

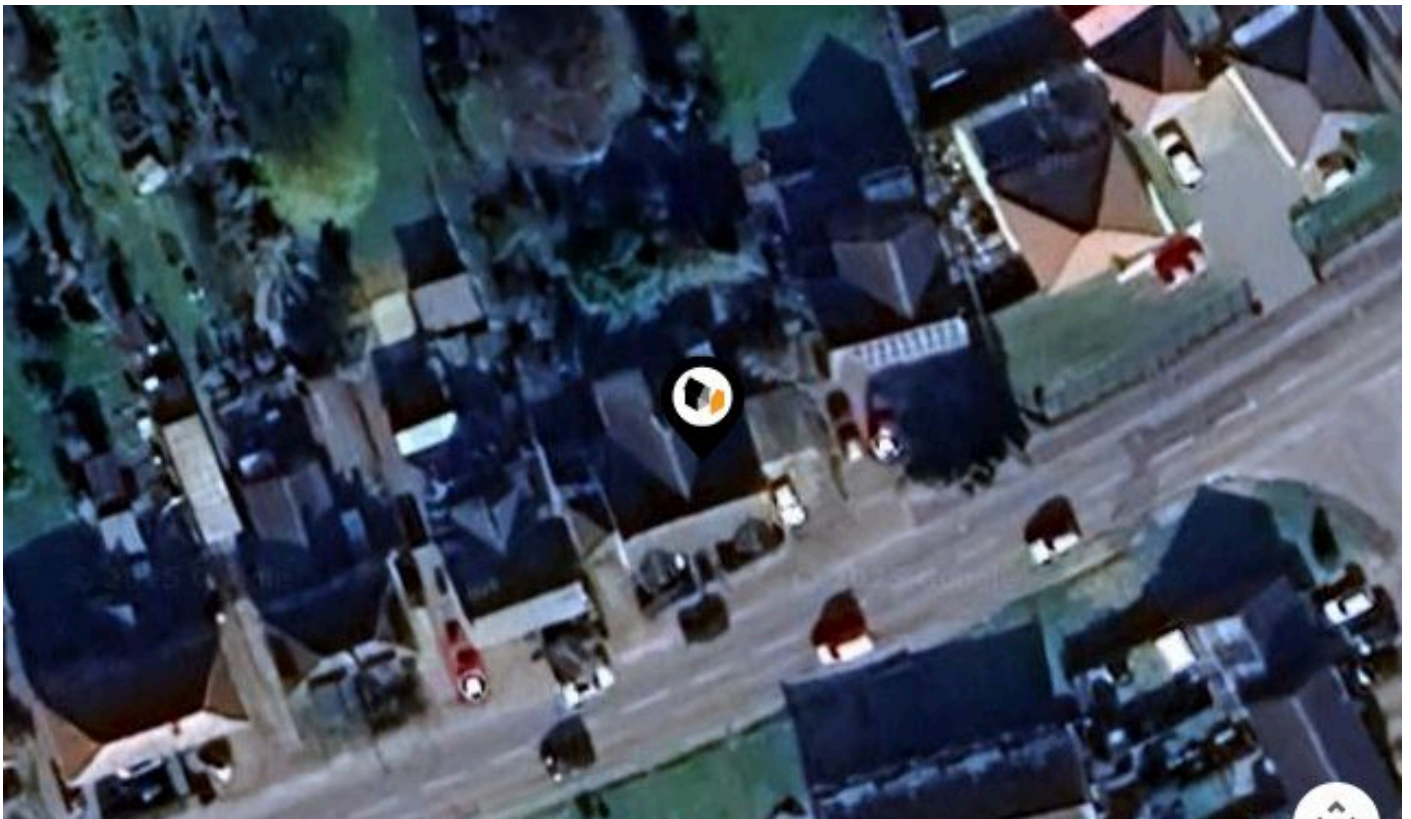


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



REPPS ROAD, MARTHAM, GREAT YARMOUTH, NR29

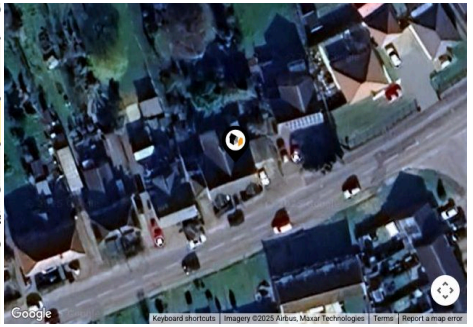
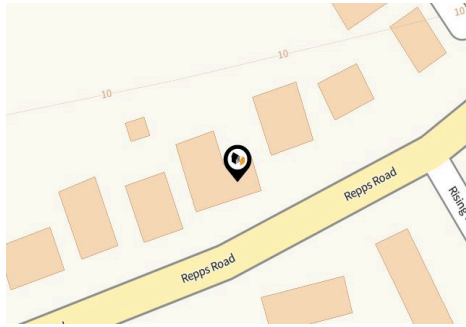
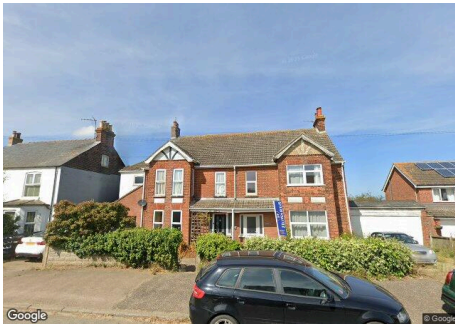
Howards

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

