

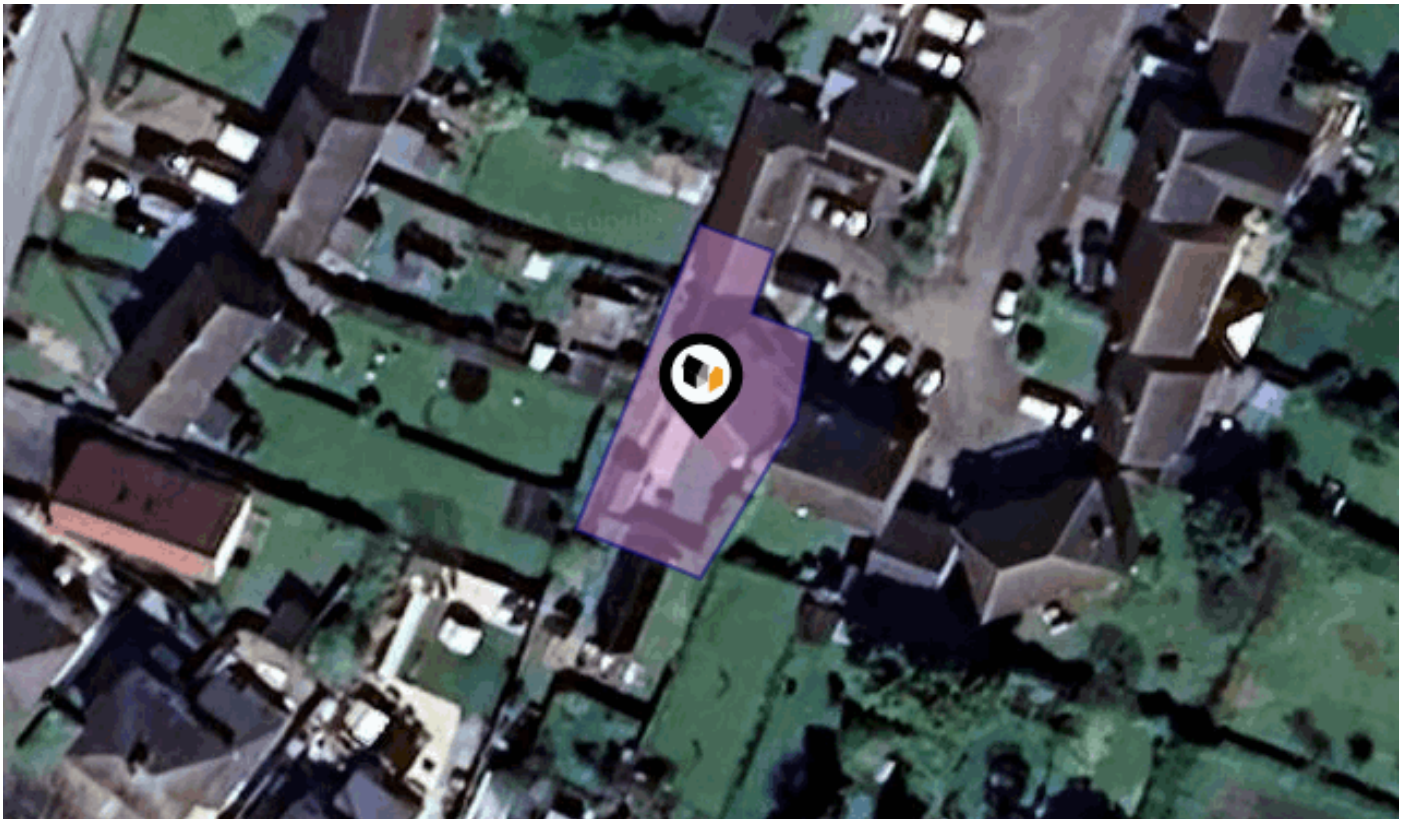


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



ASH TREE CLOSE, OCCOLD, EYE, IP23

Whittley Parish | Diss

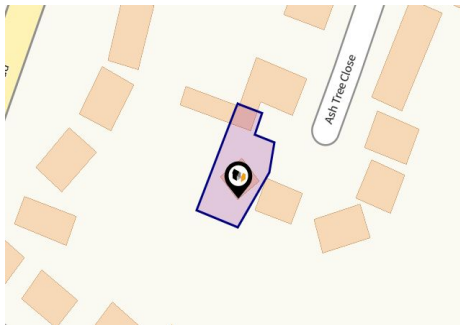
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK117774		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	71 mb/s	- mb/s

