

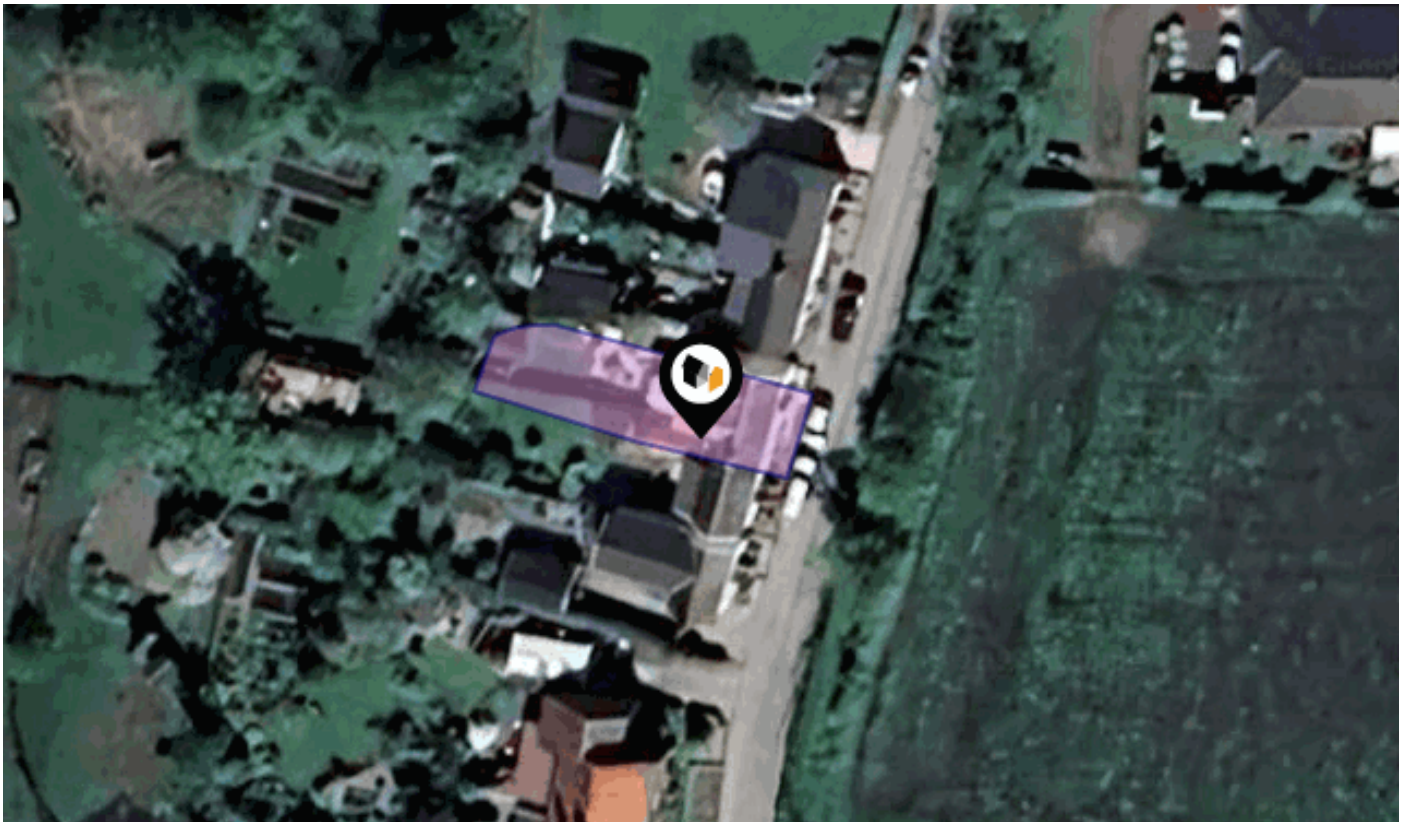


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th July 2024



GRANGE ROAD, WICKHAM SKEITH, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

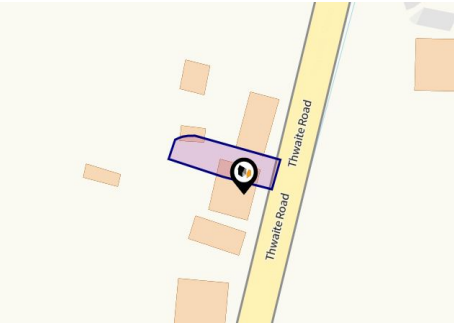
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 807 ft² / 75 m²
Plot Area: 0.05 acres
Year Built : Before 1900
Council Tax : Band C
Annual Estimate: £1,877
Title Number: SK267785

