

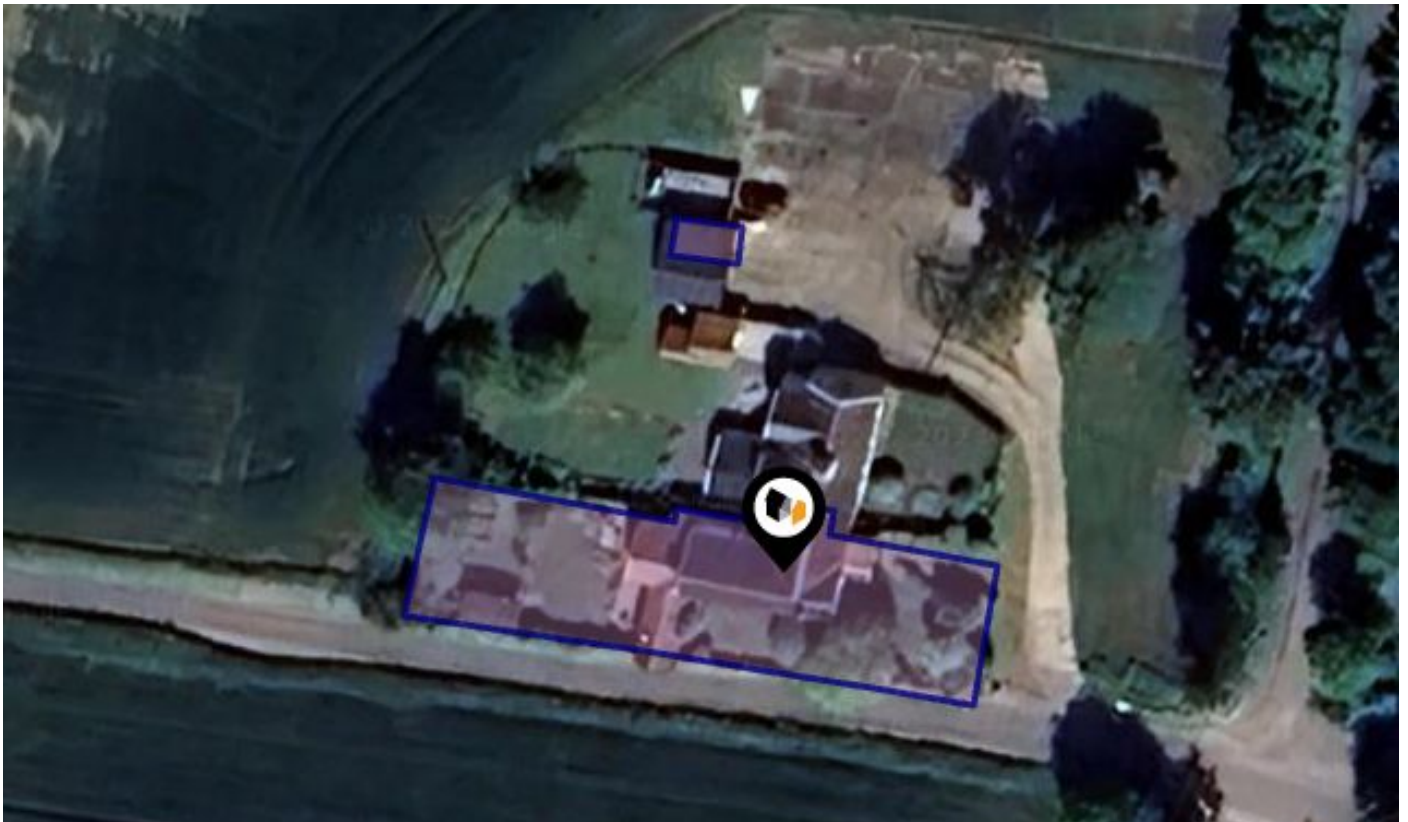


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03<sup>rd</sup> October 2024



**HOPTON ROAD, THELNETHAM, DISS, IP22**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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





## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Terraced                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3  |                |          |
| <b>Floor Area:</b>      | 1,399 ft <sup>2</sup> / 130 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.14 acres                                 |                |          |
| <b>Council Tax :</b>    | Band B                                     |                |          |
| <b>Annual Estimate:</b> | £1,664                                     |                |          |
| <b>Title Number:</b>    | SK205165                                   |                |          |

## Local Area

|                           |         |
|---------------------------|---------|
| <b>Local Authority:</b>   | Suffolk |
| <b>Conservation Area:</b> | No      |
| <b>Flood Risk:</b>        |         |
| • Rivers & Seas           | No Risk |
| • Surface Water           | Medium  |

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

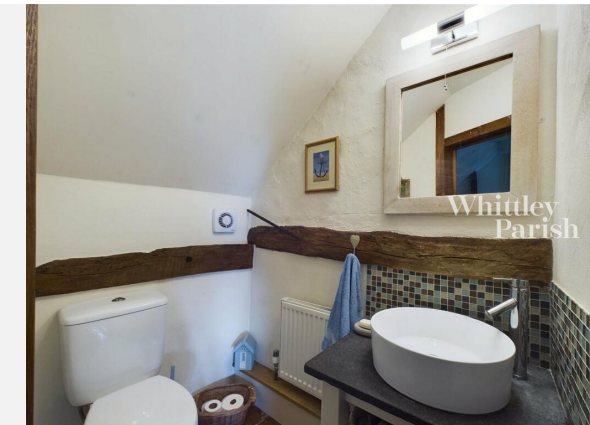
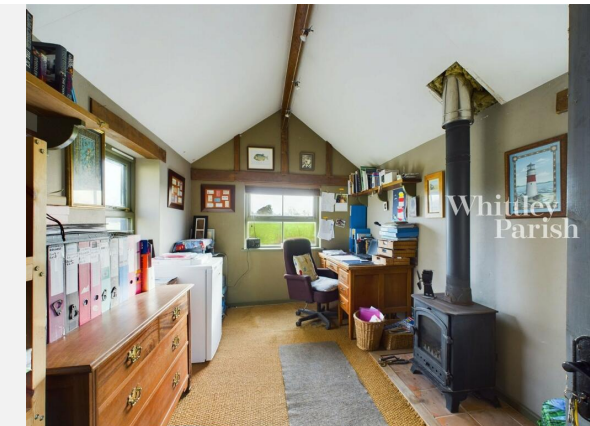
|                  |                   |                  |
|------------------|-------------------|------------------|
| <b>1</b><br>mb/s | <b>48</b><br>mb/s | <b>-</b><br>mb/s |
|                  |                   |                  |

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

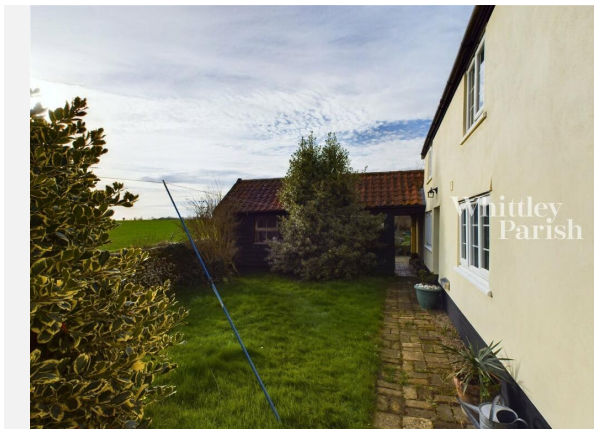


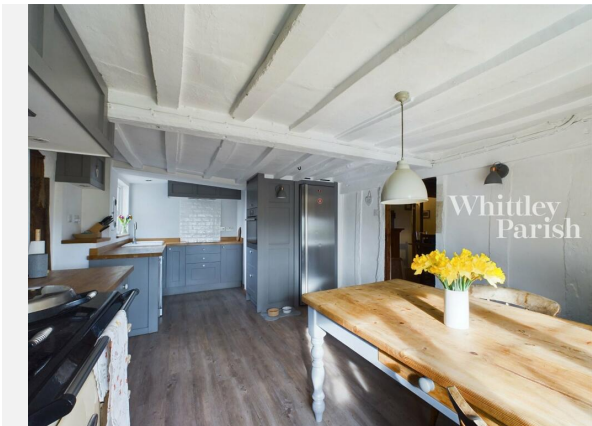
### Satellite/Fibre TV Availability:

