

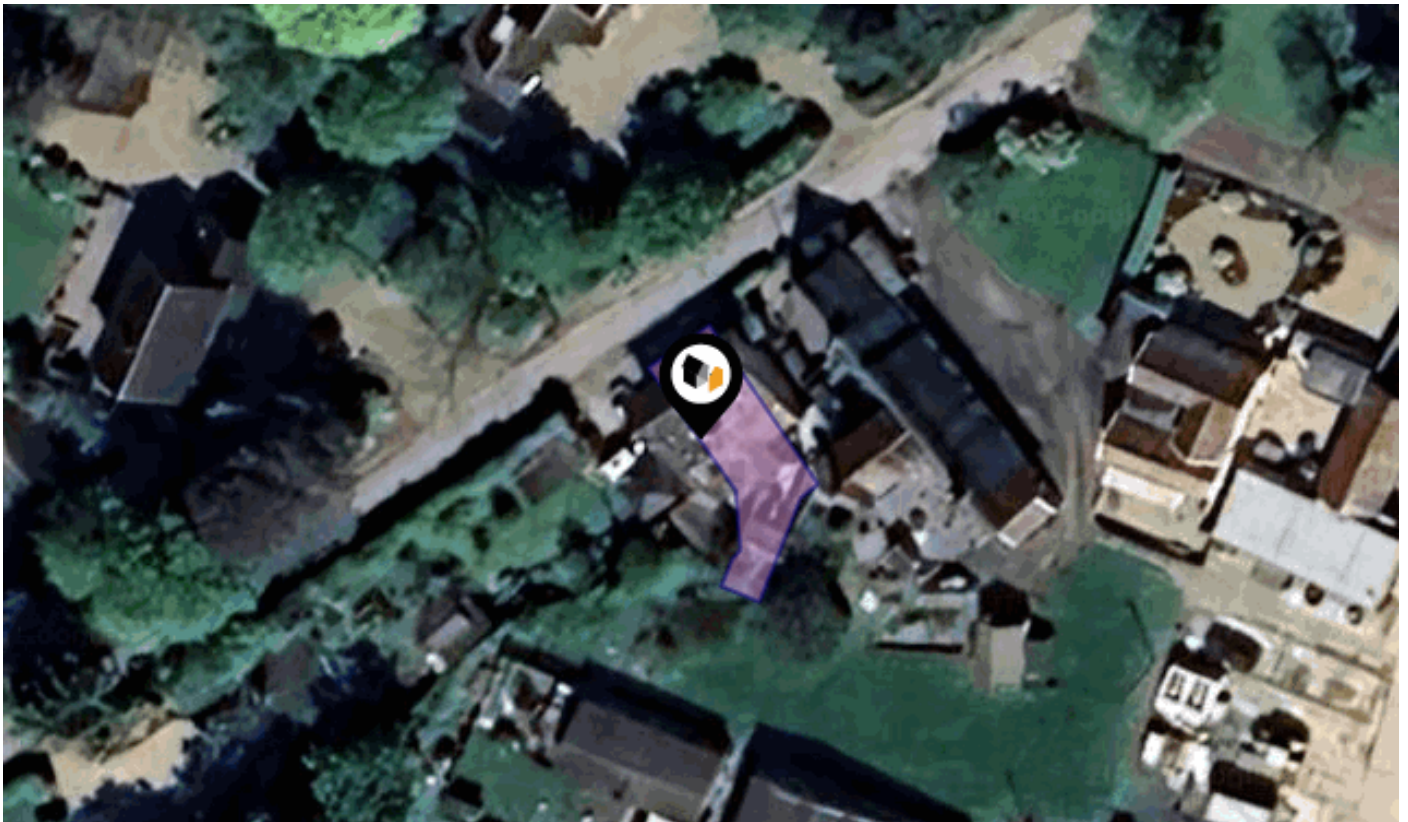


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th July 2024



MELLIS ROAD, THRANDESTON, DISS, IP21

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:	2
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,642
Title Number:	SK125178