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

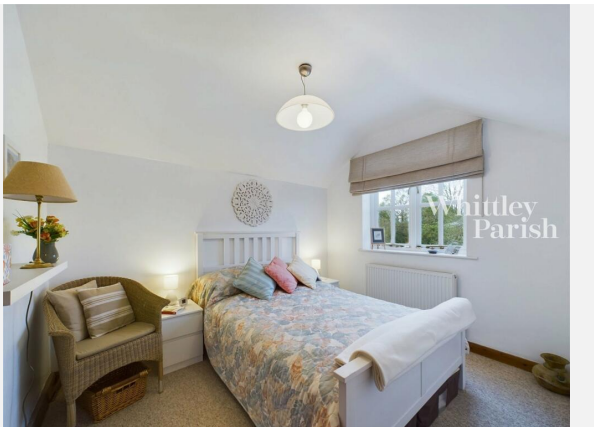
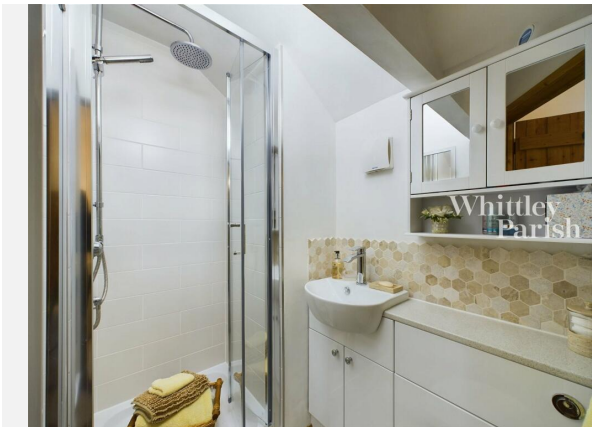
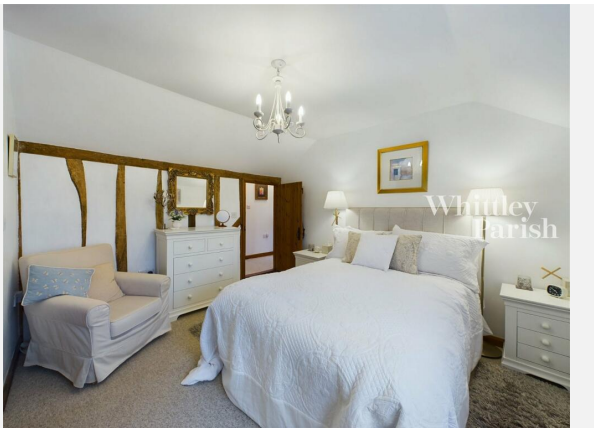
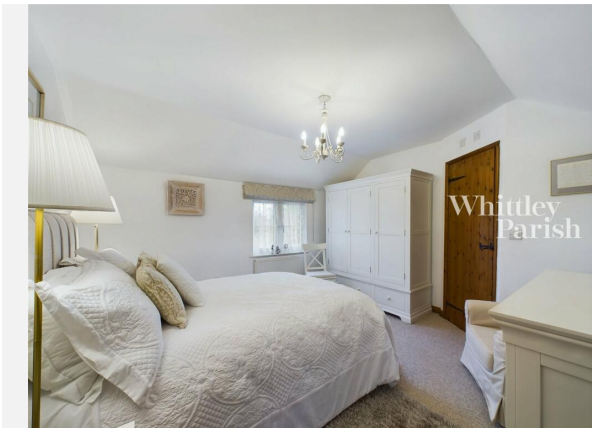
4 mb/s	68 mb/s	- mb/s

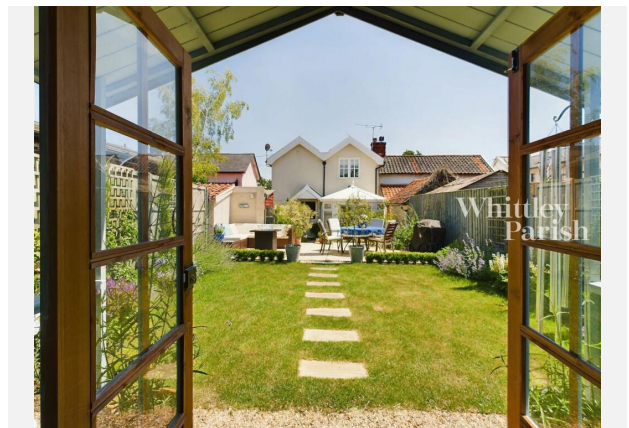
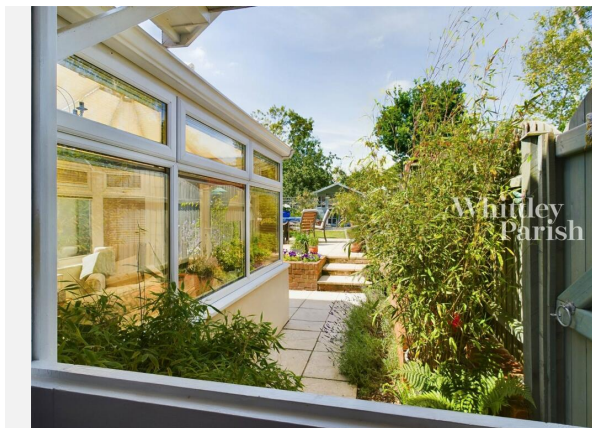
Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Gallery Photos









