

**Greg Taylor**

The Norfolk Guest House, 1-3, Holland Road, Felixstowe, Suffolk, IP11 2BA

# Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:



Area of interest	Properties marketed between	Properties marketed by
<b>IP11 2BA</b>	<b>31 Oct 21 - 31 Jan 24</b>	<b>Any Agent</b>



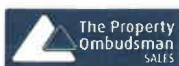
**Vikings Estate Agents, Felixstowe**

113 Hamilton Road, Felixstowe, IP11 7BL

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rightmove 



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# Introduction

The Best Price Guide provides comparable property information selected by Vikings Estate Agents to help establish the best market price.

## Your property



CURRENTLY ADVERTISED **SOLD STC**

### 12 bedroom house

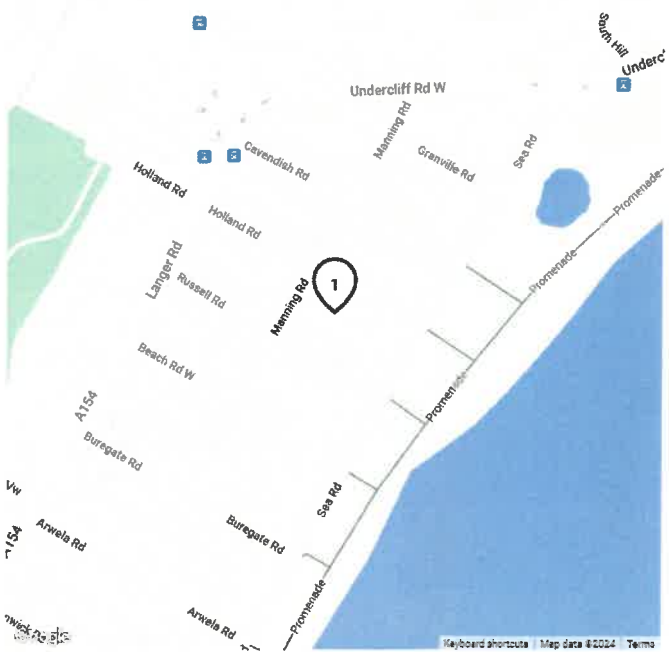
Holland Road, Felixstowe, IP11

- INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- CLOSE TO SEA FRONT
- FORMALLY A GUEST HOUSE

Marketed from 4 Jul 2023 by Vikings Estate Agents, Felixstowe

#### SOLD PRICE HISTORY

7 Dec 2017	£400,000
-----	
5 Dec 2003	£222,000



## Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.

\* Legal information present on page 2

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Vikings Estate Agents unless otherwise stated.





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## Comparable property



£700,000

**NO LONGER ADVERTISED**

### **12 bedroom end of terrace house for sale Norfolk Guest House, 1-3 Holland Road, Felixstowe**

- NO ONWARD CHAIN
- OVER 3500 SQ FT
- GREAT INVESTMENT OPPORTUNITY
- WEST FACING REAR GARDEN
- CLOSE TO THE SEA FRONT
- 12 ENSUITE DOUBLE ROOMS
- HMO LICENSE REQUIRED
- VIEWING ADVISED

**Marketed from 5 Aug 2022 to 19 Nov 2022 (106 days)**

The sold price history information is provided by HM Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland). It is matched to Rightmove properties by house number and full postcode. There is not always a match. HM Land Registry data covers the period from 01 January 1995 and the Registers of Scotland data covers the period from 18 October 1996 and is updated on a monthly basis therefore is correct as at the end of the last calendar month. The dates shown relate to the property's registered date, not sold date. ©Crown copyright material originating from HM Land Registry is reproduced with the permission of HM Land Registry under delegated authority from the Controller of HMSO. Contains public sector information licensed under the [Open Government Licence v3.0](#). Material originating from the Registers of Scotland is reproduced with the permission of the Keeper of the Registers of Scotland and contains data compiled by THE Registers of Scotland. If you have found an error with the data, please contact the HM Land Registry for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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## Market Information

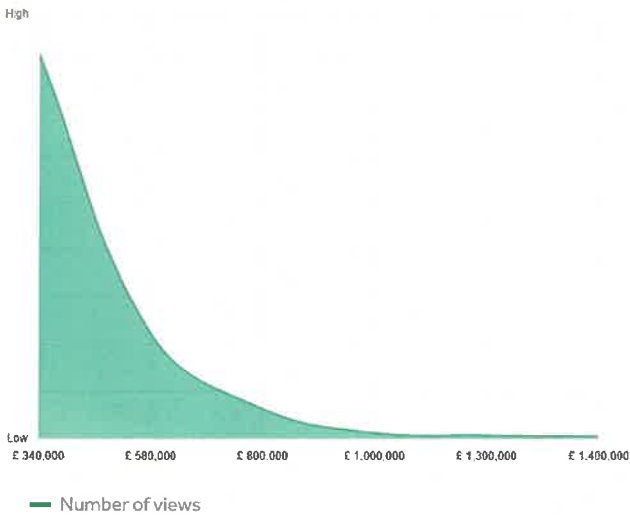


### New vs. sold subject to contract (STC) properties in IP11 2BA

This graph shows the number of new properties vs. the number of sold STC properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.

### Average prices of properties in IP11 2BA

This graph shows the average asking price and final selling price of properties in this area, listed by all agents, over the last 12 months on Rightmove. The Land Registry sold price data is usually only available 2-3 months after a sale is completed.



### Number of property views in the last 6 months for your selected property types within IP11

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.

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