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

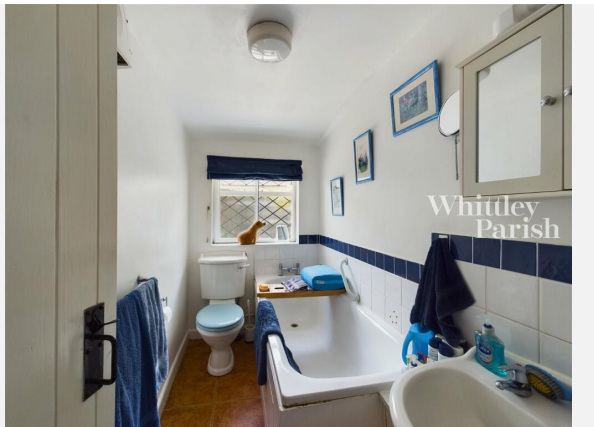
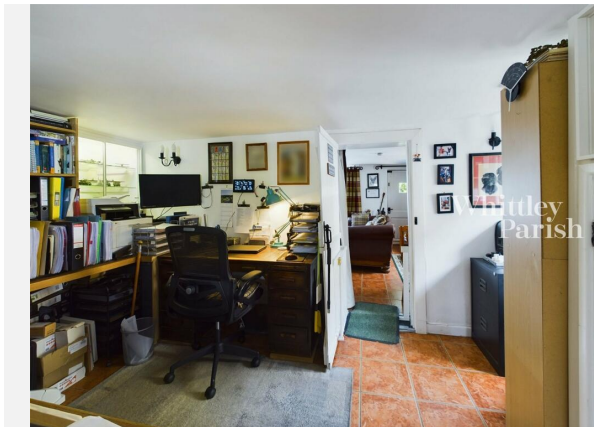
6 mb/s	80 mb/s	1000 mb/s

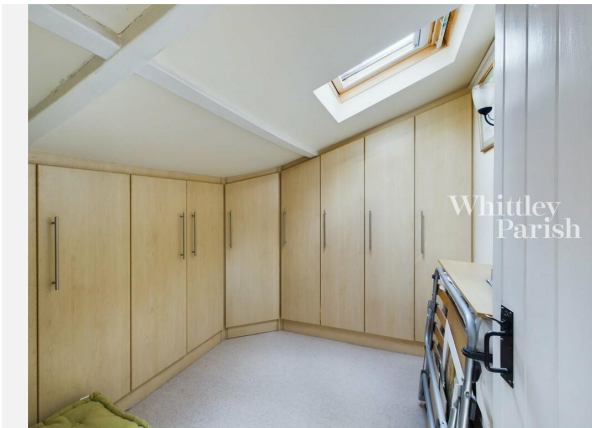
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









