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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th August 2024



ASH PLOUGH, STRADBROKE, EYE, IP21

Whittley Parish | Diss

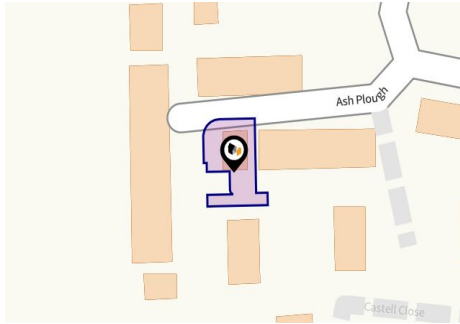
4-6 Market Hill Diss IP22 4JZ

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.06 acres		
Year Built :	2005		
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK271880		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

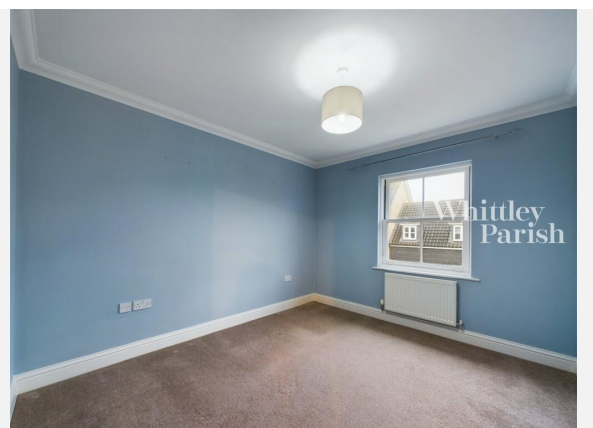
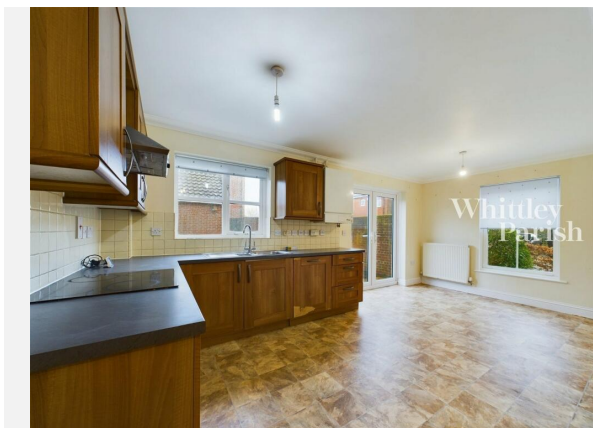
18 mb/s	80 mb/s	- mb/s

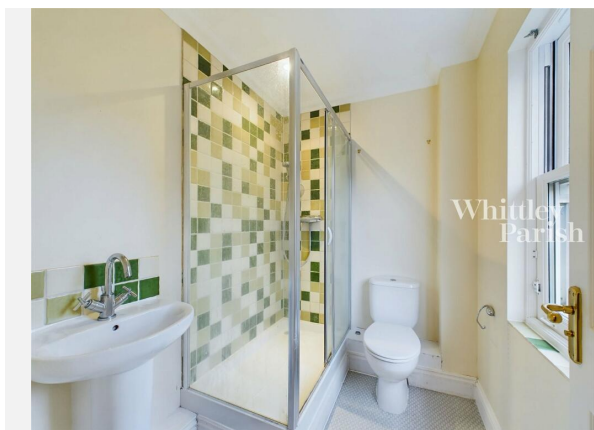
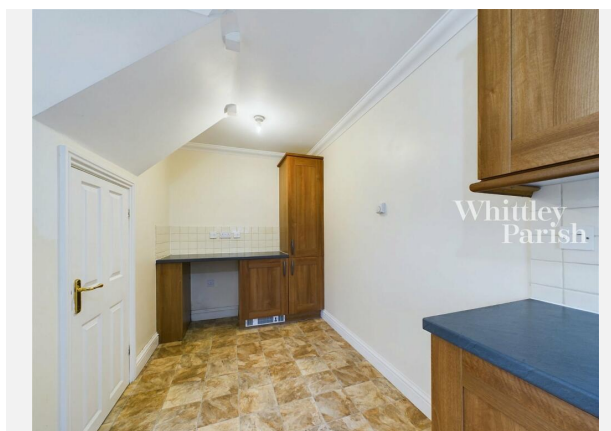
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

