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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



THE STREET, RICKINGHALL, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,642		
Title Number:	SK134540		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

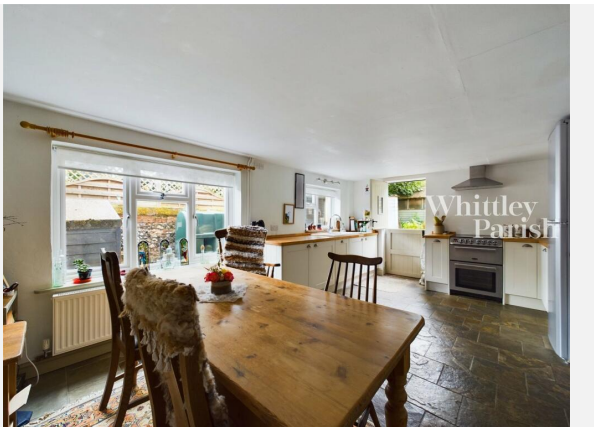
17 mb/s	80 mb/s	- mb/s

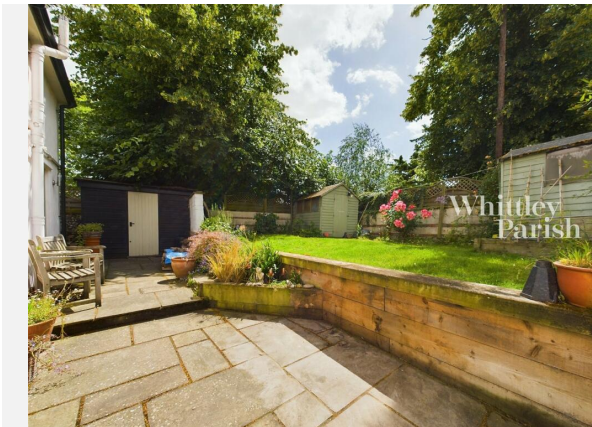
Mobile Coverage: (based on calls indoors)

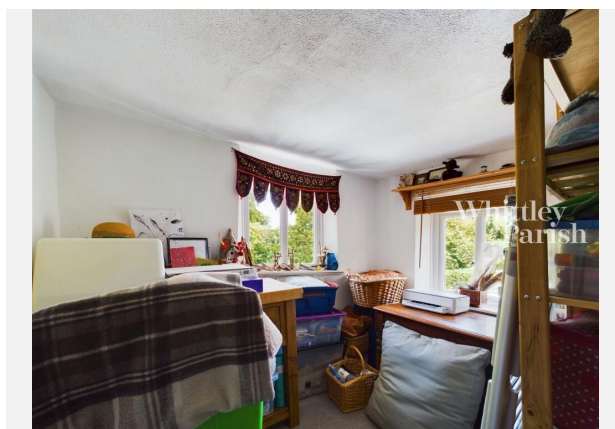


Satellite/Fibre TV Availability:











THE STREET, RICKINGHALL, DISS, IP22





The Street, Rickinghall, IP22

Energy rating

E

Valid until 23.03.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Property

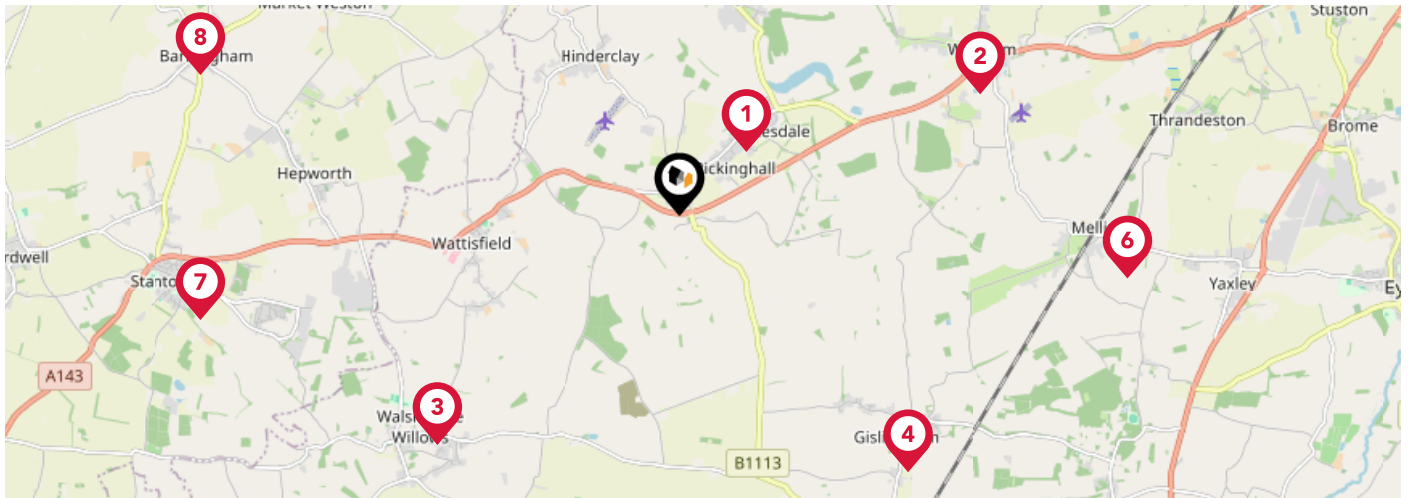
EPC - Additional Data



Additional EPC Data









Property Type:	House
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Single
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Area Schools



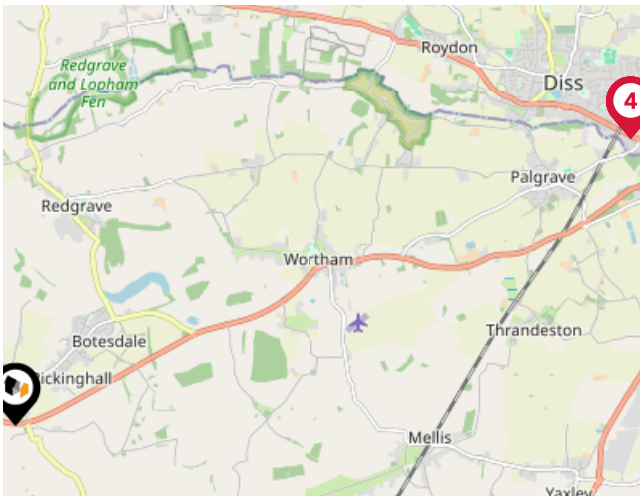
		Nursery	Primary	Secondary	College	Private
1	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gisligham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	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"/>
7	Stanton Community Primary School Ofsted Rating: Good Pupils: 228 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Garboldisham Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bacton Primary School Ofsted Rating: Requires Improvement Pupils: 170 Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roydon Primary School Ofsted Rating: Requires Improvement Pupils: 265 Distance:5.14	<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:5.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:5.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:5.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

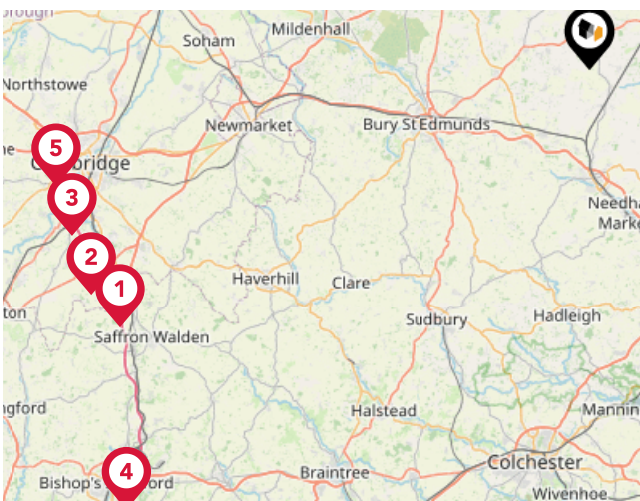
Area

Transport (National)



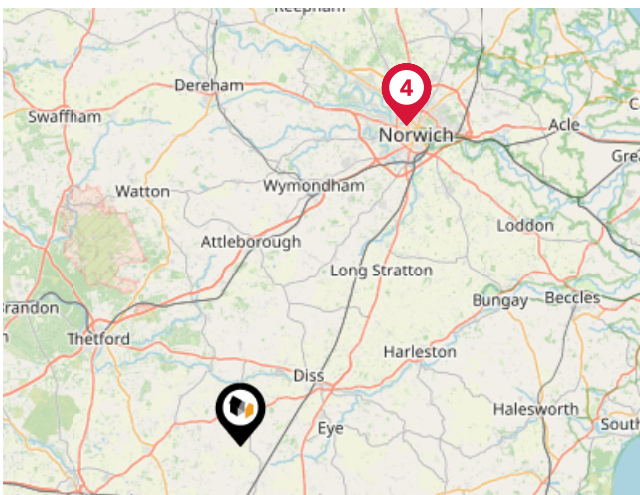
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.14 miles
2	Diss Rail Station	6.14 miles
3	Diss Rail Station	6.14 miles
4	Diss Rail Station	6.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	38.99 miles
2	M11 J10	39.73 miles
3	M11 J11	39.53 miles
4	M11 J8	46.58 miles
5	M11 J13	39.61 miles