MELLIS ROAD, THRANDESTON, DISS, IP21





Mellis Road, Thrandeston, IP21

Energy rating

D

Valid until 03.08.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

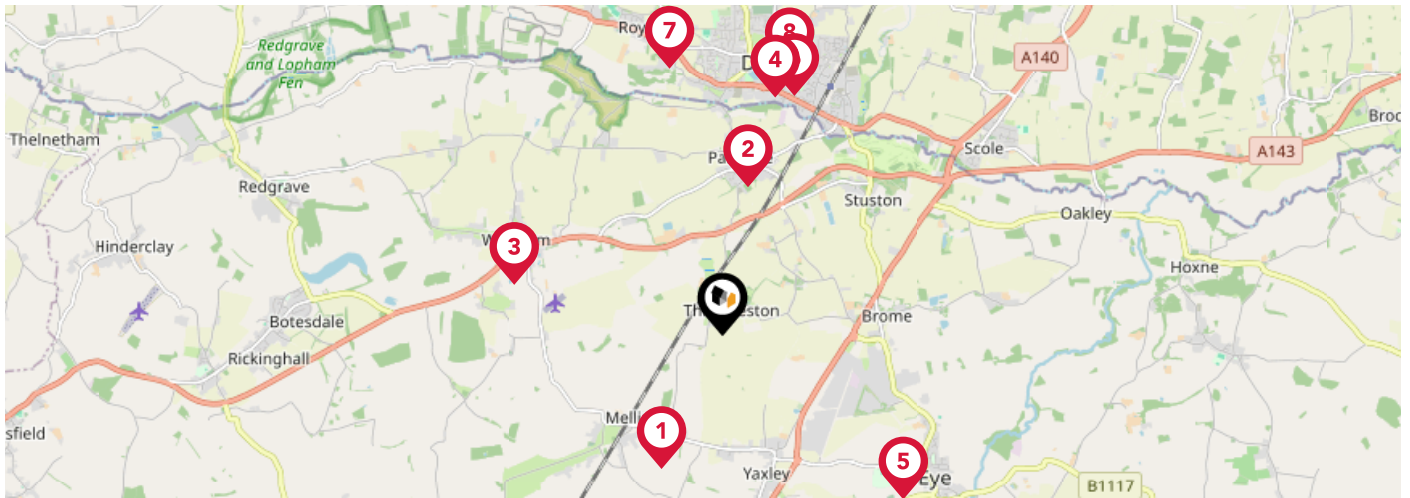
EPC - Additional Data



Additional EPC Data

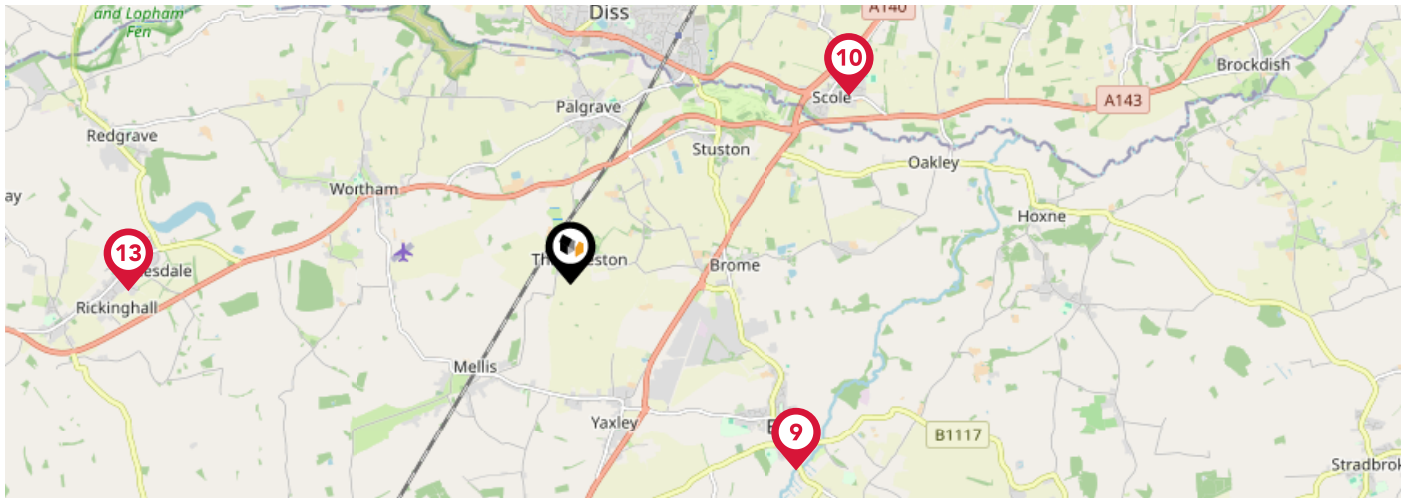
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cob, as built
Walls Energy:	Average
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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Mellis Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 171 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Palgrave Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 80 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wortham Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 101 Distance:1.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Diss Church of England Junior Academy</p> <p>Ofsted Rating: Inadequate Pupils: 209 Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hartismere School</p> <p>Ofsted Rating: Outstanding Pupils: 991 Distance:2.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Diss Infant Academy and Nursery</p> <p>Ofsted Rating: Good Pupils: 164 Distance:2.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Roydon Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 265 Distance:2.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Diss High School</p> <p>Ofsted Rating: Good Pupils: 931 Distance:2.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

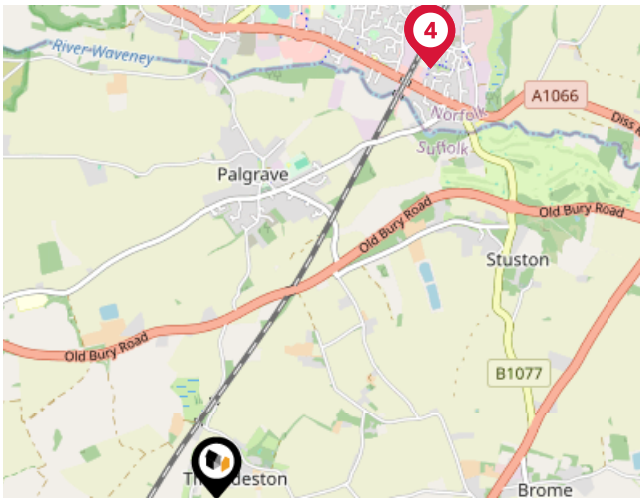
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Scole Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:3.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:3.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:3.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:3.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:4.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:4.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

