

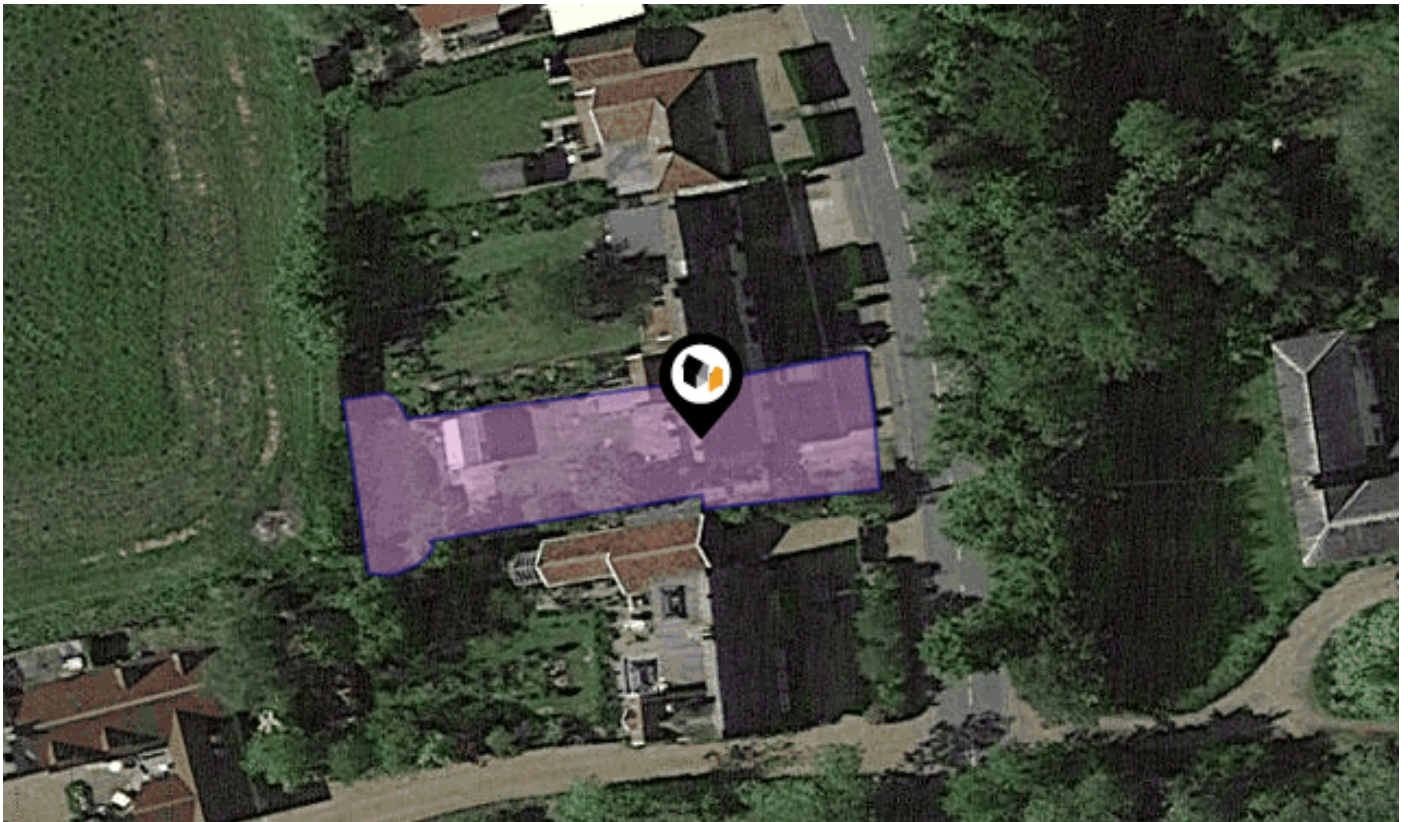


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26<sup>th</sup> June 2024



**QUEEN STREET, STRADBROKE, EYE, IP21**

**Whittley Parish | Diss**

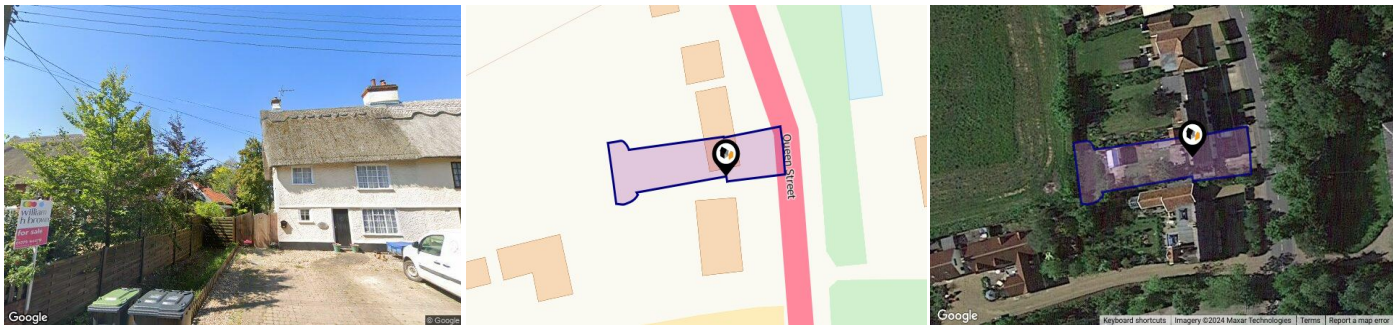
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,408		