GRANGE ROAD, WICKHAM SKEITH, EYE, IP23





Wickham Skeith, IP23

Energy rating

D

Valid until 19.05.2032

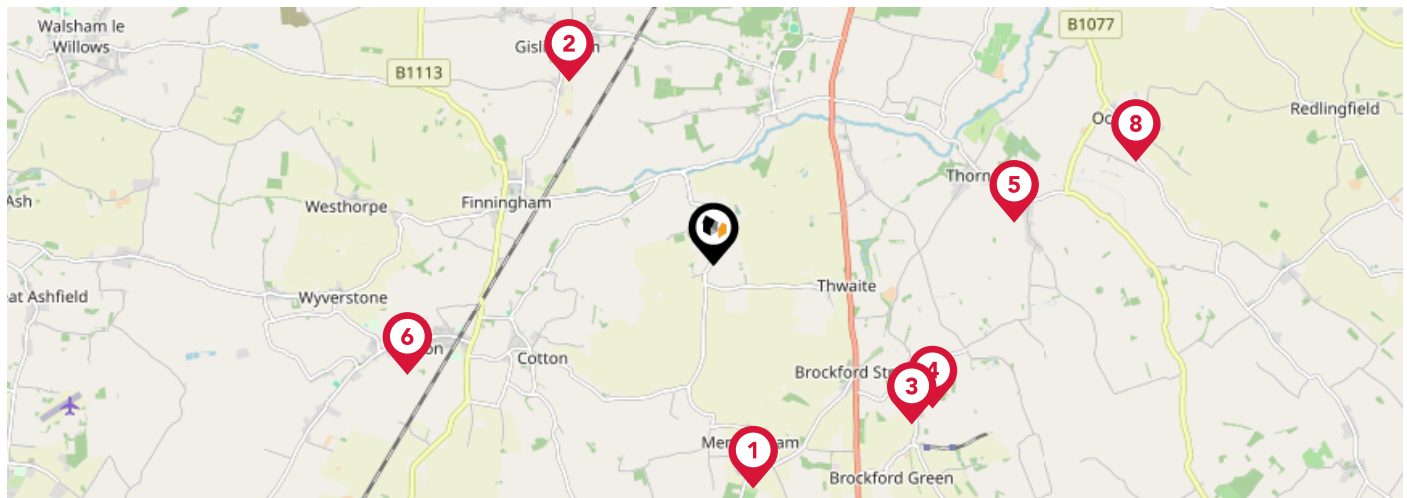
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

