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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



HOXNE ROAD, EYE, IP23

Whittley Parish | Diss

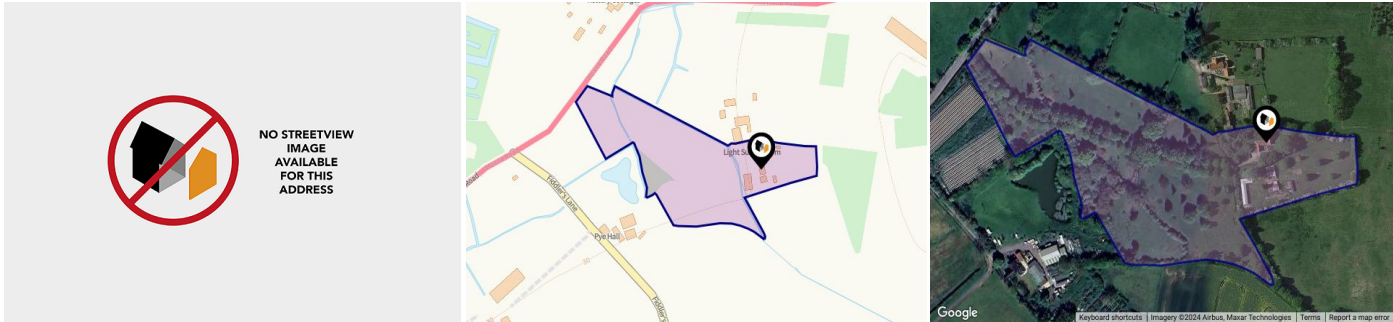
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	9.96 acres		
Council Tax :	Band D		
Annual Estimate:	£2,111		
Title Number:	SK165761		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	53	-
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Low</p>	mb/s	mb/s	mb/s

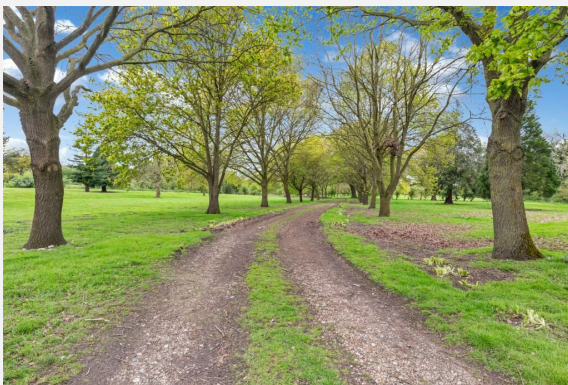


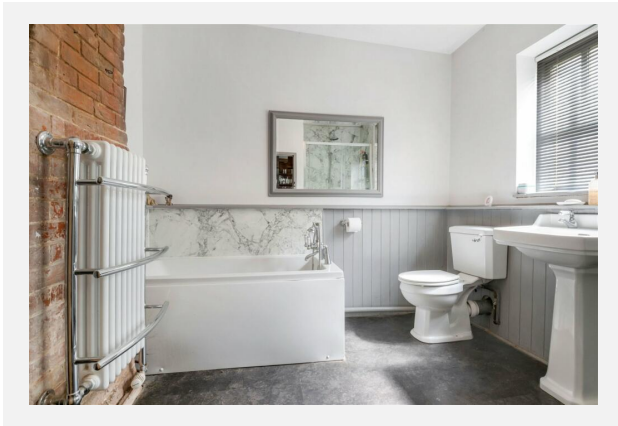
Mobile Coverage:
(based on calls indoors)

