

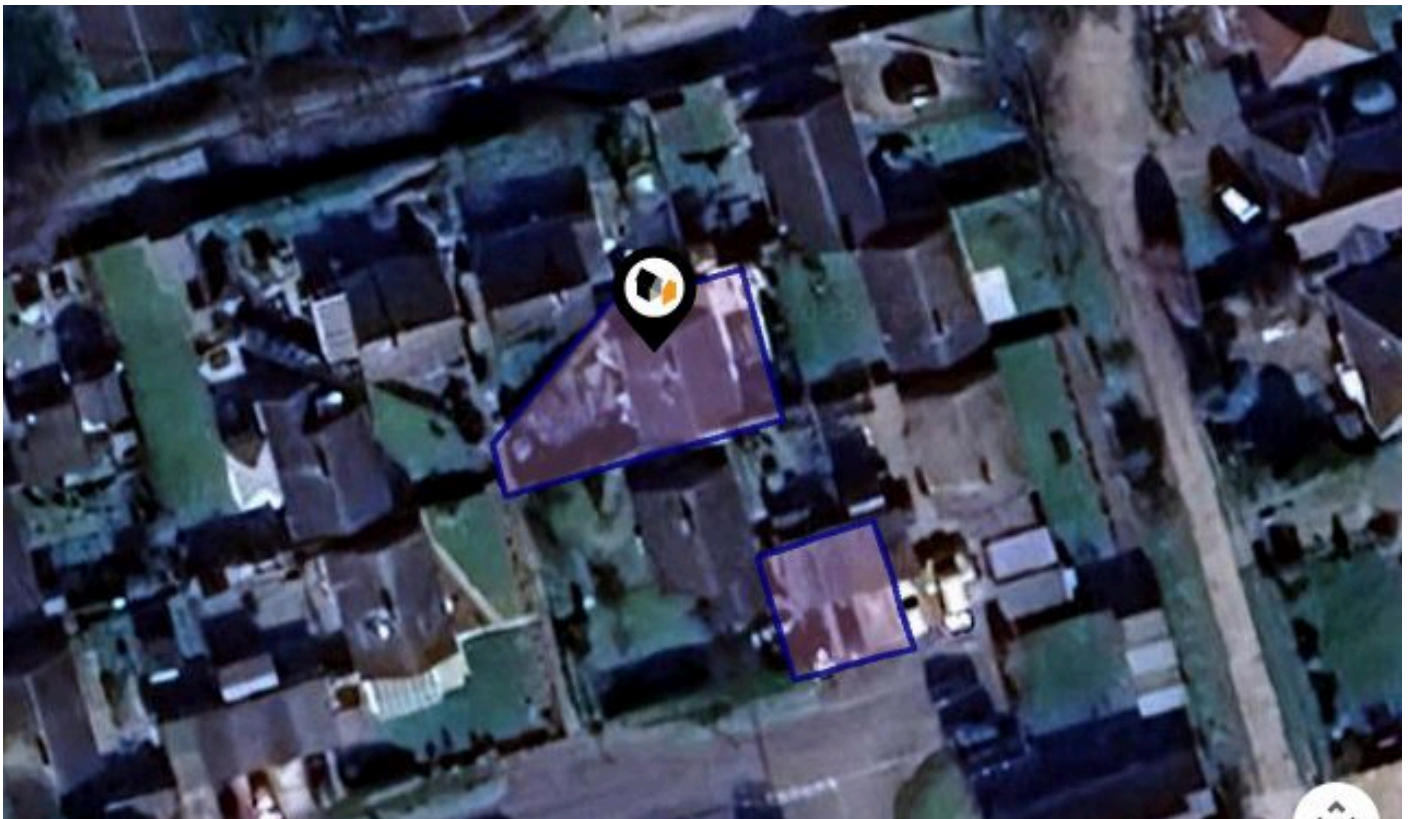


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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

