



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16th July 2024



28, CHIPPERFIELD ROAD, NORWICH, NR7 9RR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,777
Title Number:	NK49163
UPRN:	100090893636

Last Sold Date:	19/10/2006
Last Sold Price:	£135,000
Last Sold £/ft²:	£174
Tenure:	Freehold

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	55 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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28 Chipperfield Road, NR7 9RR

Energy rating

D

Valid until 04.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

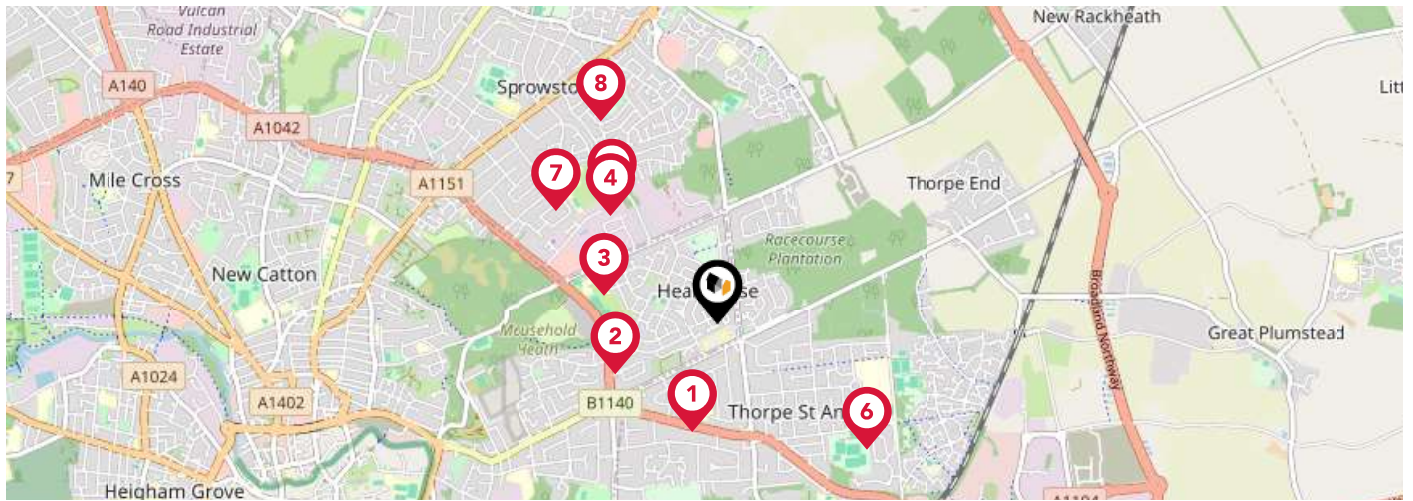
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