<b>Title Number:</b>	SK214299		

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	Stradbroke
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>22</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

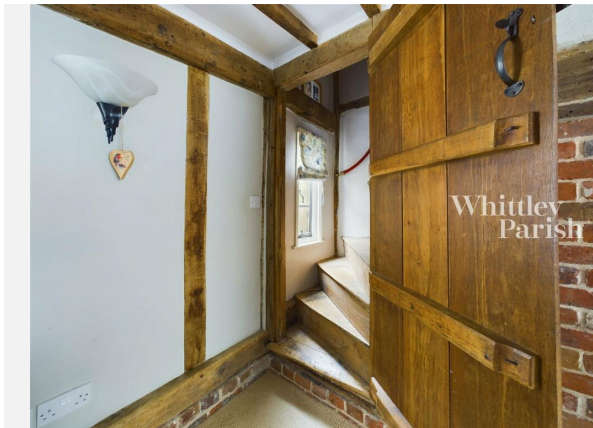
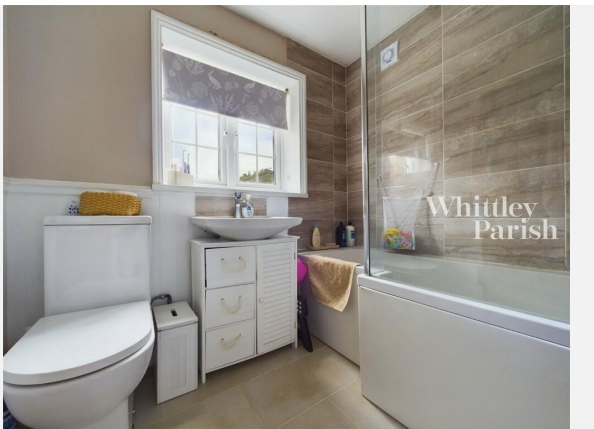