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



**HILL VIEW DRIVE, WINTERTON-ON-SEA, GREAT  
YARMOUTH, NR29**

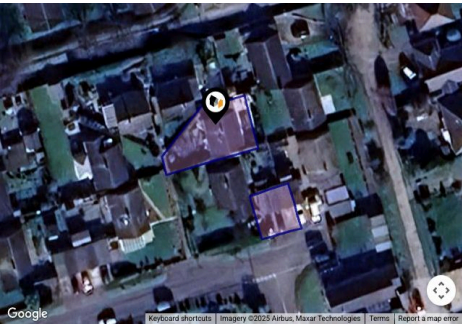
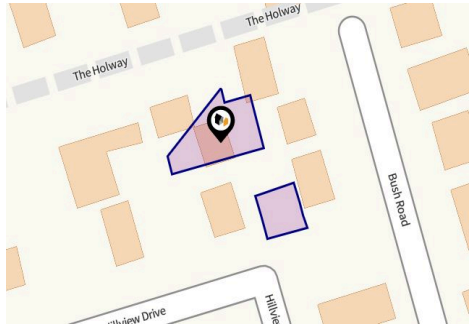
### **Howards**

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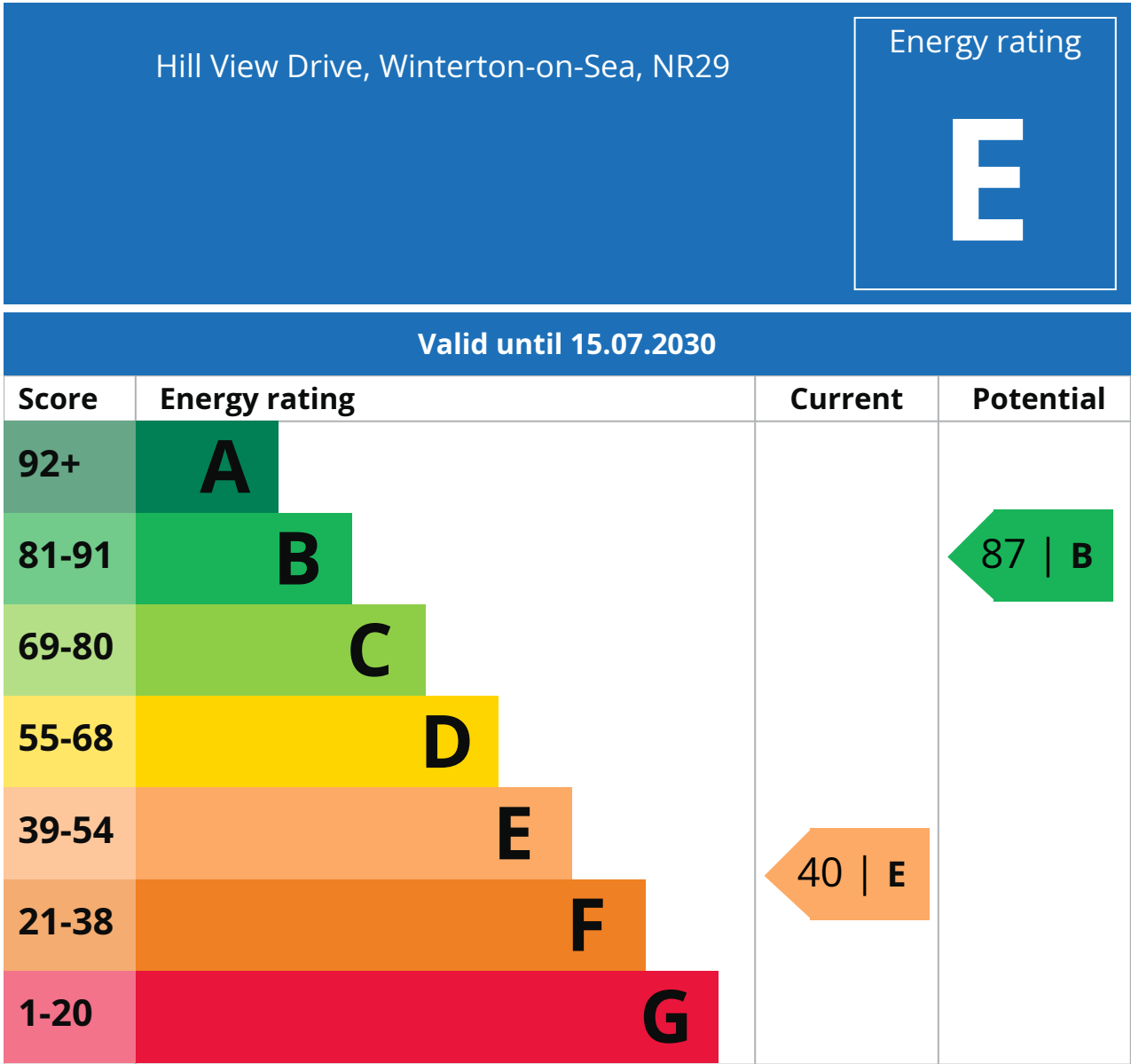
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	613 ft <sup>2</sup> / 57 m <sup>2</sup>		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,793		
Title Number:	NK3613		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	14	44	-
• Surface Water	Very low	mb/s	mb/s	mb/s