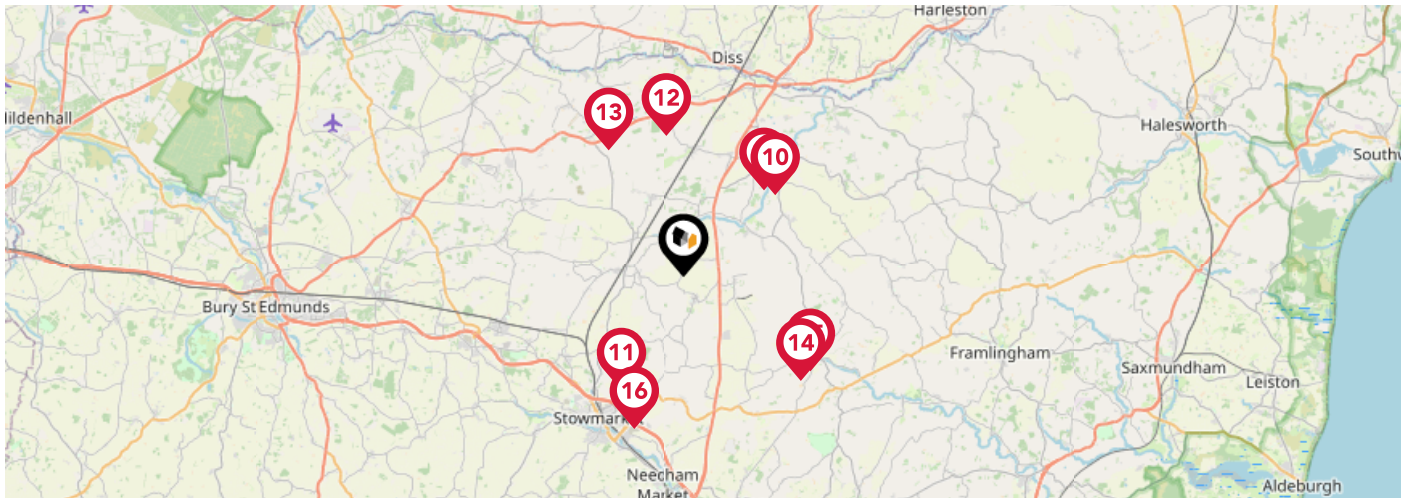
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
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 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Mendlesham Primary School Ofsted Rating: Good Pupils: 111 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wetheringsett Manor School Ofsted Rating: Not Rated Pupils:0 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Bacton Primary School Ofsted Rating: Requires Improvement Pupils: 170 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

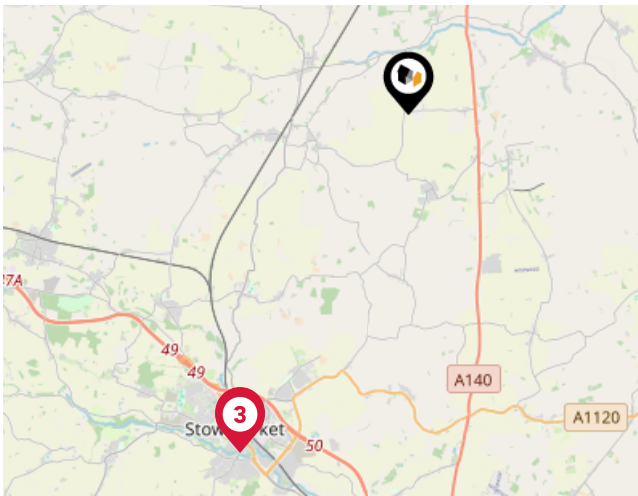
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:4.72	<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:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:5.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debenham High School Ofsted Rating: Outstanding Pupils: 672 Distance:5.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Requires Improvement Pupils: 191 Distance:5.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freeman Community Primary School Ofsted Rating: Requires Improvement Pupils:0 Distance:5.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

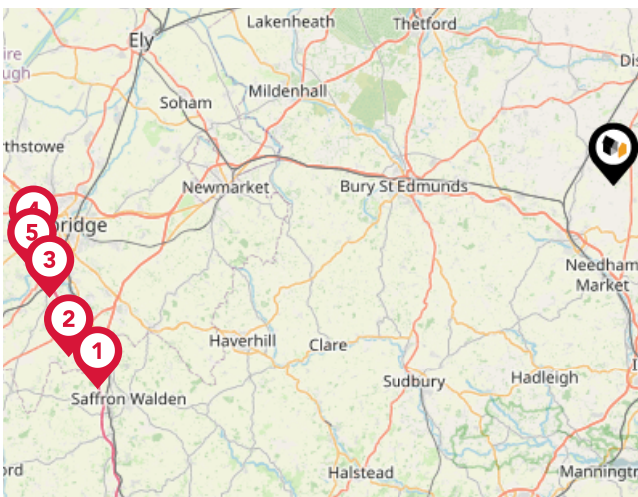
Area

Transport (National)



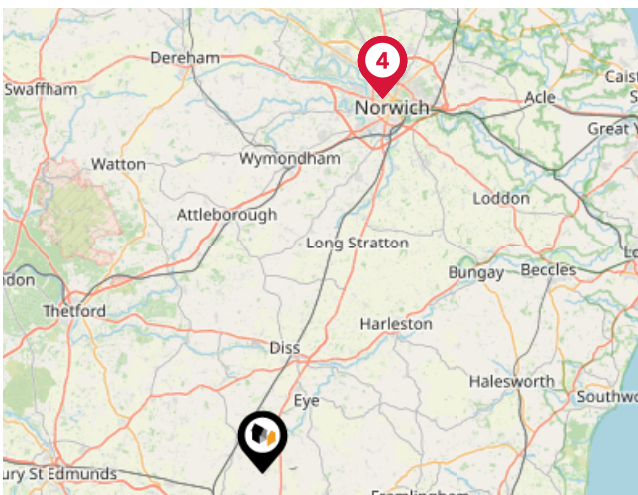
National Rail Stations

Pin	Name	Distance
1	Entrance2	6.81 miles
2	Entrance1	6.83 miles
3	Stowmarket Rail Station	6.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.38 miles
2	M11 J10	41.5 miles
3	M11 J11	41.84 miles
4	M11 J13	42.34 miles
5	M11 J12	42.68 miles