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Property

Type:	Semi-Detached House
Bedrooms:	4
Floor Area:	1,668 ft ² / 155 m ²
Council Tax :	Band C
Annual Estimate:	£2,049

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

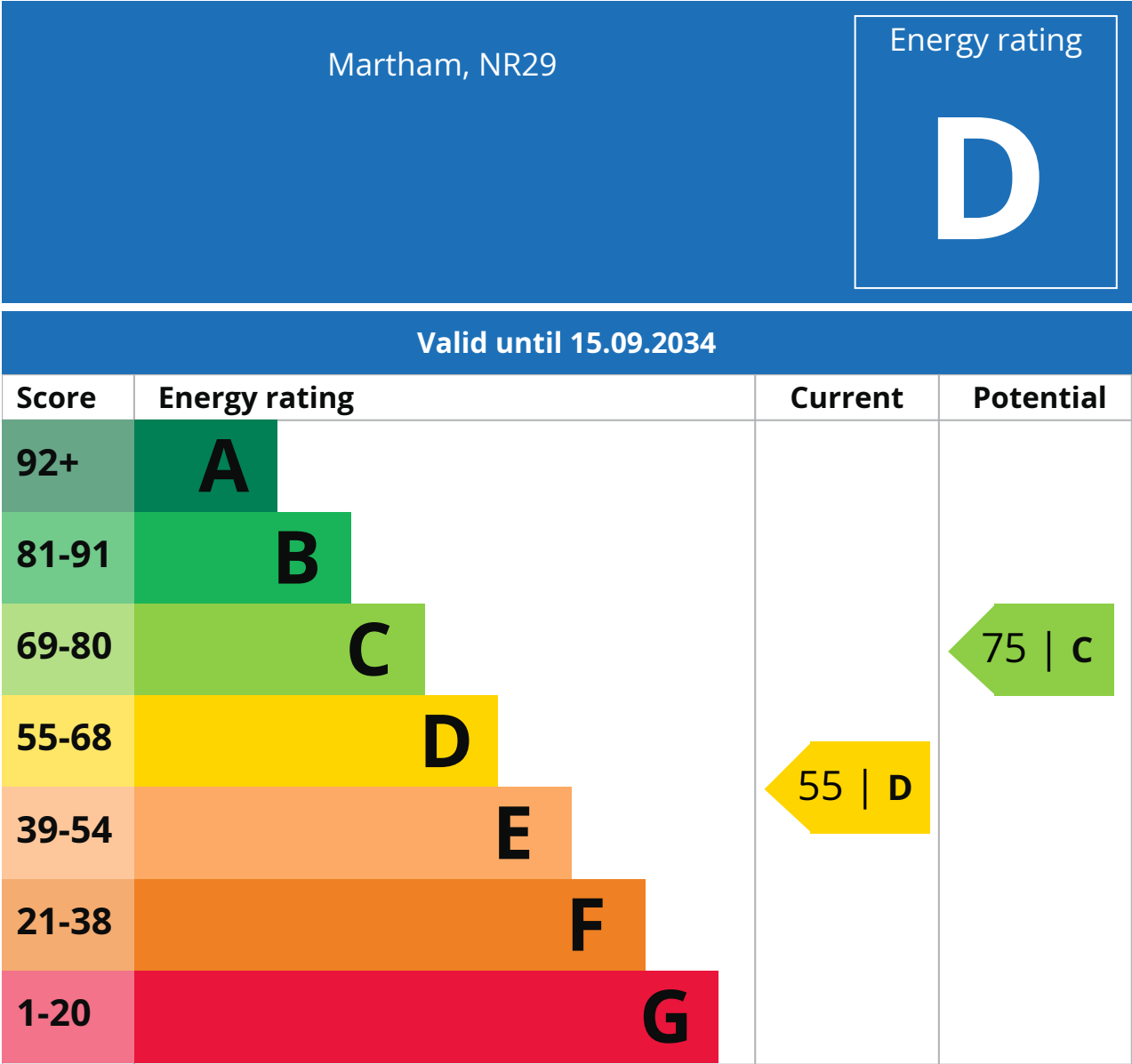
16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