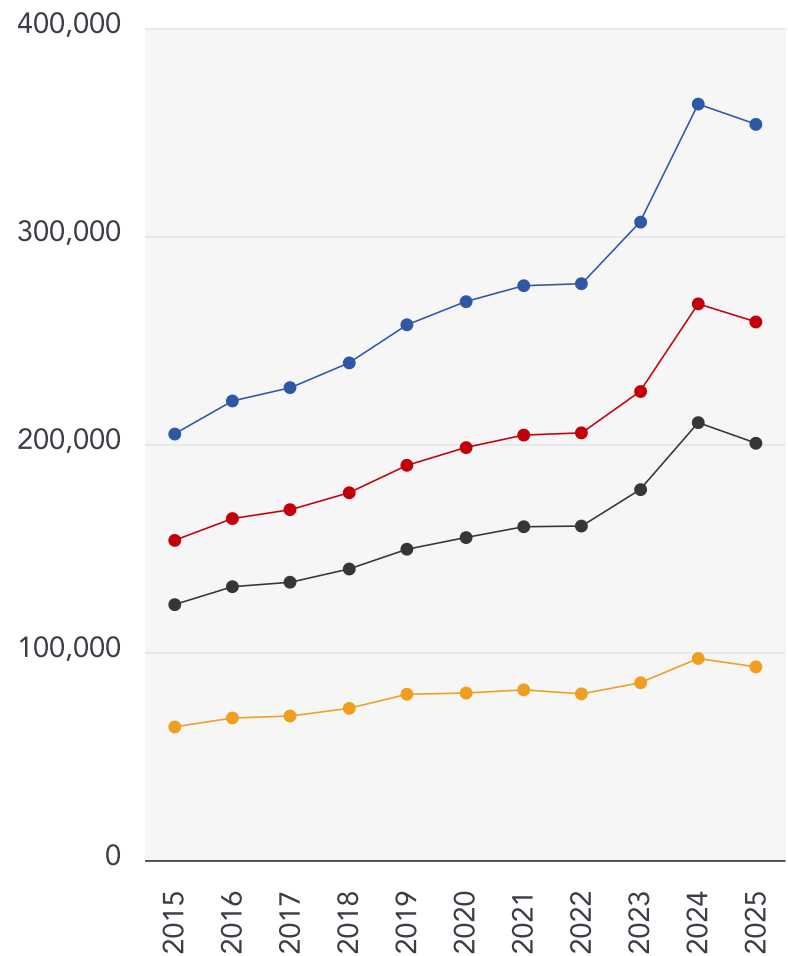
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (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>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak, plus solar
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

## 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%**

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## Important - Please Read

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# Howards

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# HOWARDS

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