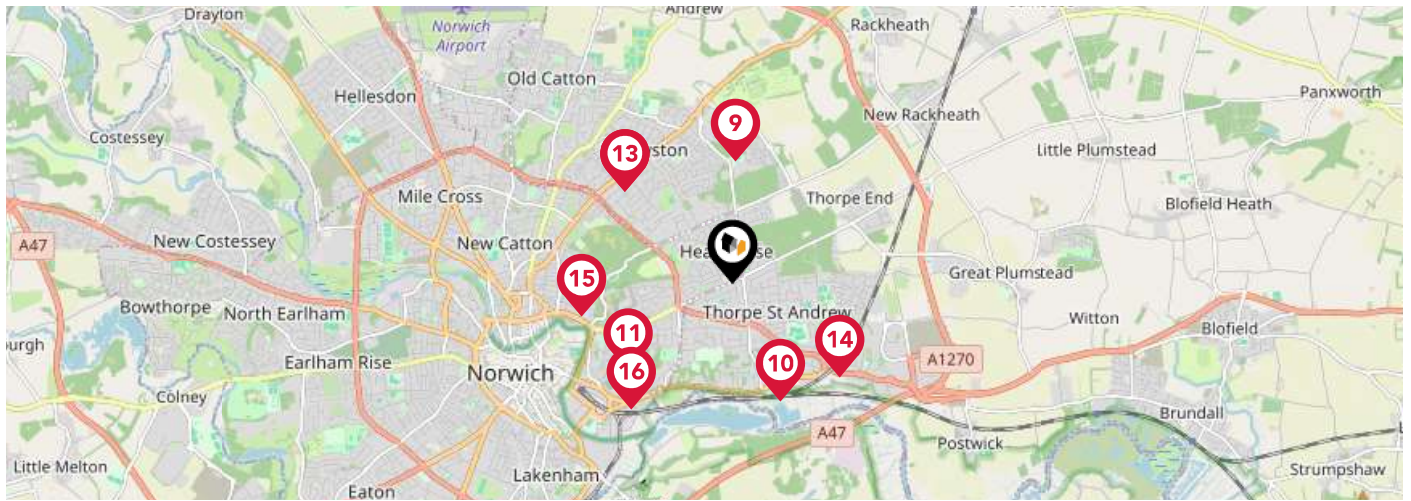
Area Schools



		Nursery	Primary	Secondary	College	Private
1	St William's Primary School Ofsted Rating: Good Pupils: 413 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heartsease Primary Academy Ofsted Rating: Outstanding Pupils: 496 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Open Academy Ofsted Rating: Requires Improvement Pupils: 611 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Falcon Junior School Ofsted Rating: Good Pupils: 474 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cecil Gowing Infant School Ofsted Rating: Good Pupils: 174 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thorpe St Andrew School and Sixth Form Ofsted Rating: Outstanding Pupils: 1877 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sprowston Community Academy Ofsted Rating: Good Pupils: 1292 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sparhawk Infant School & Nursery Ofsted Rating: Outstanding Pupils: 214 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

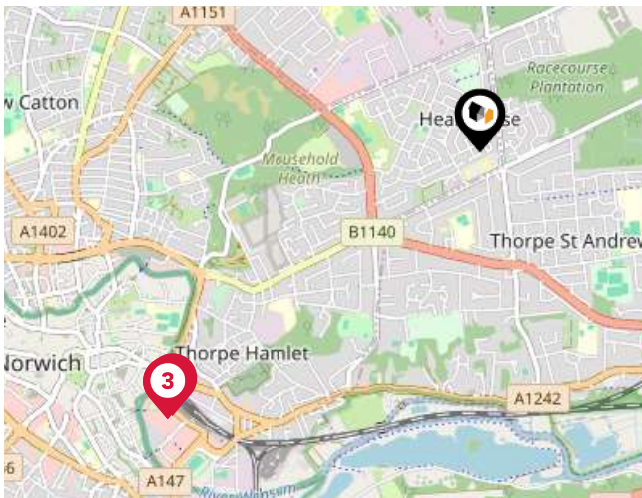
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	Nursery	Primary	Secondary	College	Private
<p>9 White House Farm Ofsted Rating: Not Rated Pupils: 25 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hillside Avenue Primary and Nursery School, Thorpe Ofsted Rating: Good Pupils: 440 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lionwood Junior School Ofsted Rating: Good Pupils: 311 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Sprowston Junior School Ofsted Rating: Good Pupils: 237 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Sprowston Infant School Ofsted Rating: Good Pupils: 148 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Dussindale Primary School Ofsted Rating: Good Pupils: 355 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Mousehold Infant & Nursery School Ofsted Rating: Outstanding Pupils: 278 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lionwood Infant and Nursery School Ofsted Rating: Outstanding Pupils: 258 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

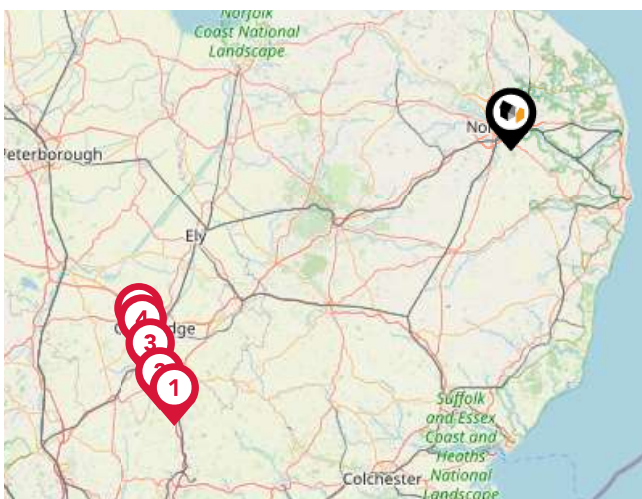
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Norwich Rail Station	1.83 miles
2	Norwich Rail Station	1.86 miles
3	Norwich Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	63.14 miles
2	M11 J10	63.25 miles
3	M11 J11	62 miles
4	M11 J13	61.05 miles
5	M11 J14	60.7 miles