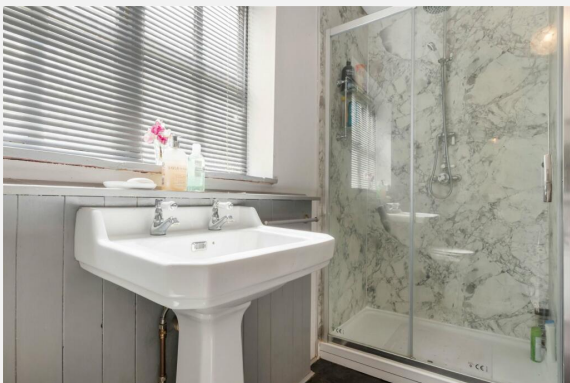


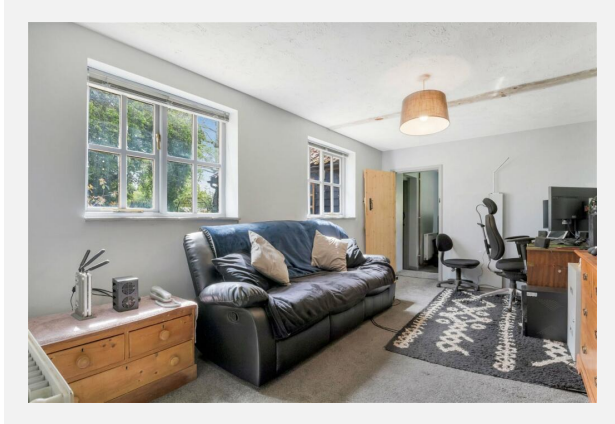
Satellite/Fibre TV Availability:













HOXNE ROAD, EYE, IP23

<p style="text-align: center;">Floor 0</p>	<p>Whitley Parish</p> <p>Approximate total area⁽¹⁾ 1666.13 ft²</p> <p>Reduced headroom 21.28 ft²</p>
<p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE 360</p>



Hoxne Road, IP23

Energy rating

E

Valid until 15.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #7ed321; color: white; padding: 5px; display: inline-block;"> 78 C </div>
55-68	D		
39-54	E	<div style="background-color: #f39c12; color: white; padding: 5px; display: inline-block;"> 41 E </div>	
21-38	F		
1-20	G		