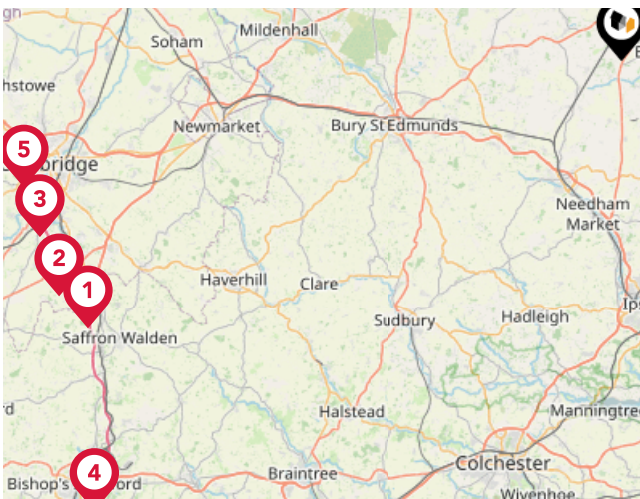
Area

Transport (National)



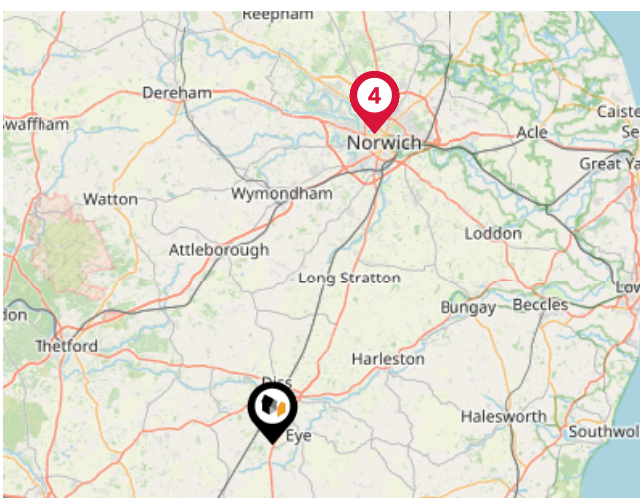
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	2.18 miles
2	Diss Rail Station	2.18 miles
3	Diss Rail Station	2.18 miles
4	Diss Rail Station	2.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.37 miles
2	M11 J10	44.21 miles
3	M11 J11	44.12 miles
4	M11 J8	50.44 miles
5	M11 J13	44.25 miles

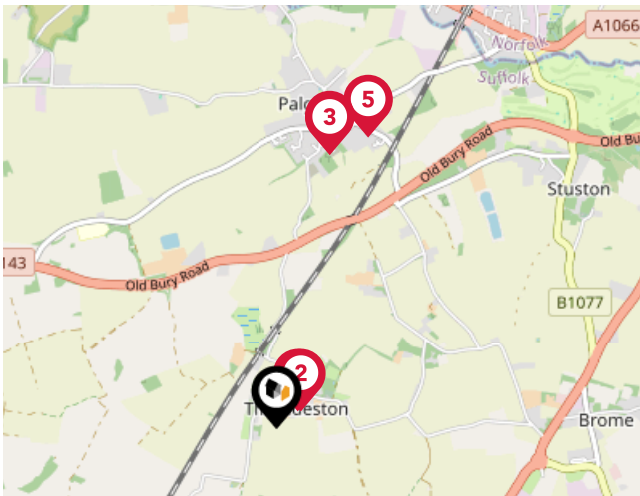


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.63 miles
2	International Airport	23.63 miles
3	Airport Passenger Terminal	23.66 miles
4	Norwich International Airport	23.66 miles

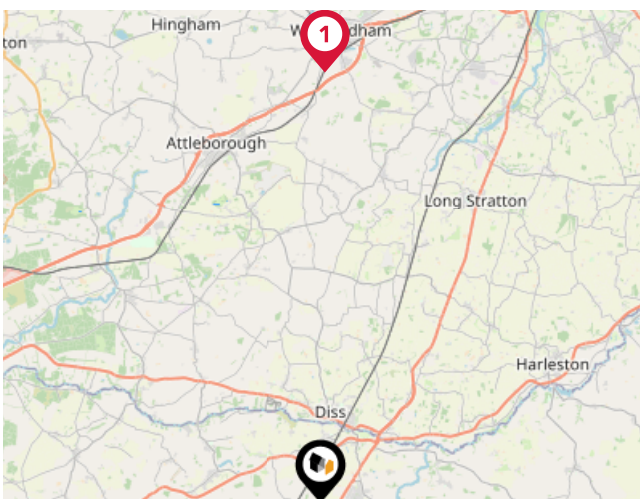
Area

Transport (Local)



