

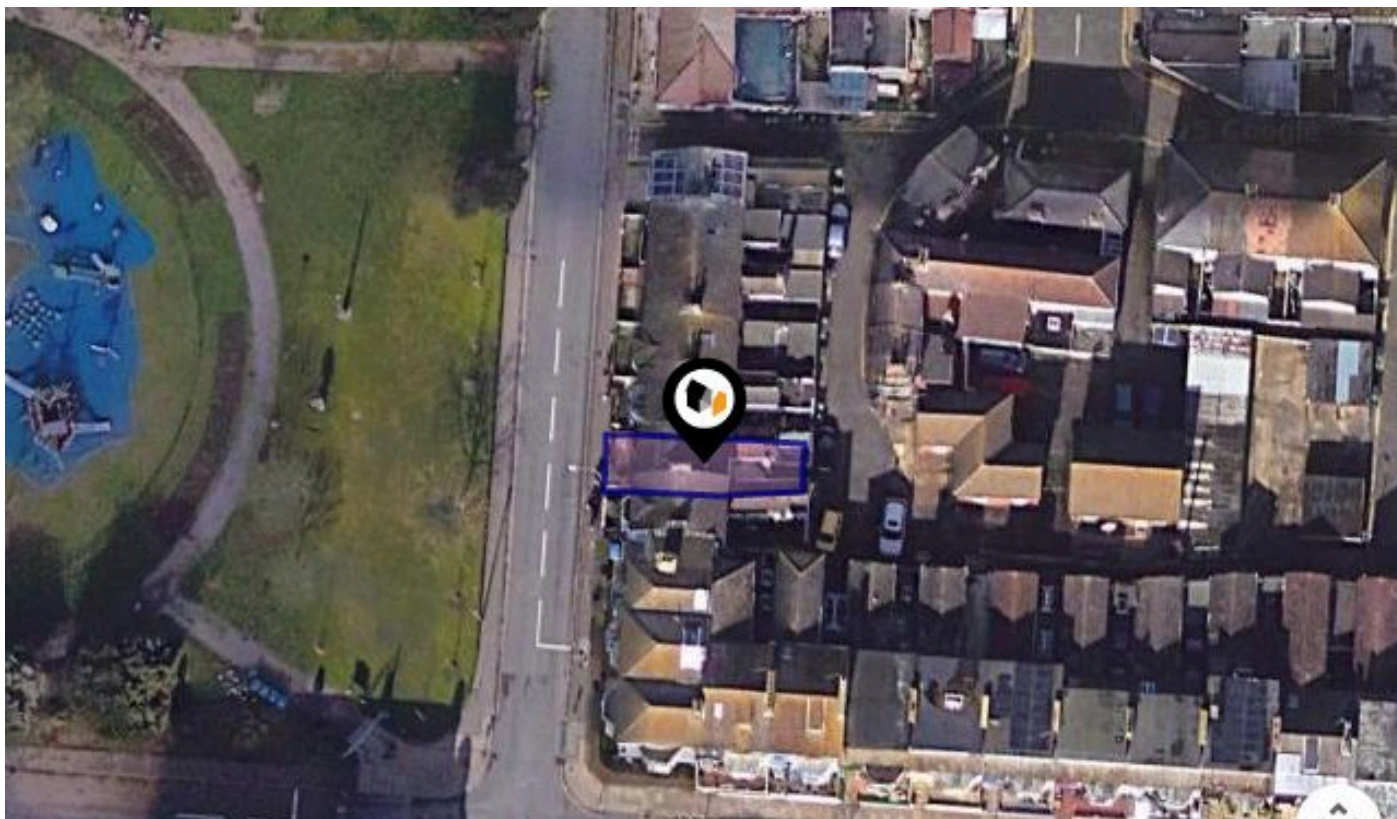


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## **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 23<sup>rd</sup> July 2025**