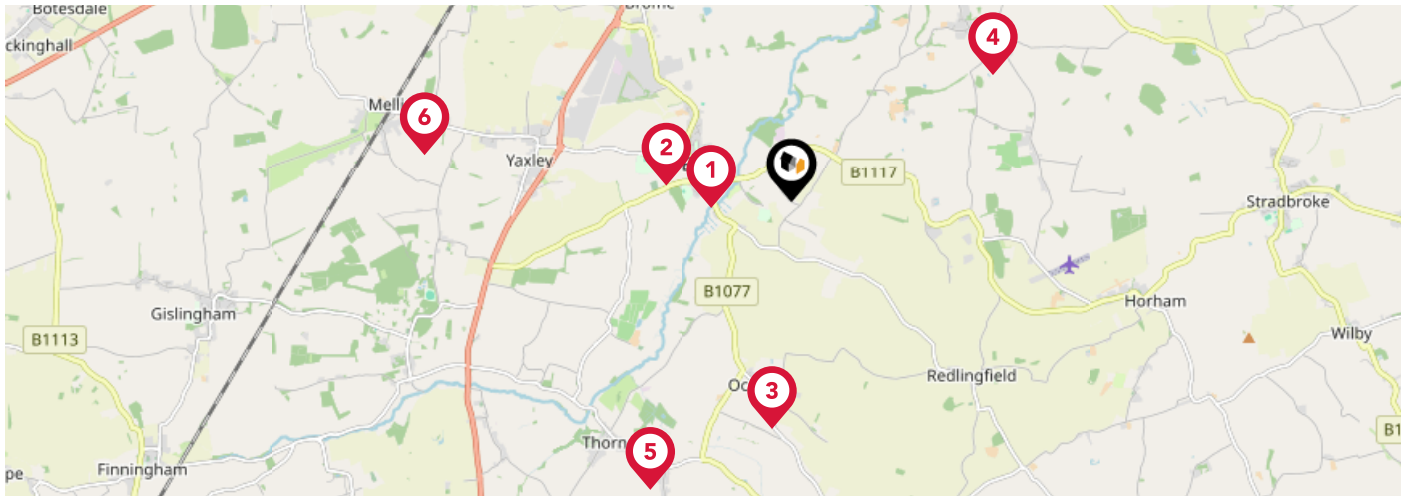
Property

EPC - Additional Data



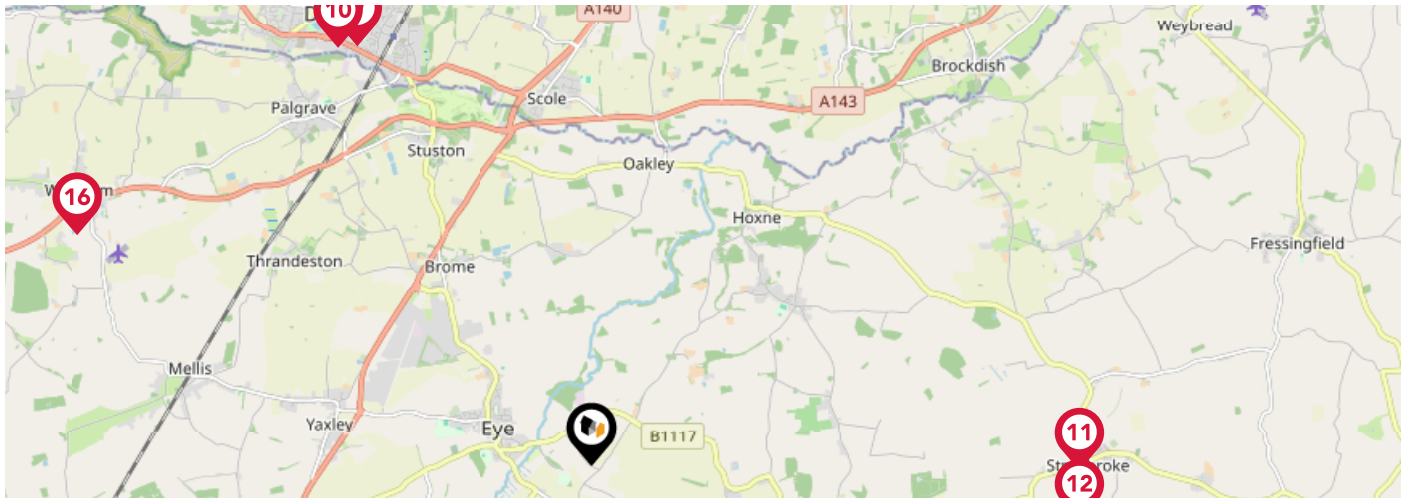
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cob, as built
Walls Energy:	Very Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	144 m ²



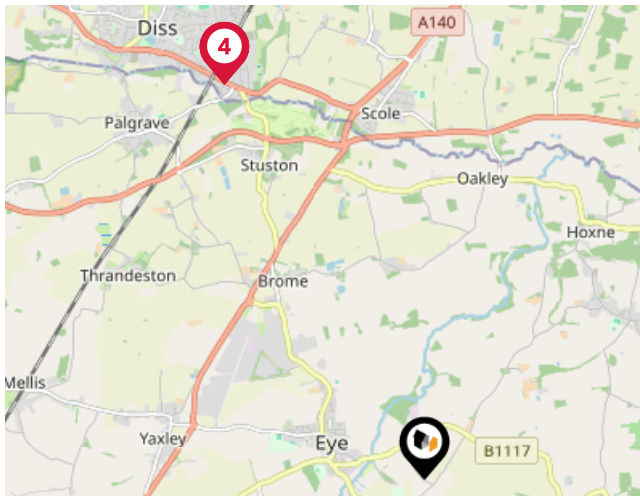
	Nursery	Primary	Secondary	College	Private
<p>1 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:2.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:2.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:2.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:3.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Scale Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:3.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



