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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd August 2024



THE STREET, DISS, IP22

Whittley Parish | Diss

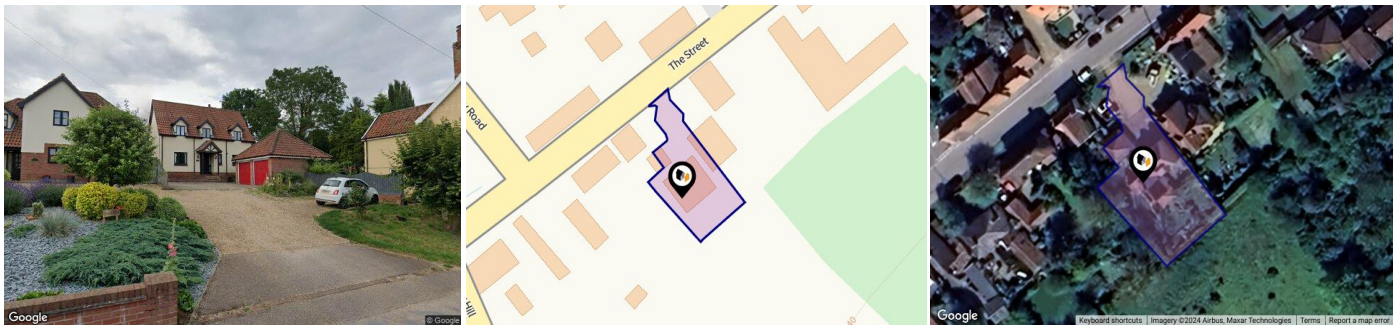
4-6 Market Hill Diss IP22 4JZ

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.17 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,581		
Title Number:	SK9219		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:











