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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th August 2024



HOCKEY HILL, WETHERINGSETT, STOWMARKET, IP14

Whittley Parish | Diss

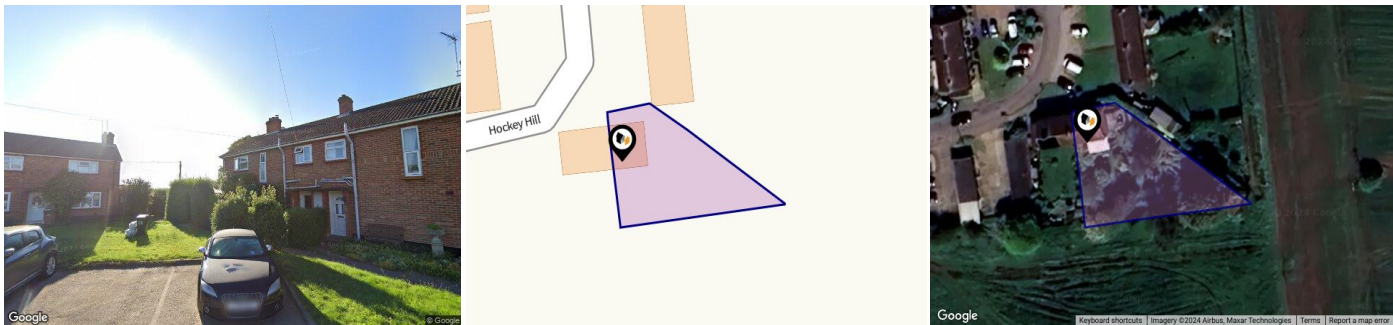
4-6 Market Hill Diss IP22 4JZ

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.19 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,642		
Title Number:	SK327954		

Local Area

Local Authority:	Mid suffolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		6	-
● Rivers & Seas	No Risk	mb/s	mb/s
● Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:











HOCKEY HILL, WETHERINGSETT, STOWMARKET, IP14

<p style="text-align: center;">Floor 0</p>	<p style="text-align: center;">Approximate total area⁽¹⁾ 1178.76 ft²</p>
<p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</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 style="text-align: right;">GIRAFFE 360</p>



Hockey Hill, Wetheringsett, IP14

Energy rating

F

Valid until 23.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	37 F	
21-38	F		
1-20	G		