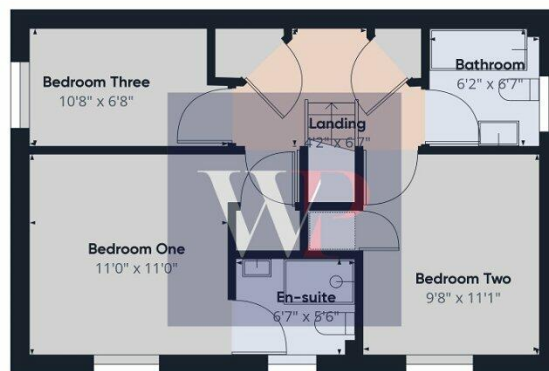
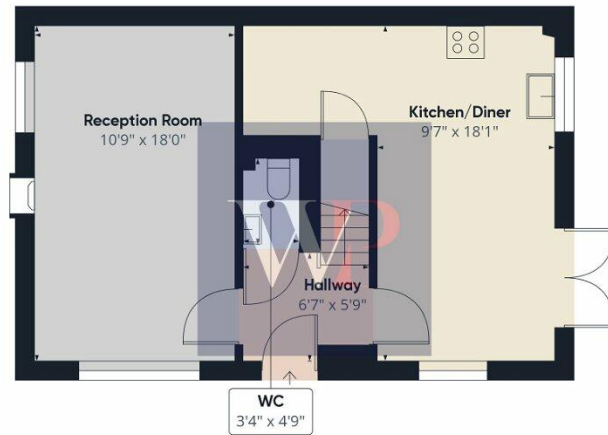








ASH PLOUGH, STRADBROKE, EYE, IP21



Approximate total area¹
958.51 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy rating