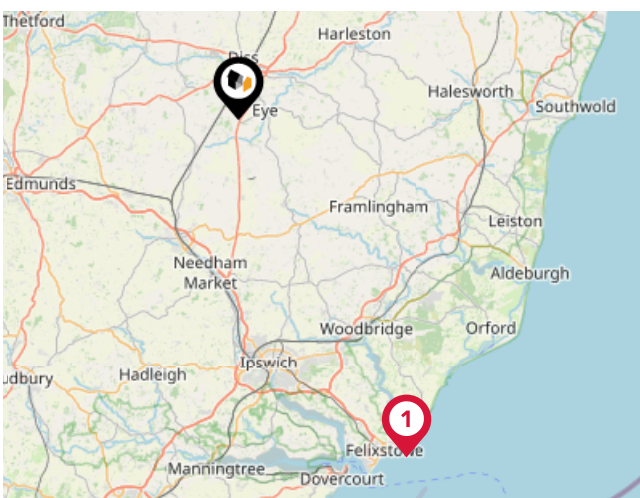
Bus Stops/Stations

Pin	Name	Distance
1	Telephone Box	0.12 miles
2	Telephone Box	0.13 miles
3	Church	1.26 miles
4	Church	1.27 miles
5	Rose Lane Close	1.38 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	15.57 miles



Ferry Terminals

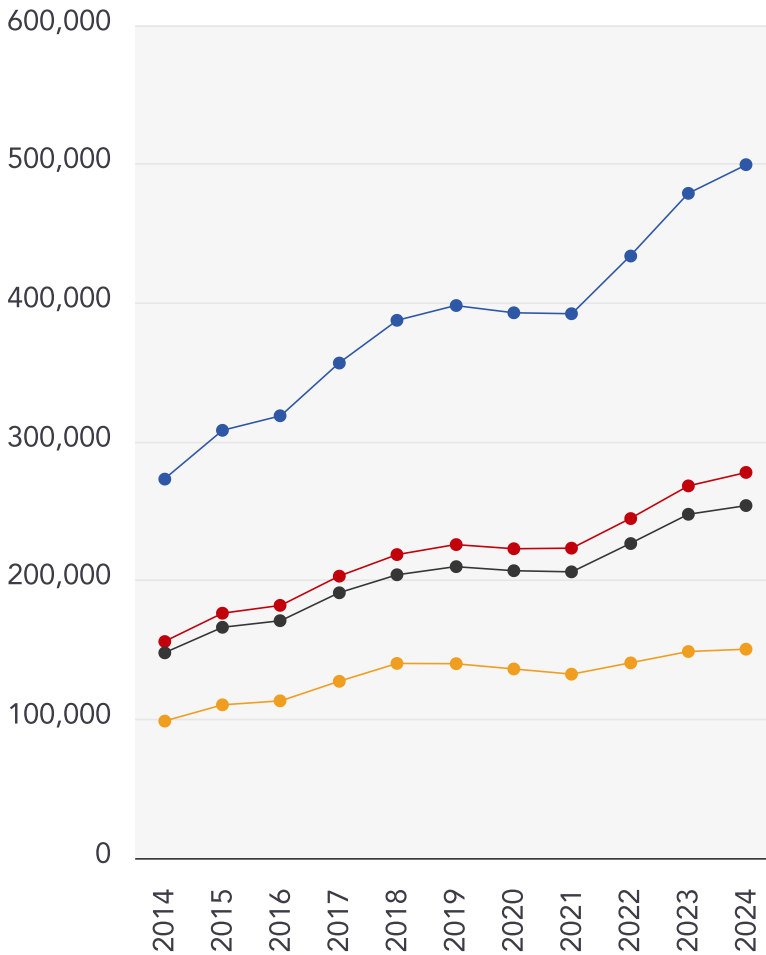
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	27.52 miles

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%



Whittle Parish | Diss

At Whittle 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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