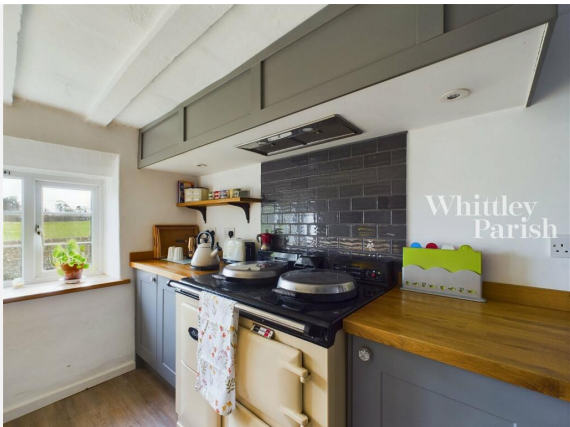
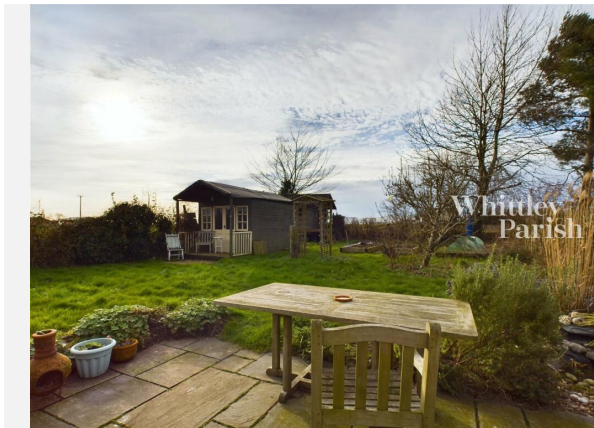
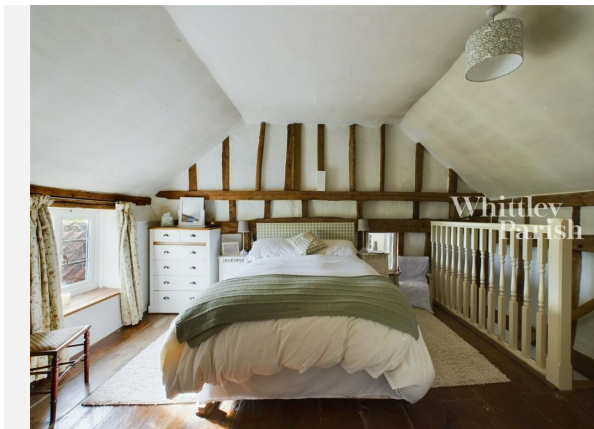




# Gallery Photos











## HOPTON ROAD, THELNETHAM, DISS, IP22







Energy rating

D

Valid until 07.06.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97   A    |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