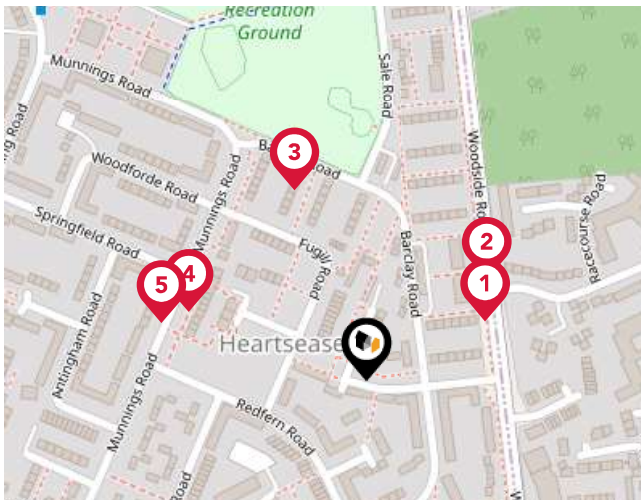


Airports/HELIPADS

Pin	Name	Distance
1	Airport Passenger Terminal	3.13 miles
2	Norwich International Airport	3.13 miles
3	Norwich International Airport	3.16 miles
4	International Airport	3.16 miles

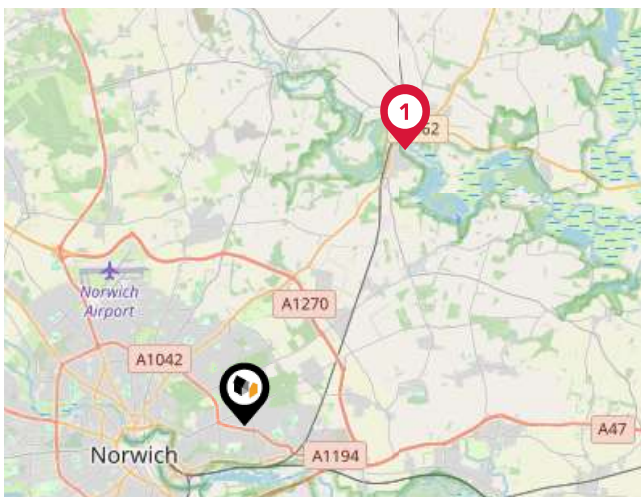
Area

Transport (Local)



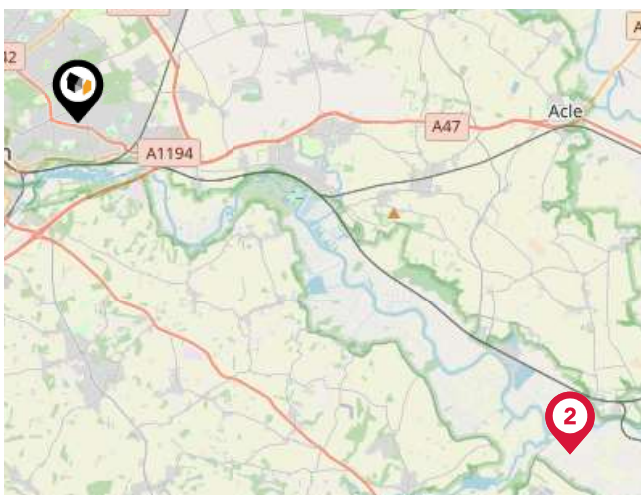
Bus Stops/Stations

Pin	Name	Distance
1	Racecourse Road	0.07 miles
2	Racecourse Road	0.09 miles
3	Munnings Road	0.11 miles
4	Springfield Road	0.11 miles
5	Springfield Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	5.73 miles
2	Hoveton (Bure Valley Railway)	5.78 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	10.66 miles
2	Reedham Ferry North	10.67 miles

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