C

Valid until 09.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

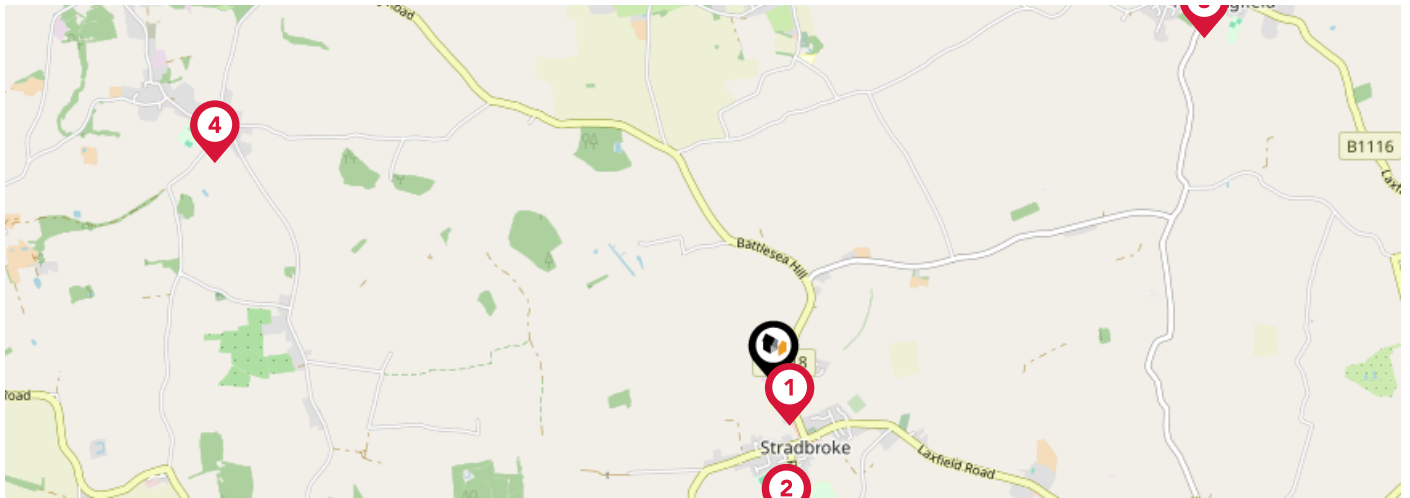
EPC - Additional Data



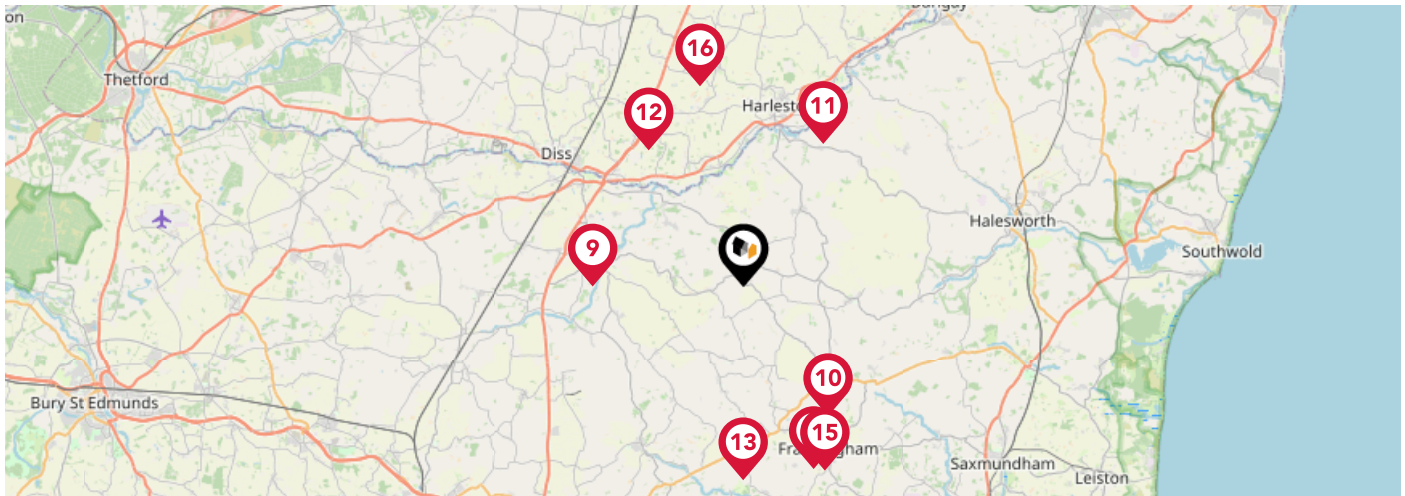
Additional EPC Data









Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 200 mm loft insulation
Roof Energy:	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 69% of fixed outlets
Floors:	Solid insulated (assumed)
Total Floor Area:	95 m ²

Area Schools



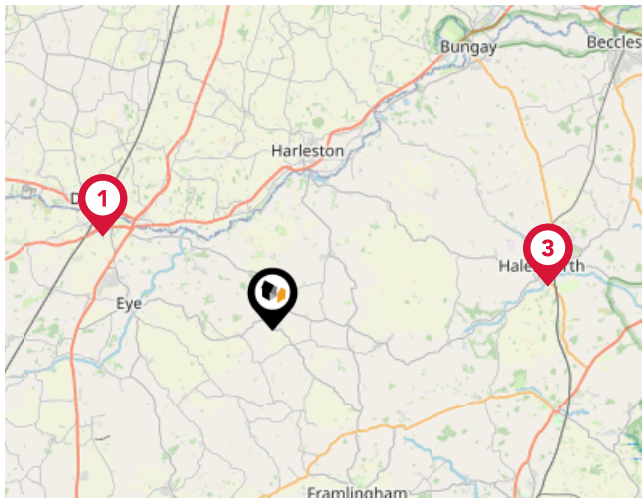
	Nursery	Primary	Secondary	College	Private
1 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 70 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 114 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:5.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dennington Church of England Primary School Ofsted Rating: Good Pupils: 67 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mendham Primary School Ofsted Rating: Good Pupils: 86 Distance:5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:5.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earl Soham Community Primary School Ofsted Rating: Good Pupils: 58 Distance:7.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomas Mills High School Ofsted Rating: Good Pupils: 1159 Distance:7.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Framlingham College Ofsted Rating: Not Rated Pupils: 656 Distance:7.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 131 Distance:7.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