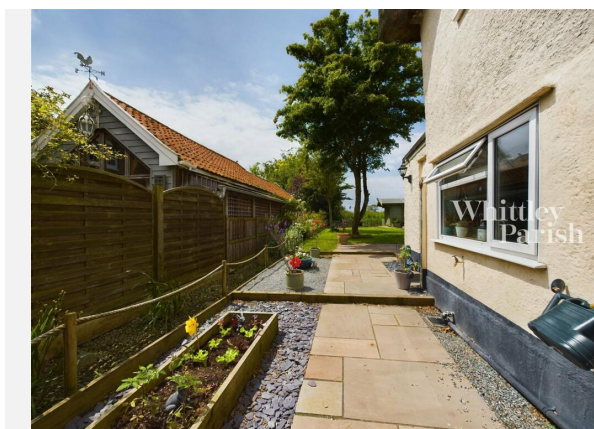


# Gallery Photos







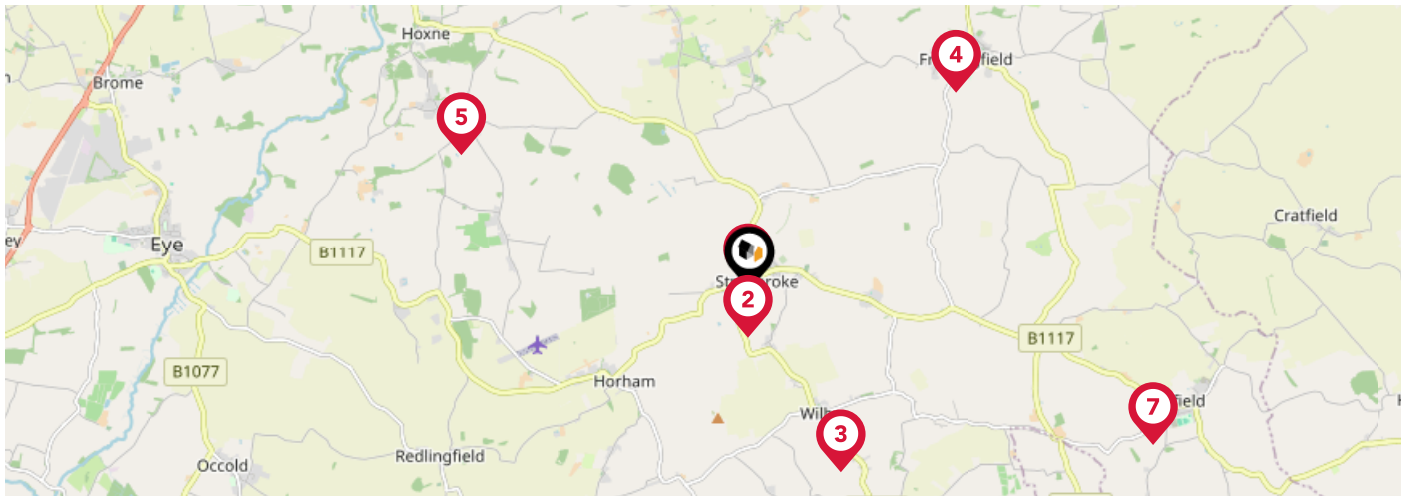






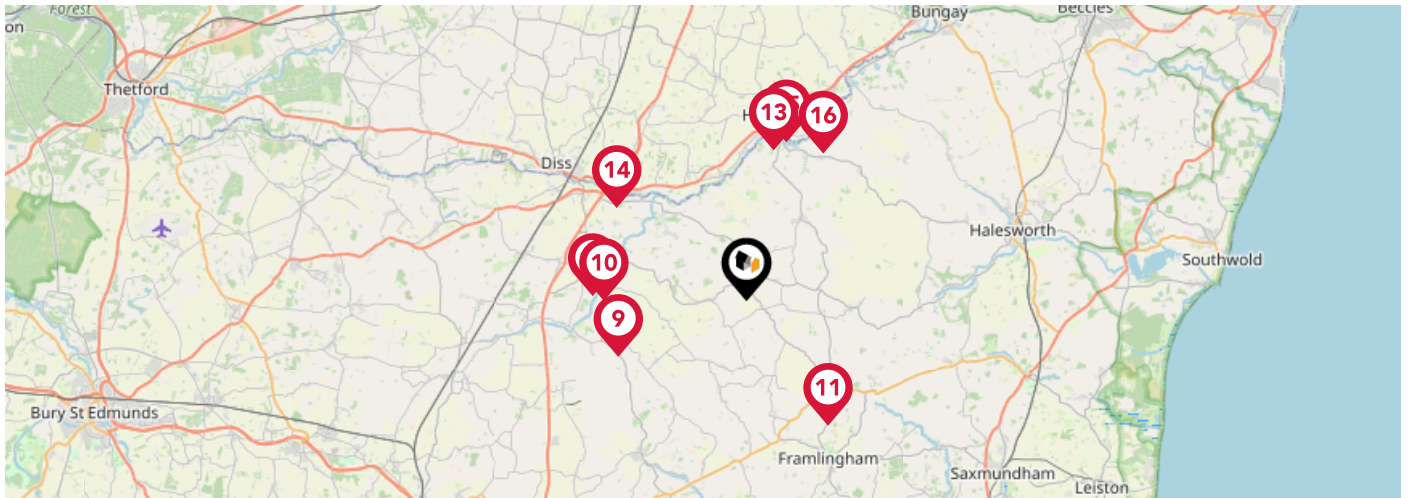
**QUEEN STREET, STRADBROKE, EYE, IP21**

<p><b>Floor 0</b> Building 1</p>	<p><b>Floor 1</b> Building 1</p>	<p><b>Approximate total area<sup>(1)</sup></b>  765.54 ft<sup>2</sup></p>
<p><b>Floor 0</b> Building 2</p>		



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Stradbroke Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:0.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Stradbroke High School</b> Ofsted Rating: Good   Pupils: 319   Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Wilby Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:1.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Fressingfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 136   Distance:2.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 84   Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Worlingworth Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 70   Distance:3.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>All Saints Church of England Primary School, Laxfield</b> Ofsted Rating: Outstanding   Pupils: 114   Distance:3.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Bedfield Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 45   Distance:5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