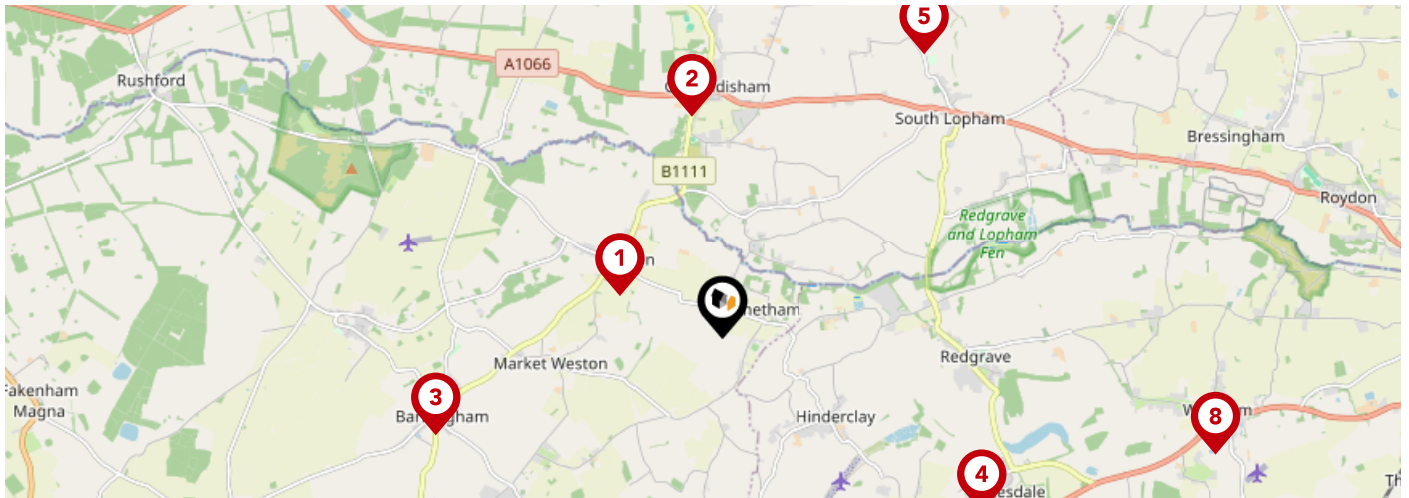
## EPC - Additional Data



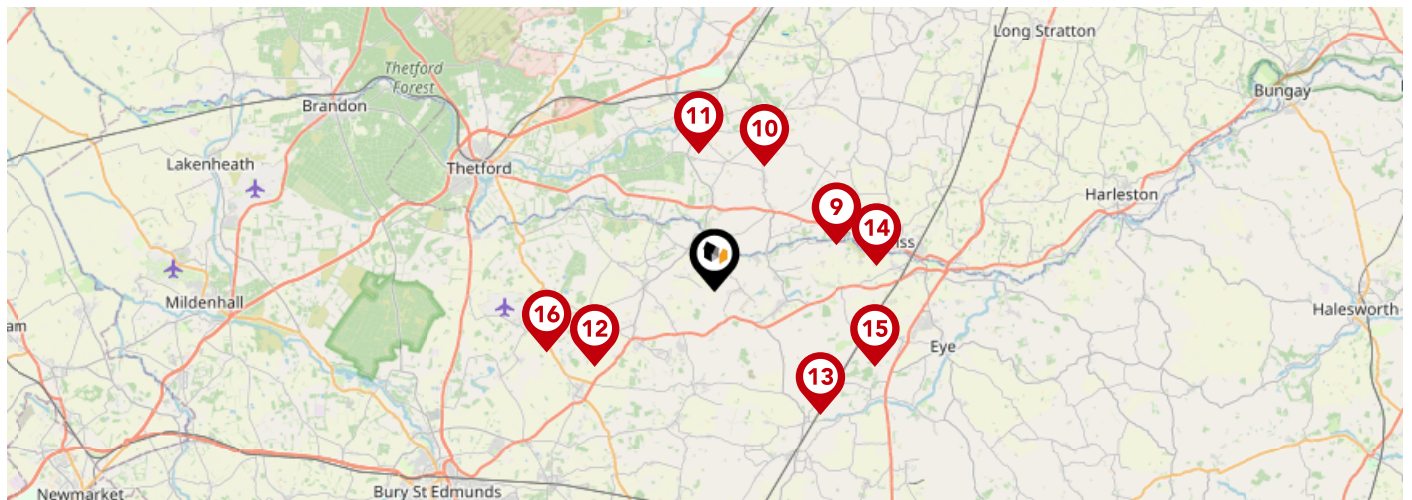
### Additional EPC Data









|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Semi-detached house                                   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Granite or whinstone as built no insulation (assumed) |
| <b>Walls Energy:</b>                | Very poor   |
| <b>Roof:</b>                        | Pitched 400+ mm loft insulation                       |
| <b>Roof Energy:</b>                 | Very good   |
| <b>Main Heating:</b>                | Boiler and radiators oil                              |
| <b>Main Heating Controls:</b>       | Programmer room thermostat and TRVs                   |
| <b>Hot Water System:</b>            | From main system                                      |
| <b>Hot Water Energy Efficiency:</b> | Average   |
| <b>Lighting:</b>                    | Low energy lighting in 77% of fixed outlets           |
| <b>Floors:</b>                      | Solid no insulation (assumed)                         |
| <b>Total Floor Area:</b>            | 130 m <sup>2</sup>                                    |

