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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th August 2025



MAIN ROAD, FILBY, GREAT YARMOUTH, NR29

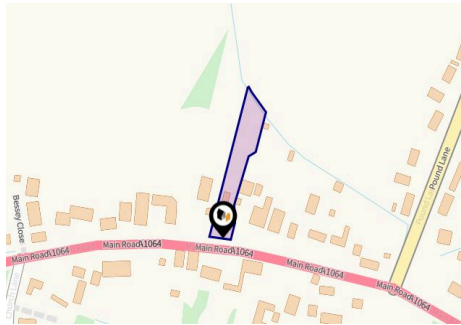
Howards

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

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Property

Type:	Detached
Bedrooms:	6
Floor Area:	2,045 ft ² / 190 m ²
Plot Area:	0.66 acres
Council Tax :	Band E
Annual Estimate:	£2,817
Title Number:	NK270253

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

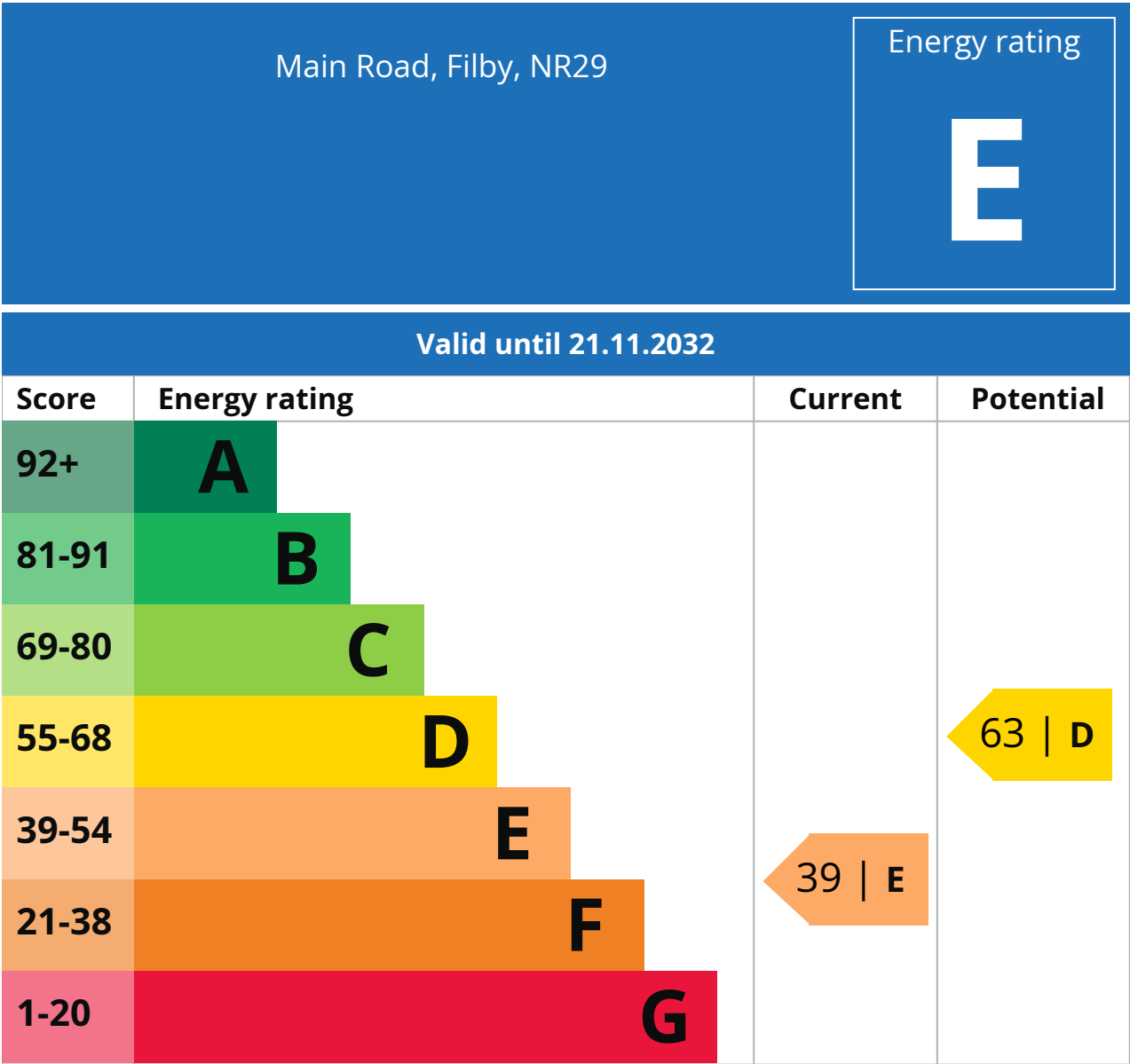
8 mb/s	39 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

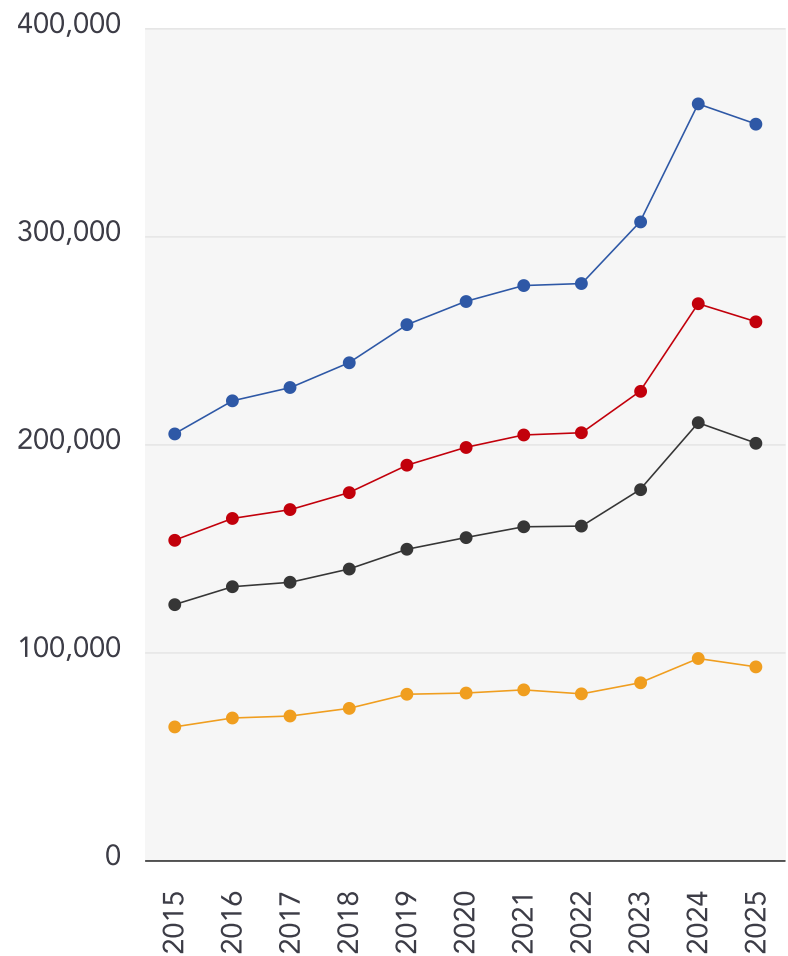




Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG, Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	190 m ²

10 Year History of Average House Prices by Property Type in NR29



Detached

+72.67%

Semi-Detached

+68.3%

Terraced

+63.16%

Flat

+45.06%

Important - Please Read

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HOWARDS

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