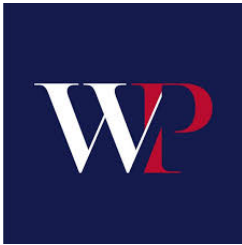


		Nursery	Primary	Secondary	College	Private
	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 186   Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dennington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 991   Distance:5.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Archbishop Sancroft High School (A Church of England Academy)</b> Ofsted Rating: Good   Pupils: 455   Distance:5.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scale Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harleston CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 456   Distance:5.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mendham Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:6.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

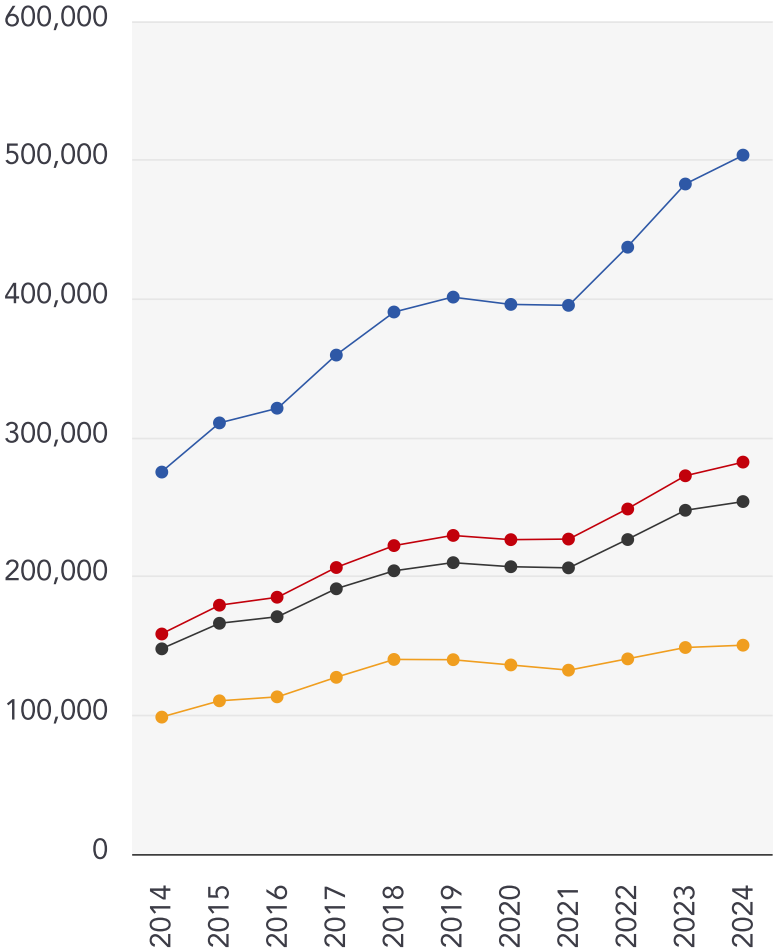


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

**+52.51%**



### Whittley Parish | Diss

---

At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.





### Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

### Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

### Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

# Whittleby Parish | Diss

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Whittleby Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittlebyparish.com

<https://www.whittlebyparish.com/>