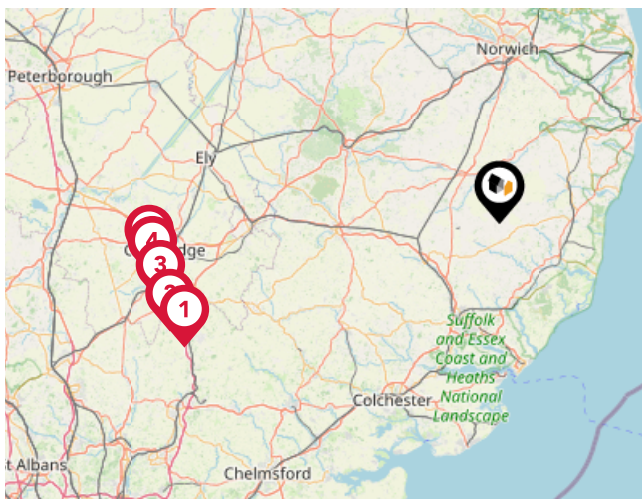
Area

Transport (National)



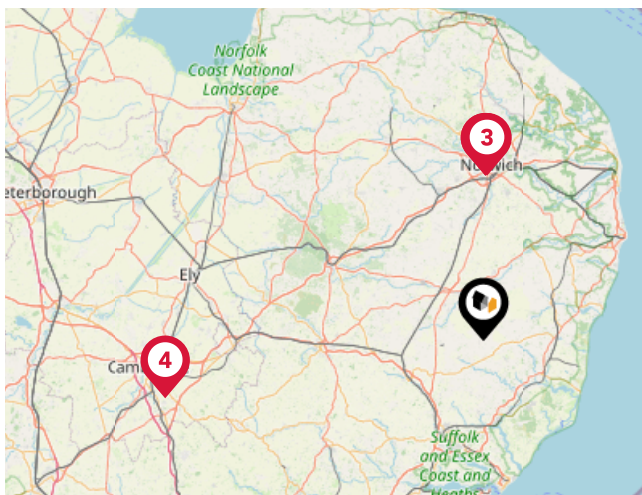
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.06 miles
2	Entrance1	10.11 miles
3	Halesworth Rail Station	10.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.32 miles
2	M11 J10	50.42 miles
3	M11 J11	50.67 miles
4	M11 J13	51.03 miles
5	M11 J14	51.24 miles

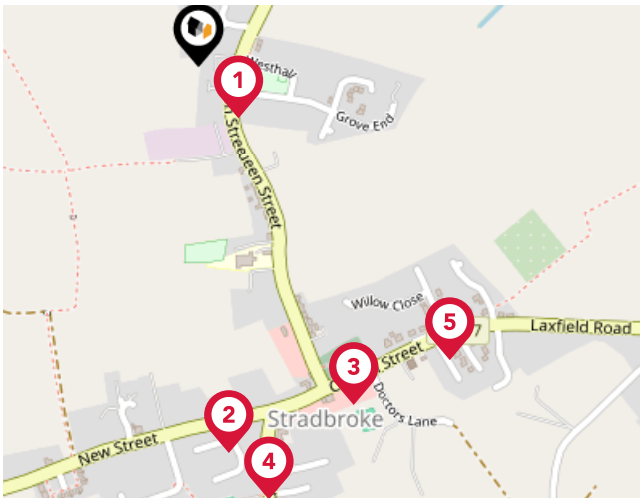


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	23.91 miles
2	International Airport	23.91 miles
3	Airport Passenger Terminal	23.93 miles
4	Cambridge Airport	47.05 miles