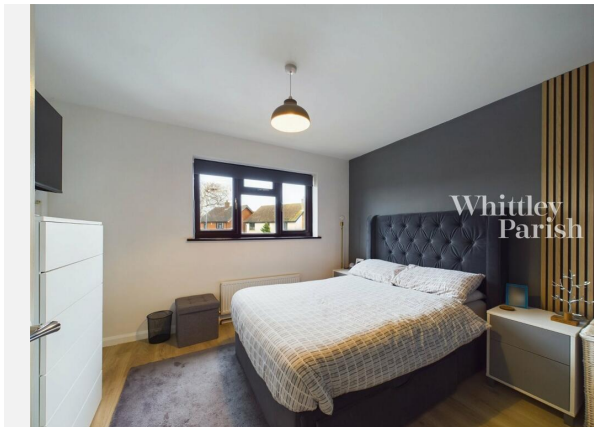
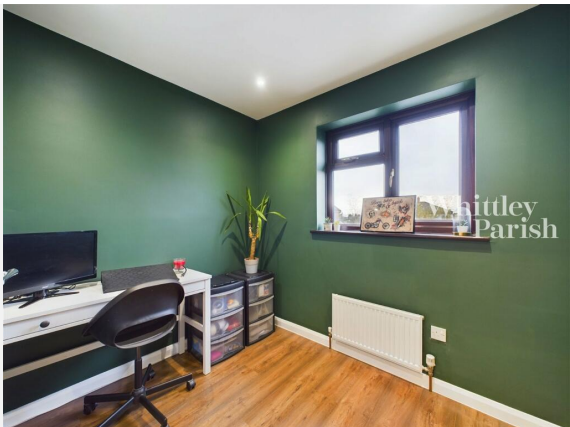
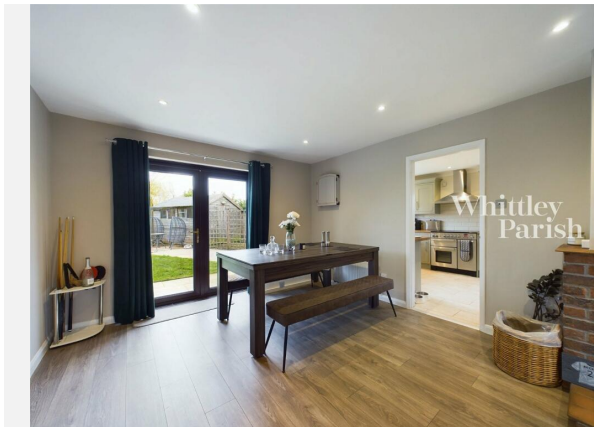
Mobile Coverage: (based on calls indoors)