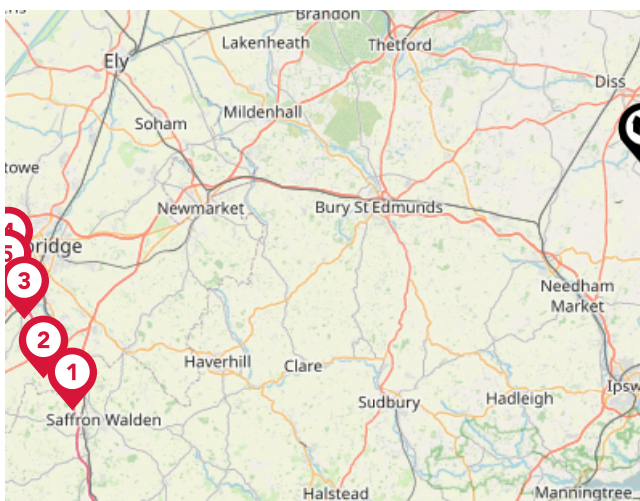
	Nursery	Primary	Secondary	College	Private
<p>9 Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:4.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:4.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:4.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:4.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Diss High School Ofsted Rating: Good Pupils: 931 Distance:4.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Wetheringsett Manor School Ofsted Rating: Not Rated Pupils:0 Distance:4.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:4.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:5.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



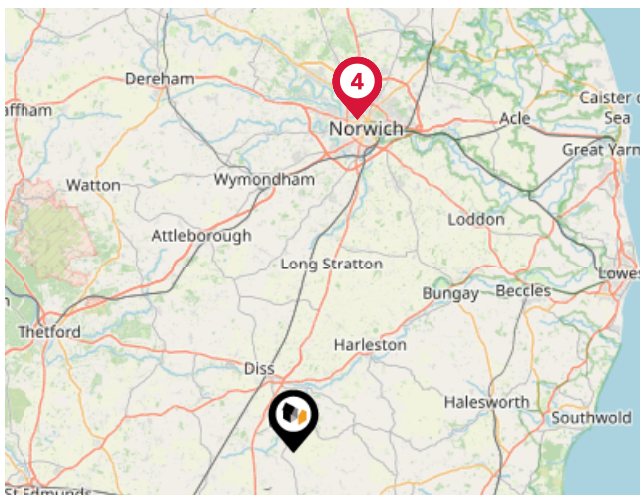
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	4.01 miles
2	Diss Rail Station	4.01 miles
3	Diss Rail Station	4.01 miles
4	Diss Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.22 miles
2	M11 J10	46.23 miles
3	M11 J11	46.38 miles
4	M11 J13	46.69 miles
5	M11 J12	47.12 miles

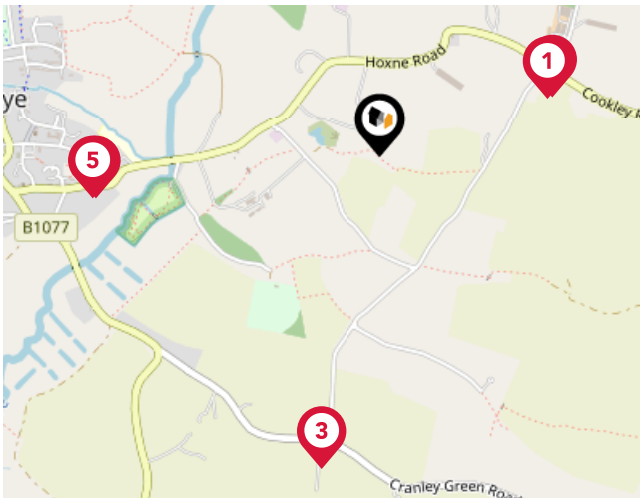


Airports/Helipads

Pin	Name	Distance
1	International Airport	24.5 miles
2	Norwich International Airport	24.5 miles
3	Airport Passenger Terminal	24.53 miles
4	Norwich International Airport	24.53 miles