THE STREET, DISS, IP22





The Street, Rickinghall, DISS, IP22

Energy rating

D

Valid until 20.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

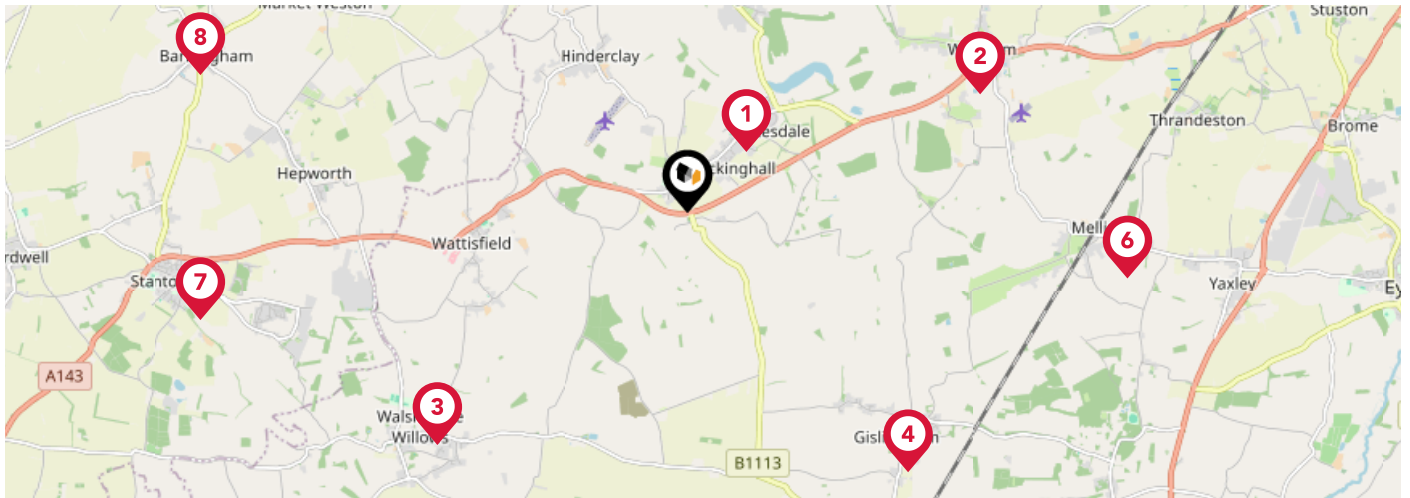
Property









EPC - Additional Data











Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	158 m ²

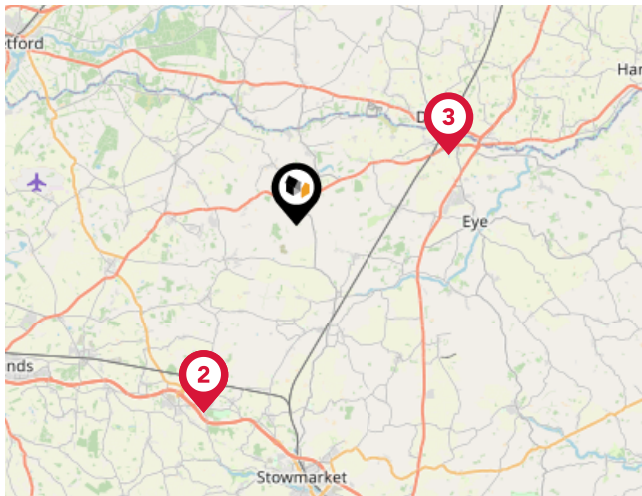


		Nursery	Primary	Secondary	College	Private
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:3.09	<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: 143 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



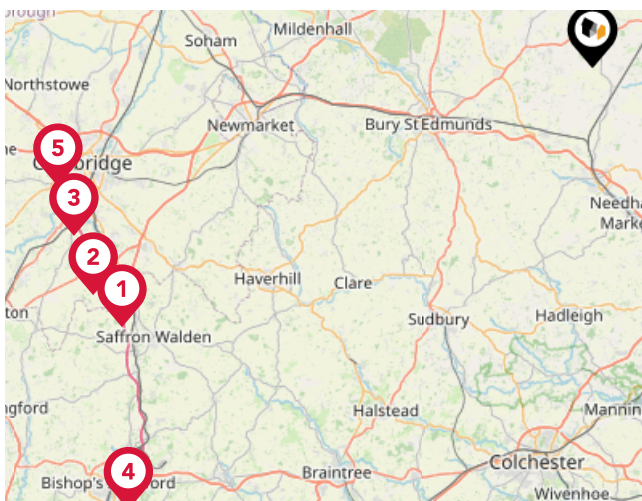
	Nursery	Primary	Secondary	College	Private
 Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.63	<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: Requires improvement Pupils: 25 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:5.07	<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: 82 Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:5.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



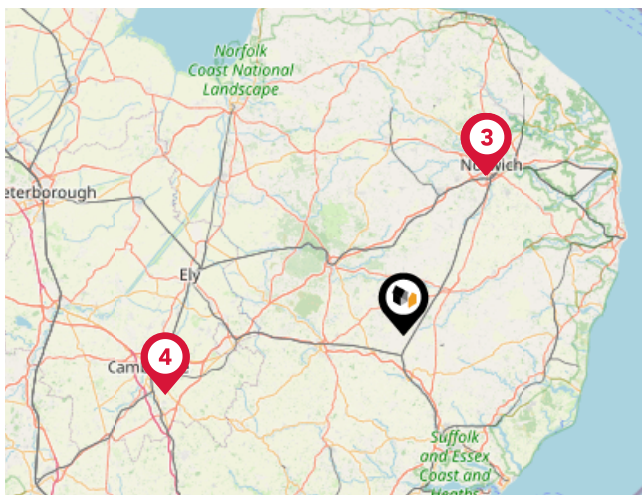
National Rail Stations

Pin	Name	Distance
1	Rail Station	7.6 miles
2	Entrance	7.61 miles
3	Diss Rail Station	6.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.06 miles
2	M11 J10	39.8 miles
3	M11 J11	39.6 miles
4	M11 J8	46.65 miles
5	M11 J13	39.68 miles