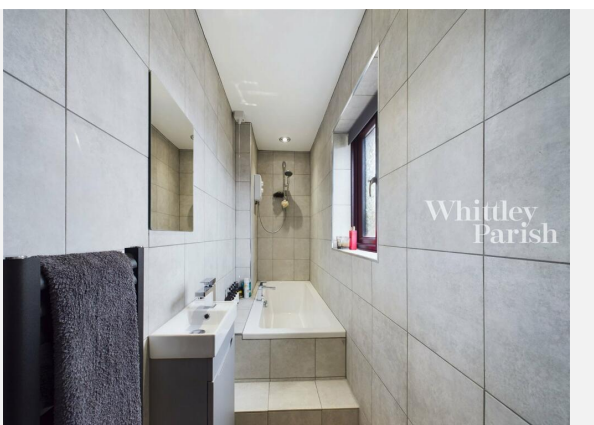
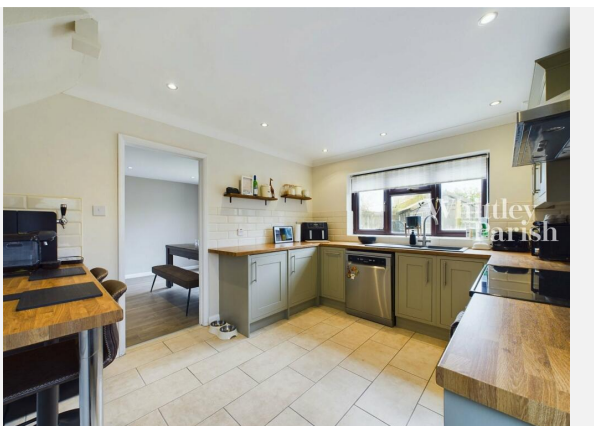
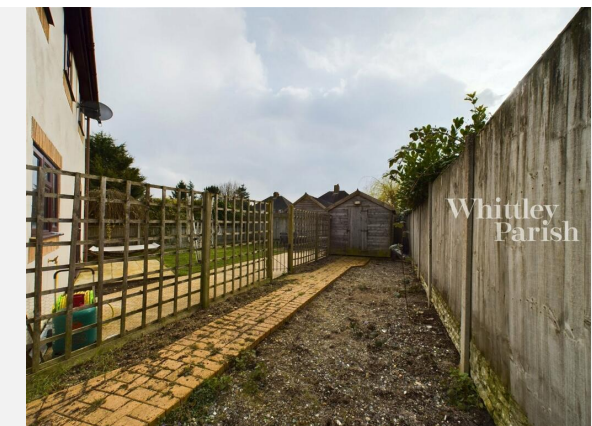
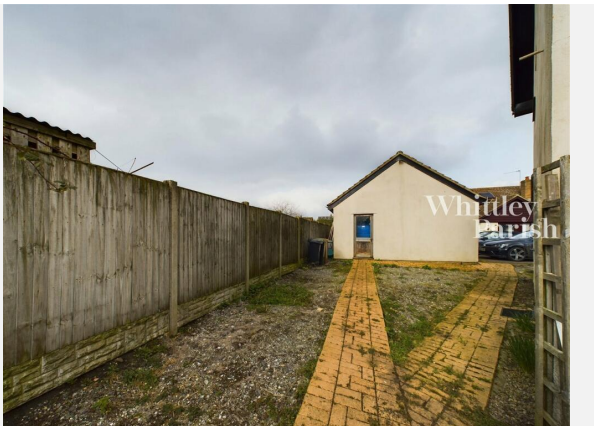


Satellite/Fibre TV Availability:



Gallery Photos





ASH TREE CLOSE, OCCOLD, EYE, IP23



Property
EPC - Certificate



Occold, IP23

Energy rating

E

Valid until 02.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

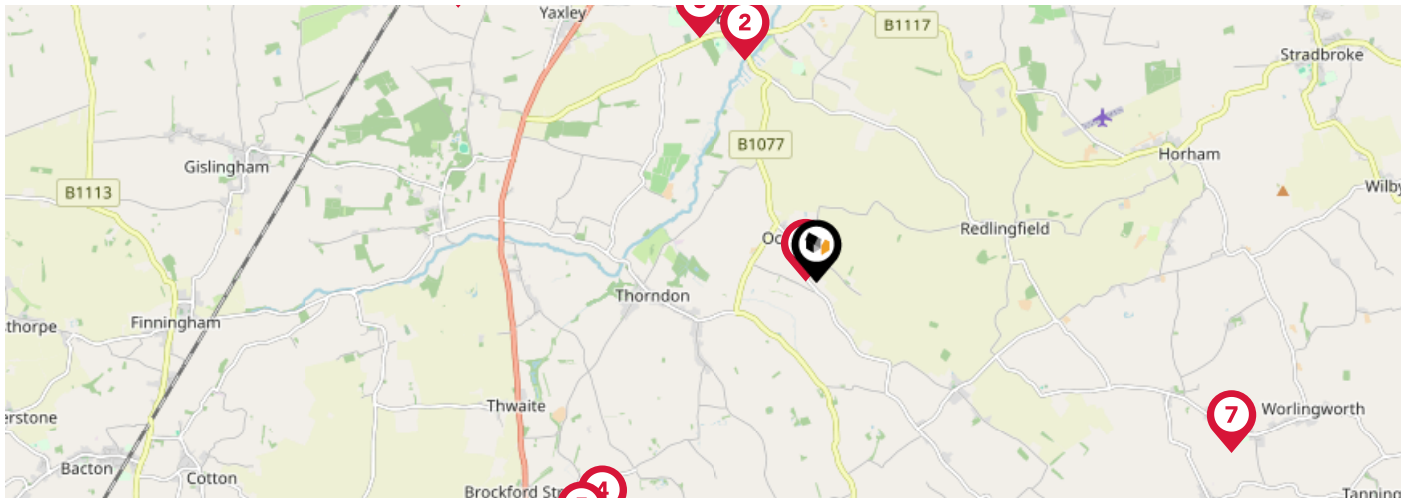
EPC - Additional Data



Additional EPC Data

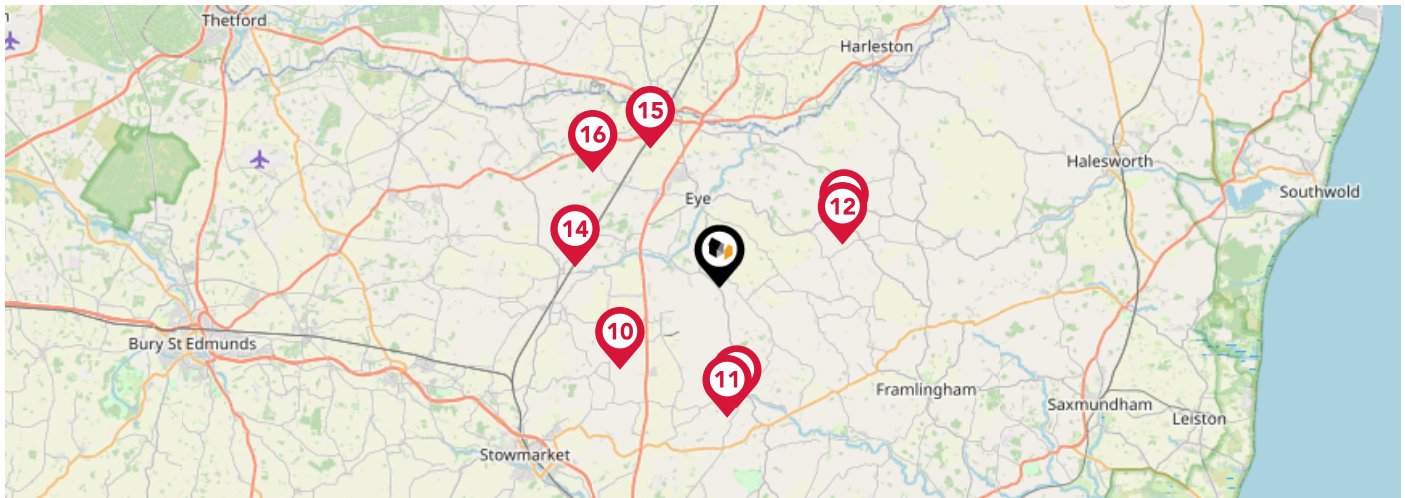
Property Type:	House
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wetheringsett Manor School Ofsted Rating: Good Pupils:0 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 70 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

