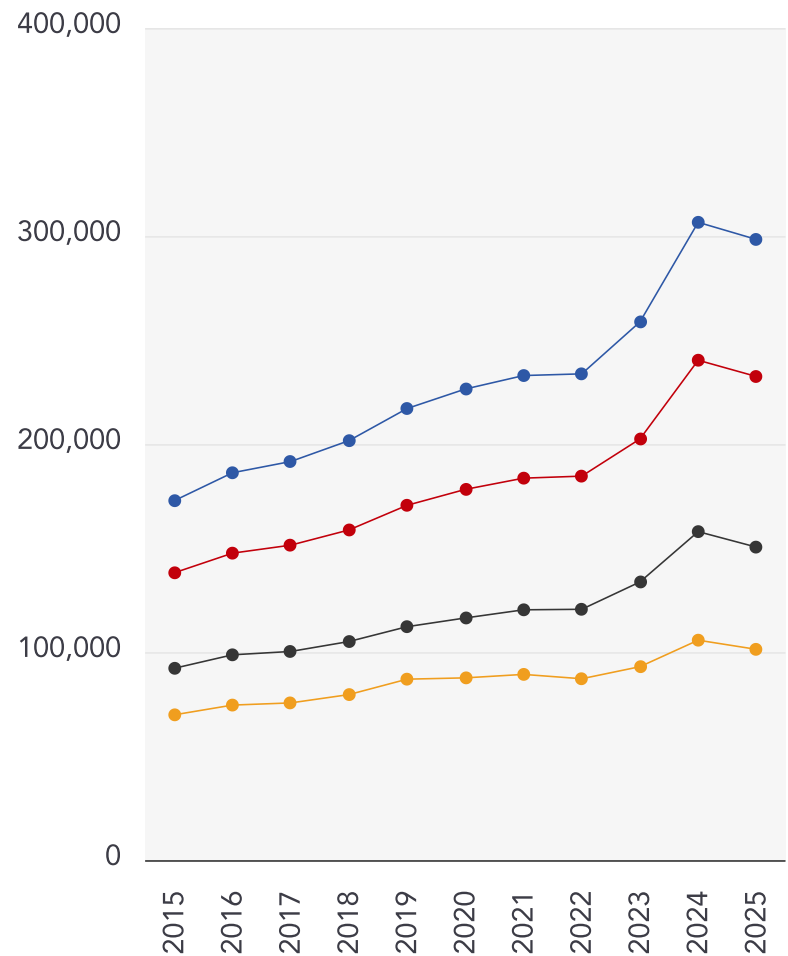
## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	117 m <sup>2</sup>



## 10 Year History of Average House Prices by Property Type in NR30



Detached

**+72.67%**

Semi-Detached

**+68.3%**

Terraced

**+63.16%**

Flat

**+45.06%**

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## Important - Please Read

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# Howards

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# HOWARDS

Estate Agents since 1926

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