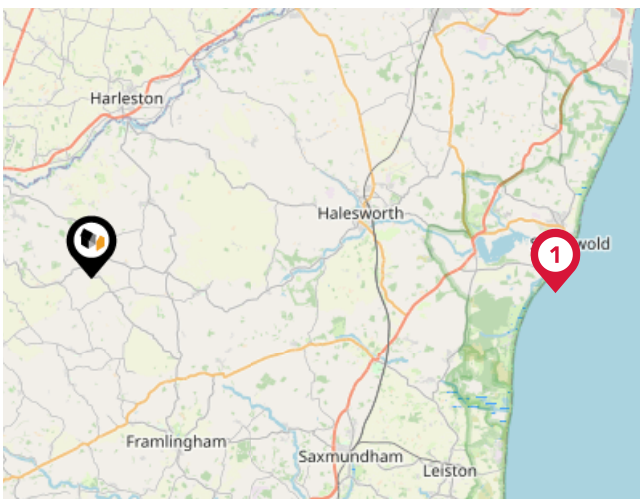
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westhall	0.07 miles
2	Bishops Way	0.44 miles
3	White Hart	0.42 miles
4	Priory Close	0.5 miles
5	Shelton Hill	0.44 miles



Ferry Terminals

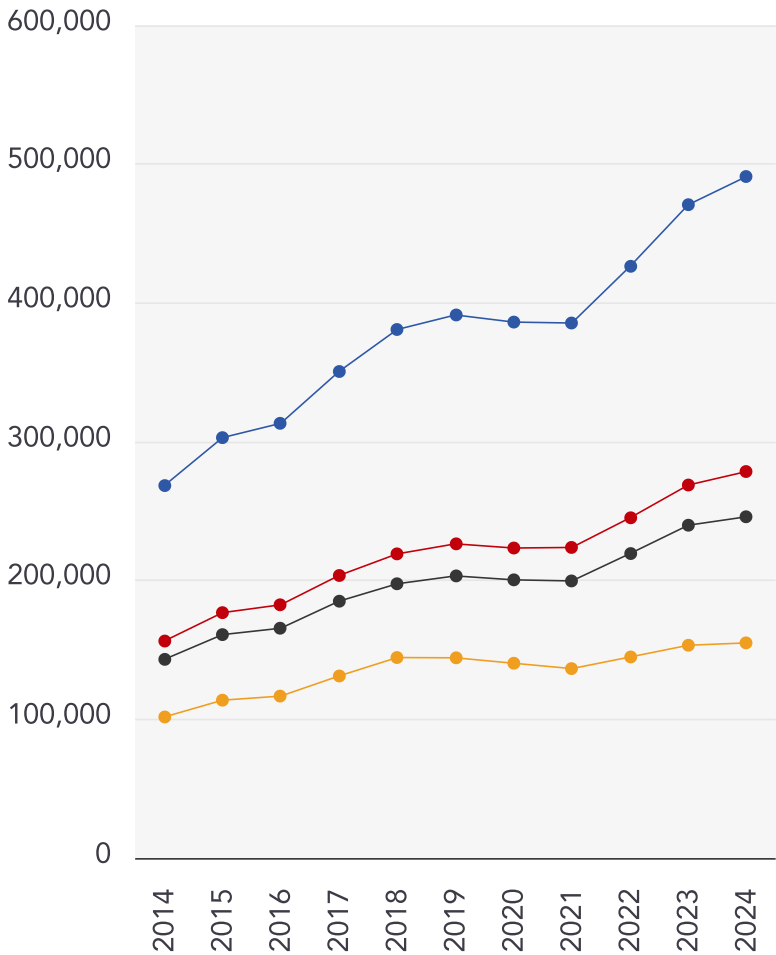
Pin	Name	Distance
1	Walberswick Ferry Landing	16.84 miles
2	Southwold Ferry Landing	16.84 miles

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.



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