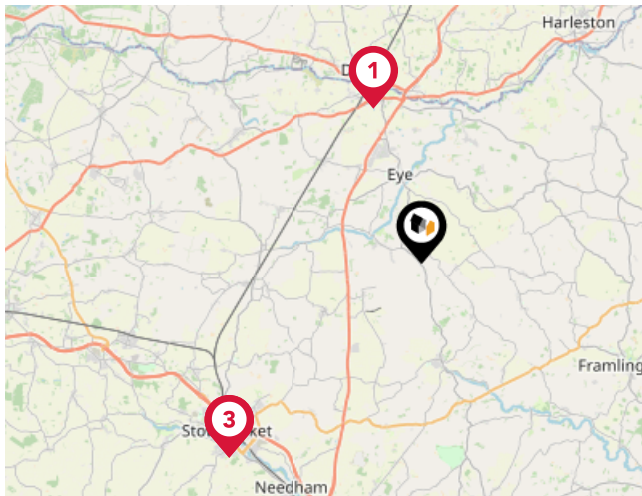
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 191 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mendlesham Primary School Ofsted Rating: Good Pupils: 111 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debenham High School Ofsted Rating: Good Pupils: 672 Distance:4.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:4.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 132 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

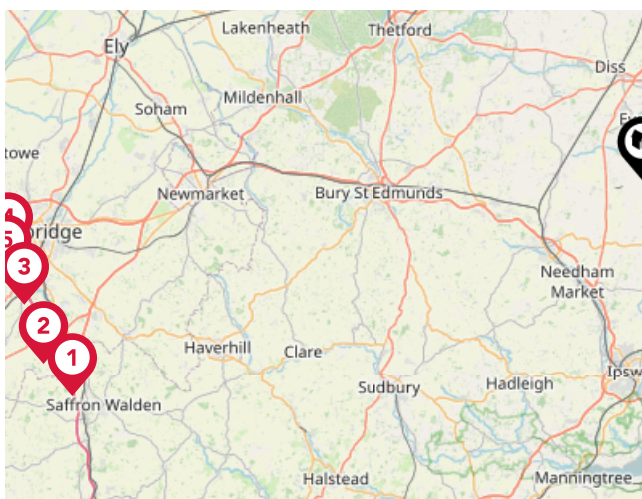
Area

Transport (National)



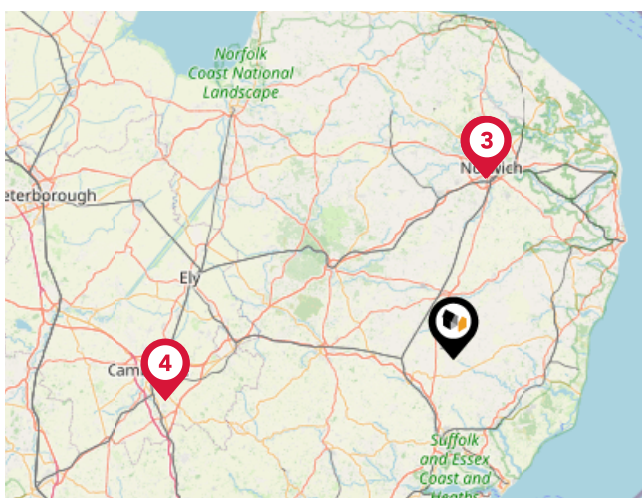
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.92 miles
2	Entrance2	9.89 miles
3	Entrance1	9.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.38 miles
2	M11 J10	45.52 miles
3	M11 J11	45.87 miles
4	M11 J13	46.34 miles
5	M11 J12	46.7 miles

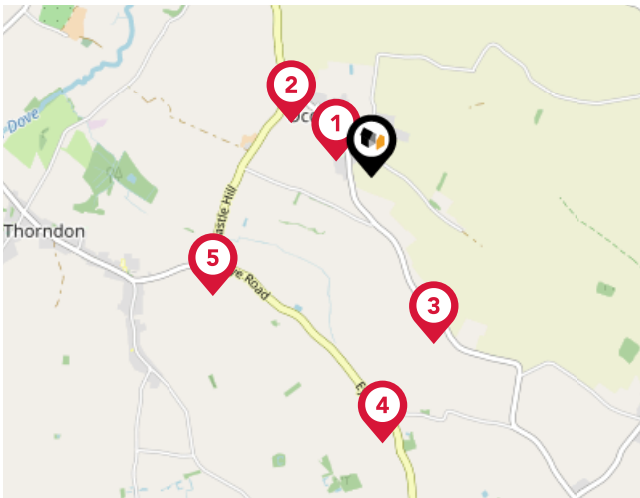


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	26.56 miles
2	International Airport	26.56 miles
3	Airport Passenger Terminal	26.59 miles
4	Cambridge Airport	42.33 miles