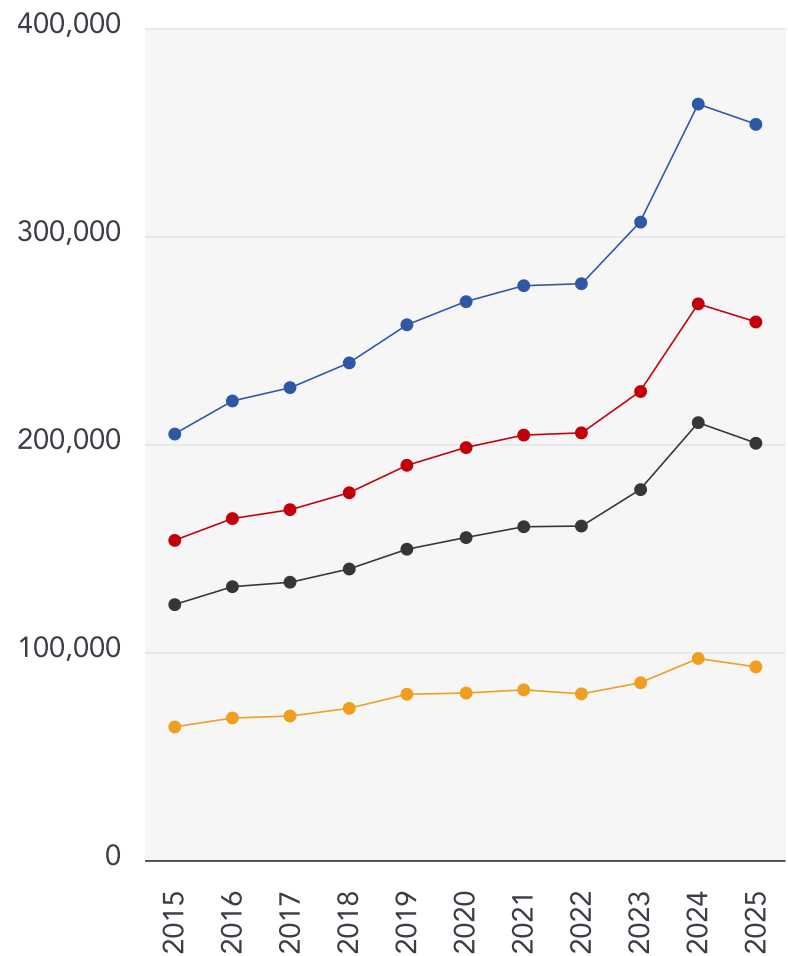




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	155 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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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.

Howards Data Quality

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

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