**24, NELSON ROAD CENTRAL, GREAT YARMOUTH, NR30  
2JL**

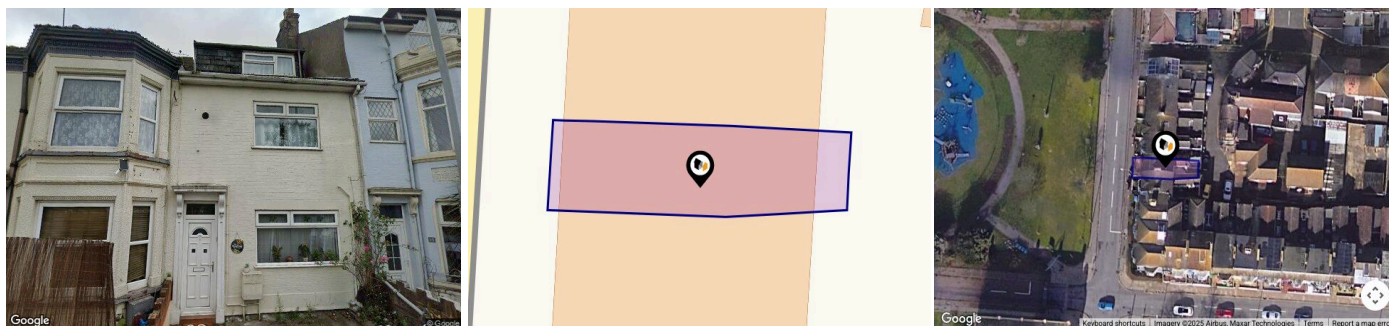
### **Howards**

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>Last Sold Date:</b>	21/02/2014
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£83,000
<b>Floor Area:</b>	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£90
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	NK229290		
<b>UPRN:</b>	100090849241		

## 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>12</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

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



### Satellite/Fibre TV Availability:



24 Nelson Road Central, NR30 2JL

Energy rating

**D**

Valid until 09.05.2033

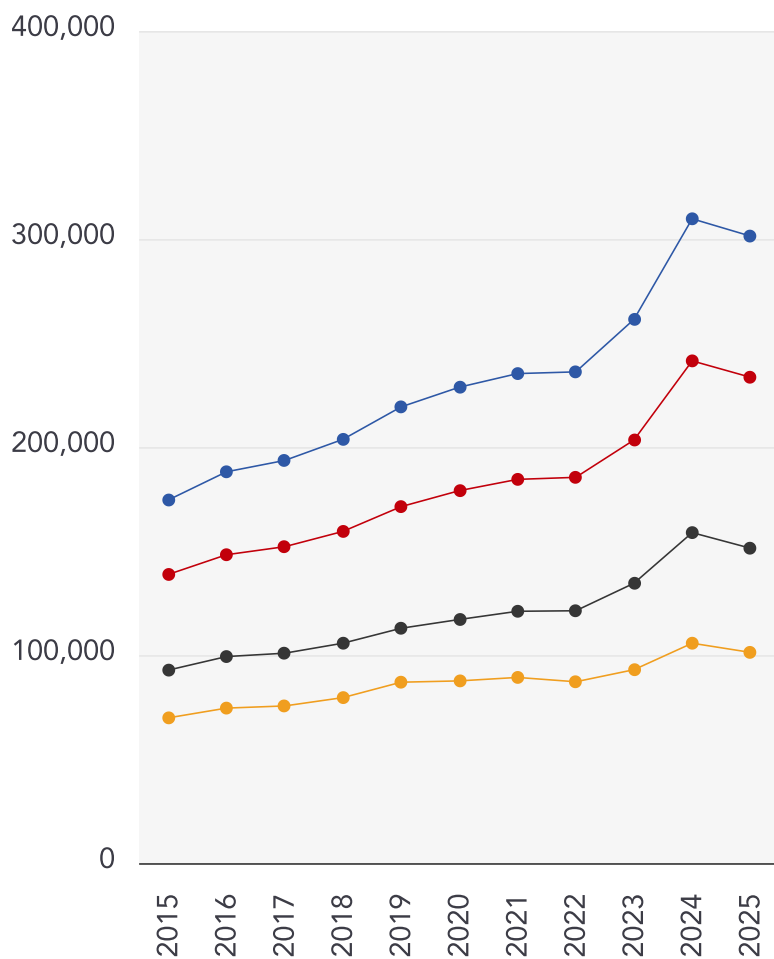
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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>	Dual
<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 installed during or after 2002
<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, no insulation
<b>Roof Energy:</b>	Very Poor
<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 60% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	98 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%**

## Important - Please Read

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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.

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# HOWARDS

Estate Agents since 1926

## Howards

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