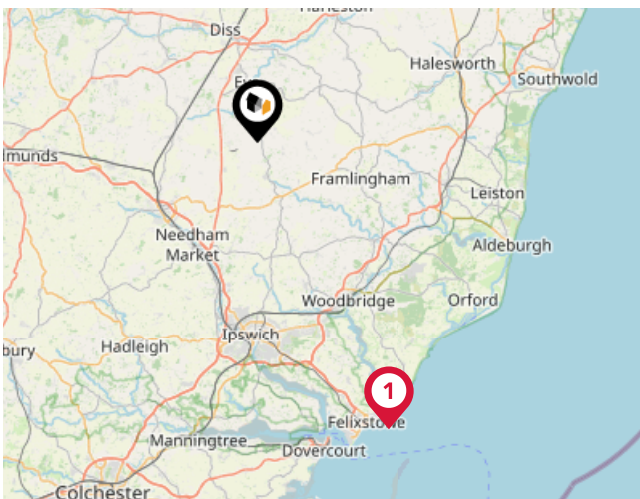
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Green	0.17 miles
2	Occold Turn	0.44 miles
3	Pillar Box	0.81 miles
4	Baptist Church	1.21 miles
5	The Wash	0.9 miles



Ferry Terminals

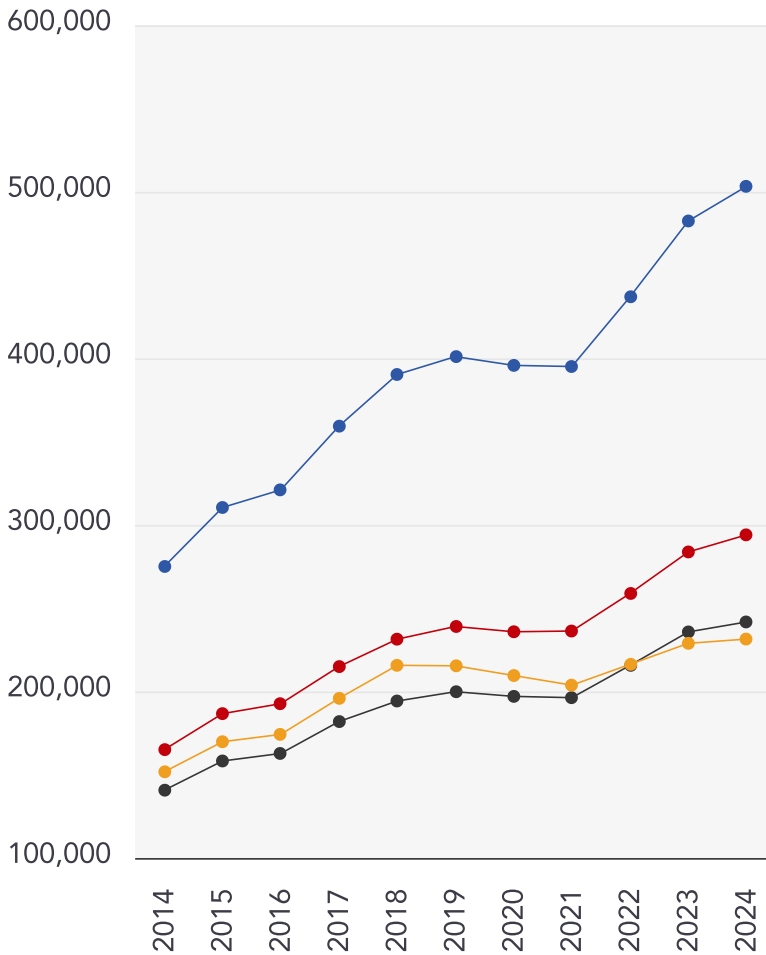
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	23.02 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

Flat

+52.51%

Terraced

+71.77%



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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