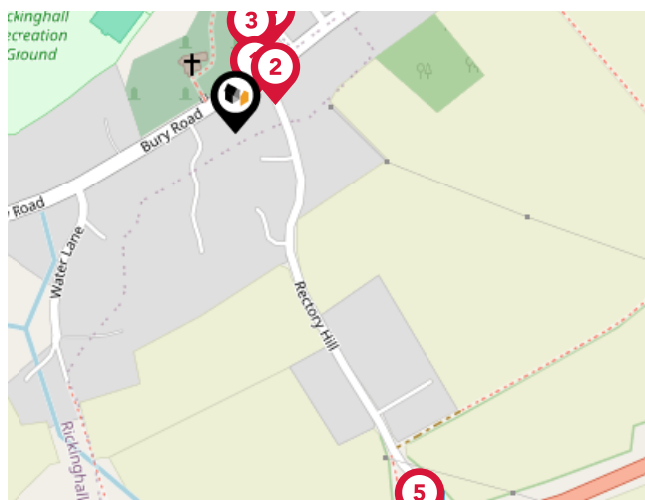


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	26.01 miles
2	International Airport	26.01 miles
3	Airport Passenger Terminal	26.05 miles
4	Norwich International Airport	26.05 miles

Area

Transport (Local)



Bus Stops/Stations

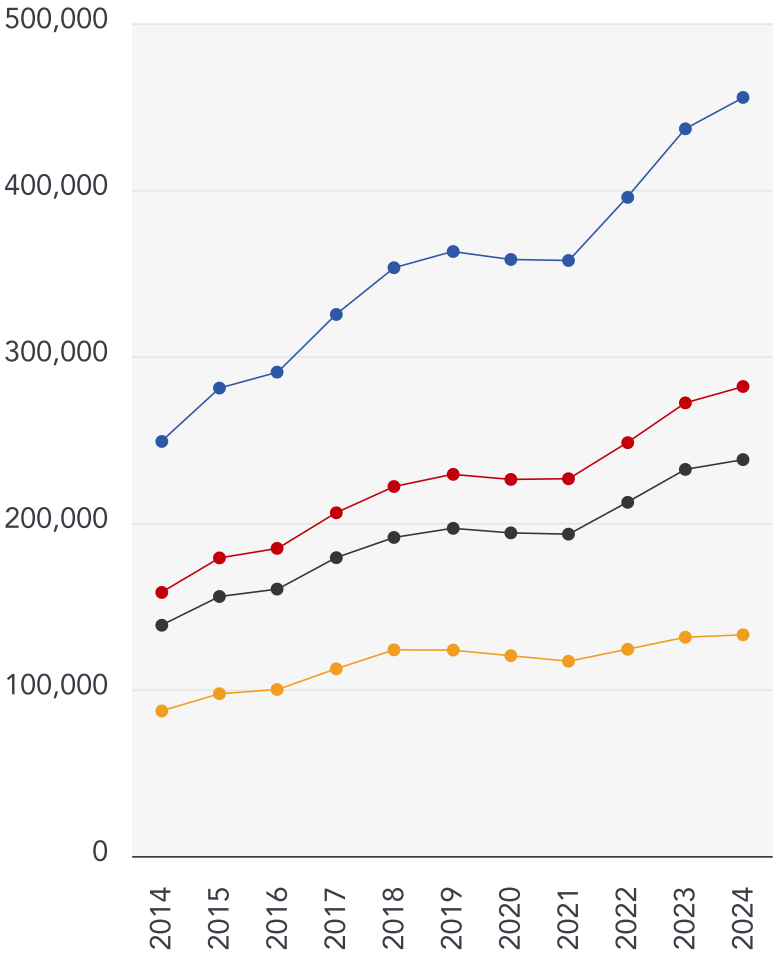
Pin	Name	Distance
1	Church	0.02 miles
2	Church	0.03 miles
3	Church	0.04 miles
4	Church	0.05 miles
5	Bury Road junction	0.25 miles

Market

House Price Statistics



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



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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