# Area Schools



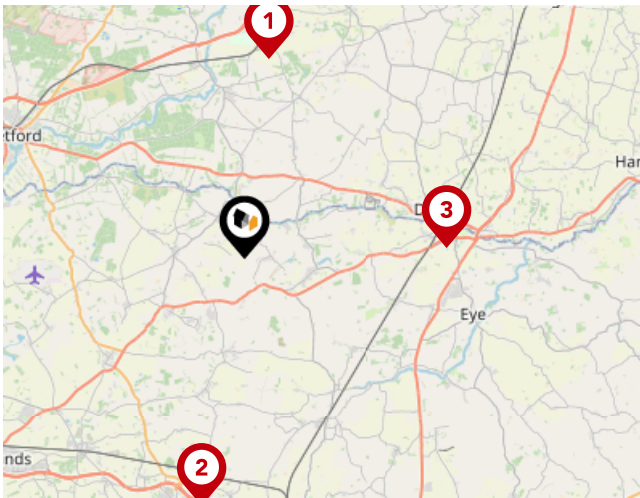
|   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> <b>Hopton Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 77   Distance:1.01              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> <b>Garboldisham Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 73   Distance:2.03                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> <b>Barningham Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 81   Distance:2.75          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> <b>St Botolph's Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:2.83       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> <b>St Andrew's CofE VA Primary School, Lopham</b><br>Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.15                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> <b>Stanton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:4.04   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> <b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 118   Distance:4.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> <b>Wortham Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 102   Distance:4.58  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  <b>Bressingham Primary School</b><br>Ofsted Rating: Good   Pupils: 142   Distance:4.73                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Kenninghall Primary School</b><br>Ofsted Rating: Good   Pupils: 106   Distance:4.88                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>East Harling Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 212   Distance:5.03                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Bardwell Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 59   Distance:5.1                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Gislingham Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 143   Distance:5.88                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Roydon Primary School</b><br>Ofsted Rating: Good   Pupils: 261   Distance:5.94   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Mellis Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:6.41                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Honington Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 164   Distance:6.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