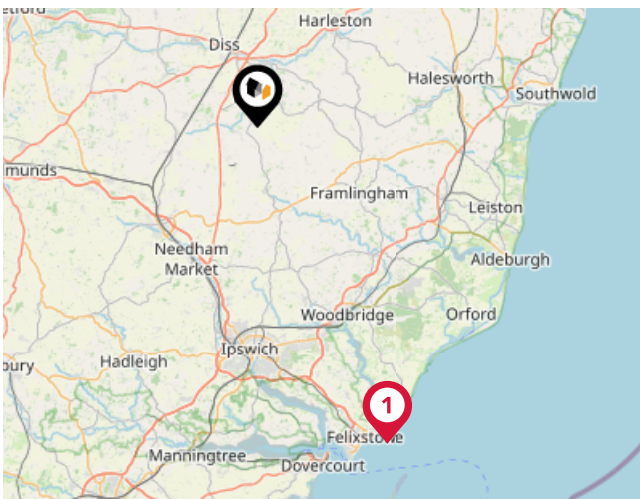
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnt House Farm	0.4 miles
2	Burnt House Farm	0.41 miles
3	Town Farm	0.72 miles
4	Primary School	0.65 miles
5	Primary School	0.66 miles



Ferry Terminals

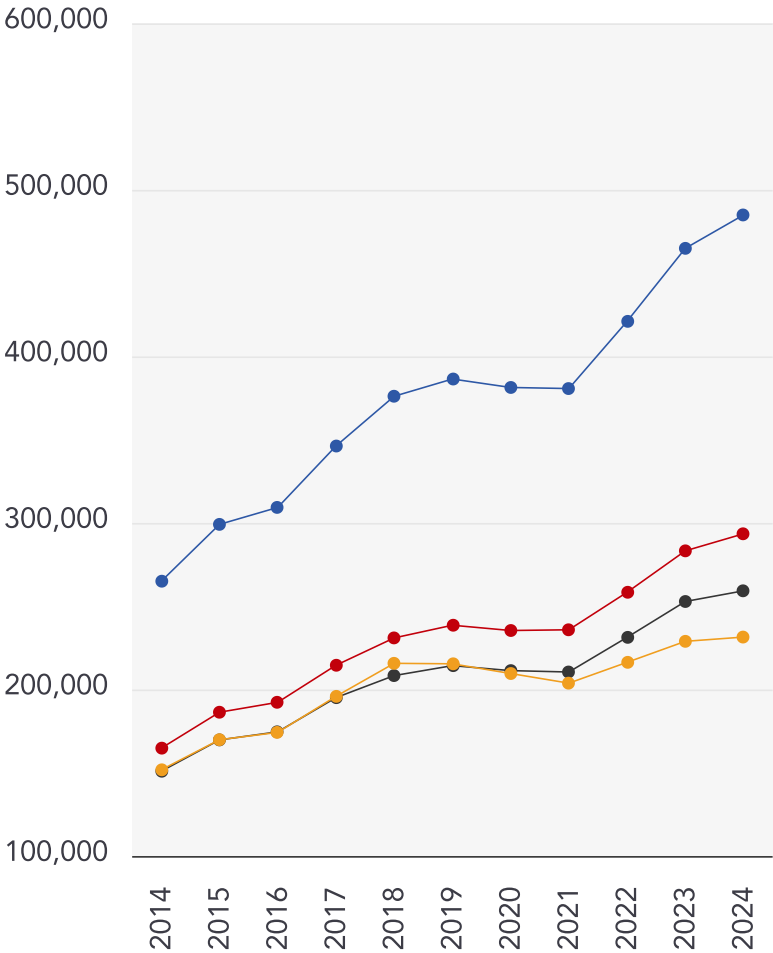
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	24.89 miles

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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Whittley Parish | Diss

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