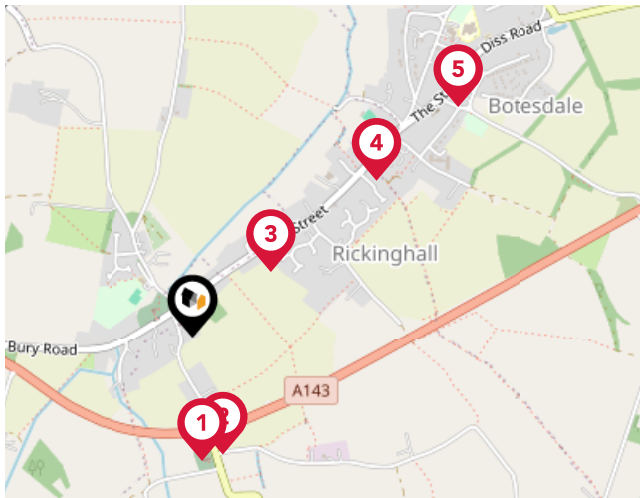


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.95 miles
2	International Airport	25.95 miles
3	Airport Passenger Terminal	25.99 miles
4	Cambridge Airport	35.78 miles

Area

Transport (Local)



Bus Stops/Stations

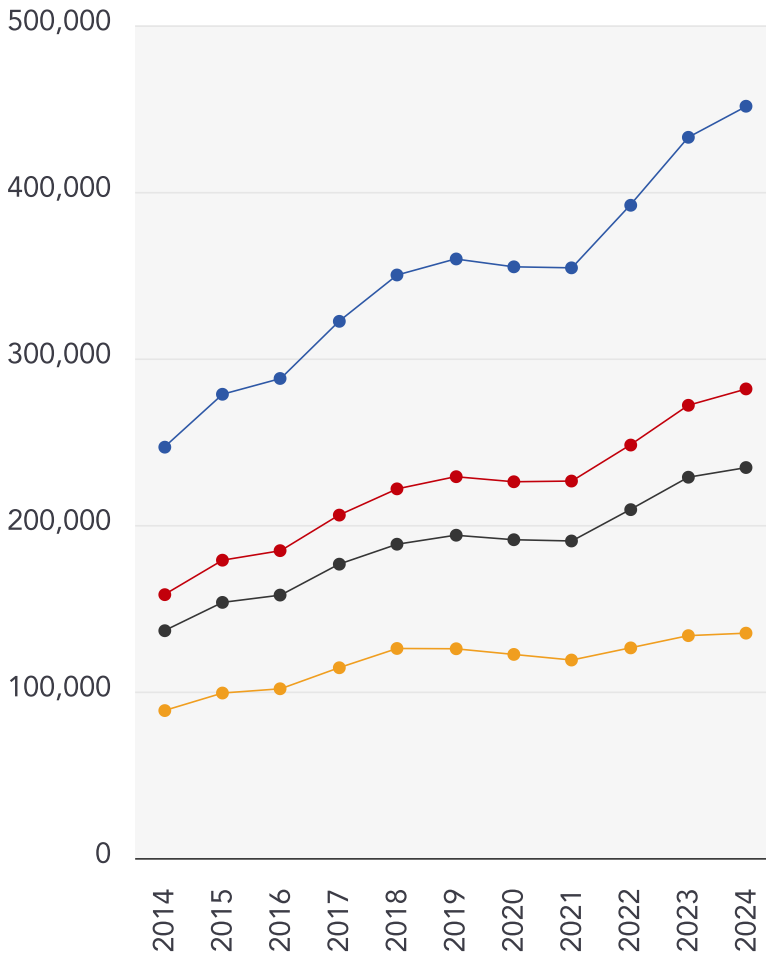
Pin	Name	Distance
1	Church	0.28 miles
2	Bury Road junction	0.27 miles
3	Chestnuts	0.23 miles
4	The Bell	0.55 miles
5	Simonds Court	0.8 miles

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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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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