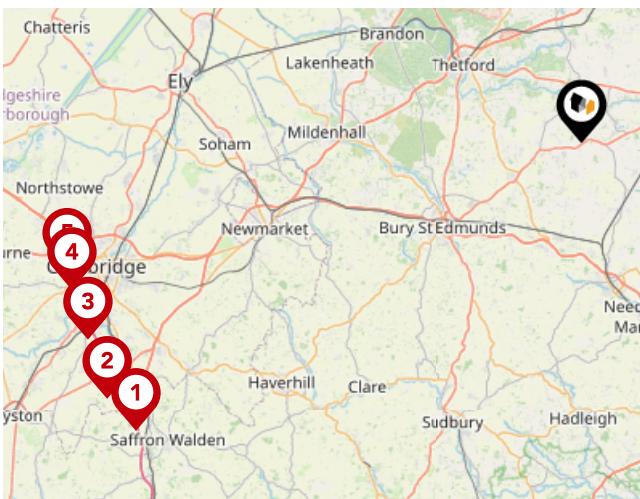
# Area

## Transport (National)



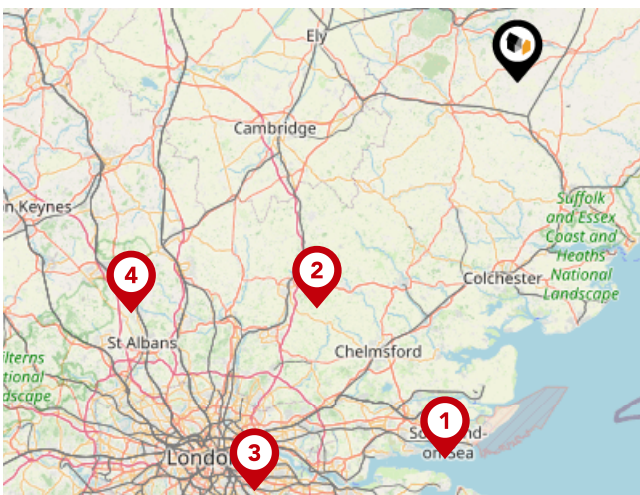
### National Rail Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Eccles Road Rail Station | 7.28 miles |
| 2   | Elmswell Rail Station    | 9.07 miles |
| 3   | Diss Rail Station        | 7.32 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 38.58 miles |
| 2   | M11 J10 | 39.1 miles  |
| 3   | M11 J11 | 38.6 miles  |
| 4   | M11 J13 | 38.44 miles |
| 5   | M11 J14 | 38.46 miles |



### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Southend-on-Sea  | 56.2 miles  |
| 2   | Stansted Airport | 44.1 miles  |
| 3   | Silvertown       | 71.02 miles |
| 4   | Luton Airport    | 65.64 miles |

# Area

## Transport (Local)



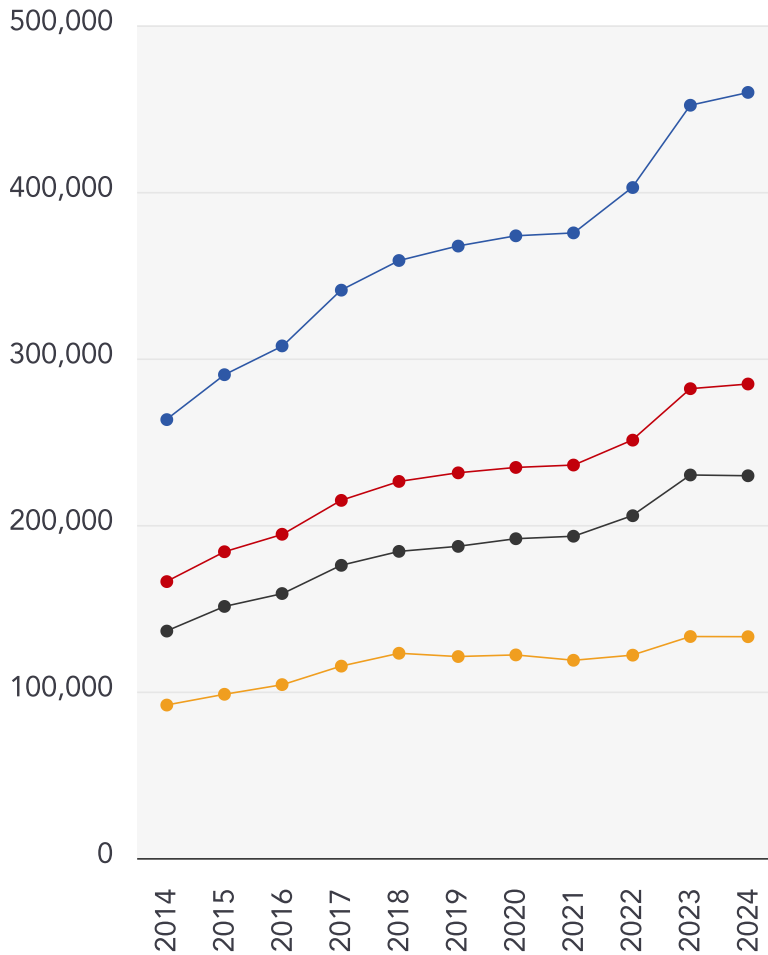
### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | White Horse      | 0.32 miles |
| 2   | Chapel           | 1.05 miles |
| 3   | Crown House      | 1.31 miles |
| 4   | Post Office      | 1.07 miles |
| 5   | Methodist Church | 1.13 miles |

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

**+74.63%**

Semi-Detached

**+71.48%**

Terraced

**+68.43%**

Flat

**+44.68%**



### Whittley Parish | Diss

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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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# Whittleby Parish | Diss

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