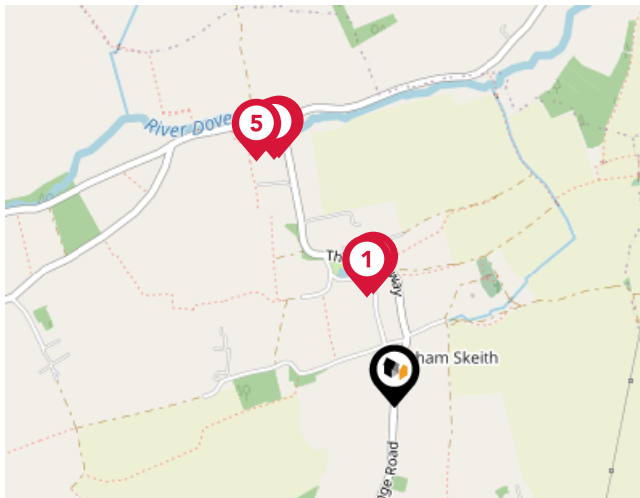


Airports/Helipads

Pin	Name	Distance
1	International Airport	28.41 miles
2	Norwich International Airport	28.41 miles
3	Airport Passenger Terminal	28.45 miles
4	Norwich International Airport	28.45 miles

Area

Transport (Local)



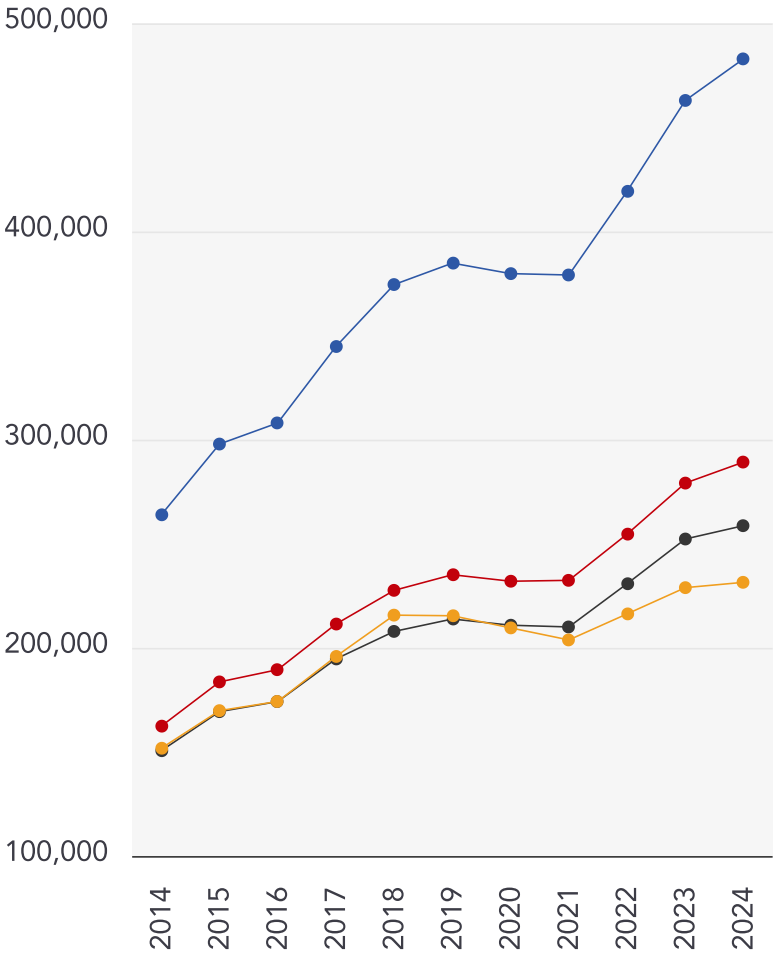
Bus Stops/Stations

Pin	Name	Distance
1	Pillar Box	0.26 miles
2	Pillar Box	0.26 miles
3	Pumping Station	0.62 miles
4	Pumping Station	0.63 miles
5	The Street	0.64 miles

Market House Price Statistics



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



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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