Property

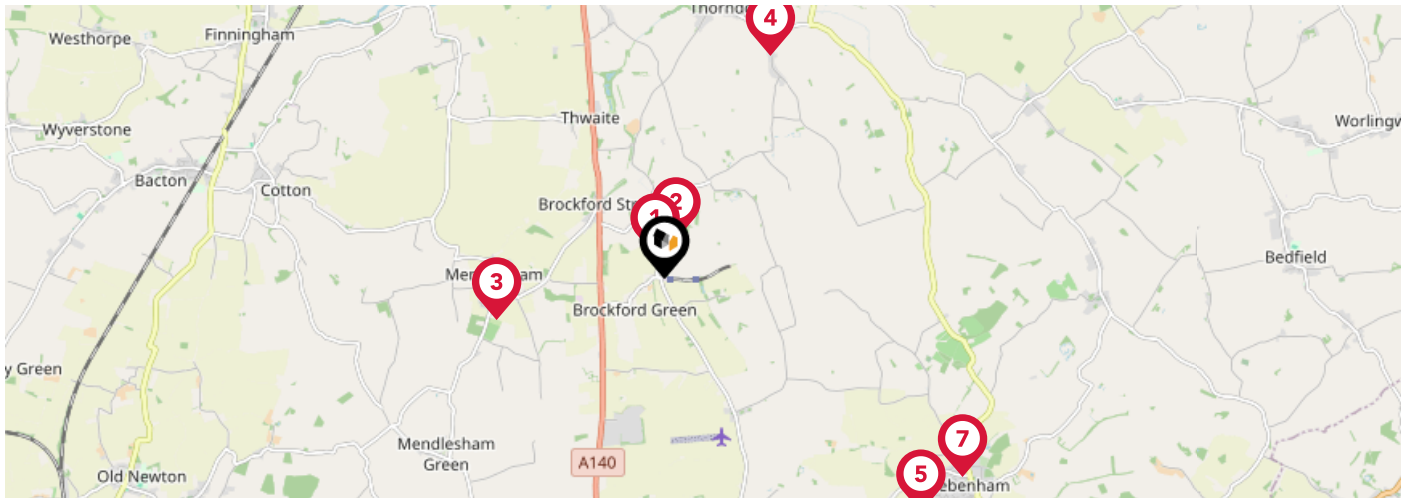
EPC - Additional Data



Additional EPC Data

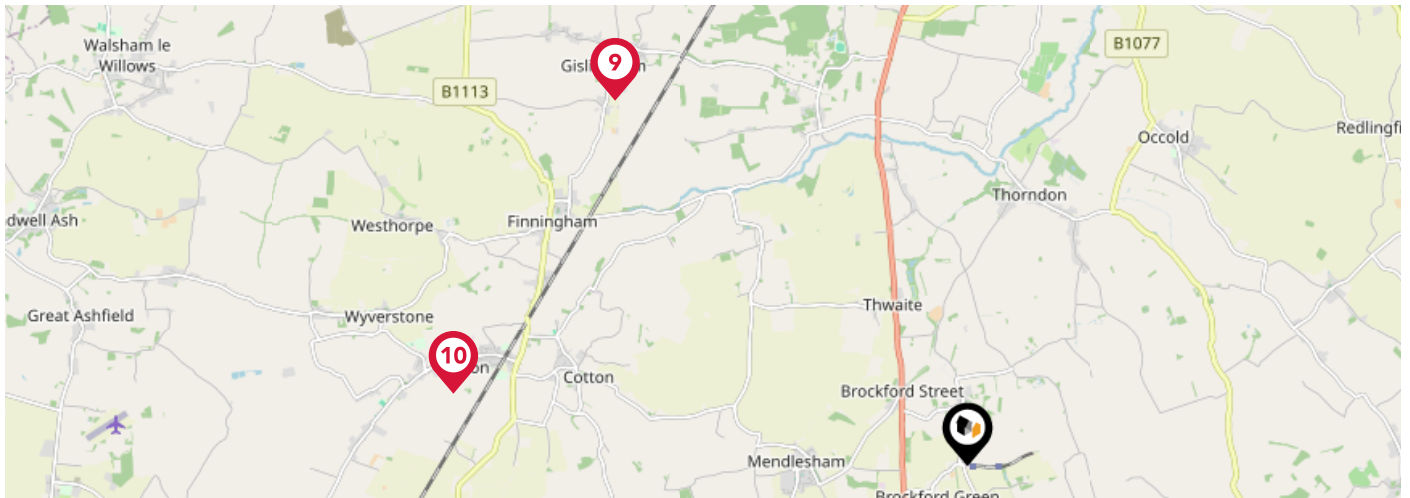
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	112 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Debenham High School Ofsted Rating: Good Pupils: 687 Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:4.26	<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 Gillingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:4.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:4.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:4.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:5.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:5.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:5.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

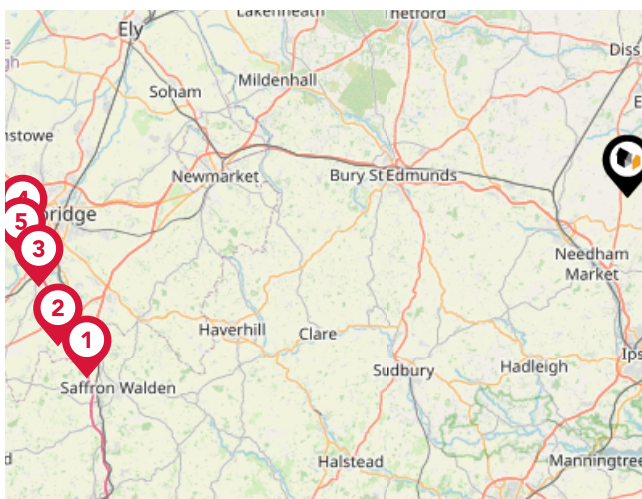
Area

Transport (National)



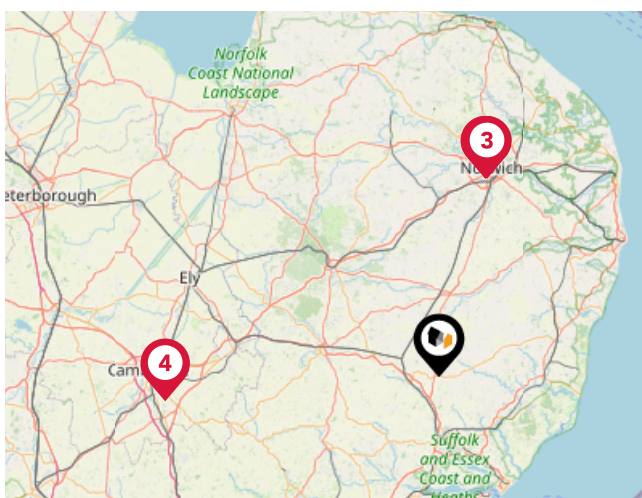
National Rail Stations

Pin	Name	Distance
1	Entrance2	6.63 miles
2	Stowmarket Rail Station	6.65 miles
3	Entrance1	6.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.6 miles
2	M11 J10	42.86 miles
3	M11 J11	43.41 miles
4	M11 J13	44.08 miles
5	M11 J12	44.36 miles

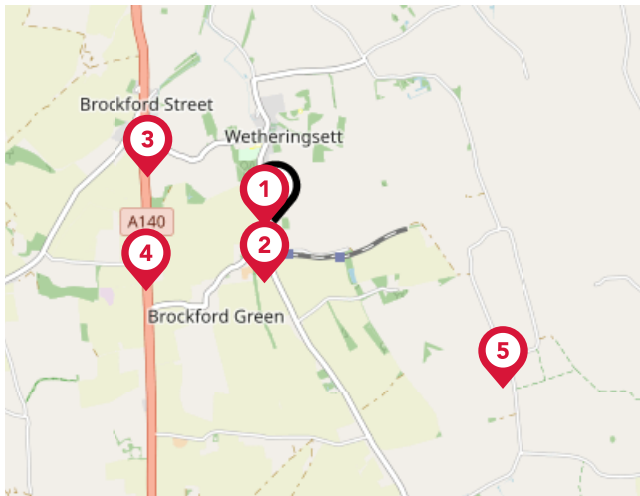


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	29.5 miles
2	International Airport	29.5 miles
3	Airport Passenger Terminal	29.53 miles
4	Cambridge Airport	40.01 miles

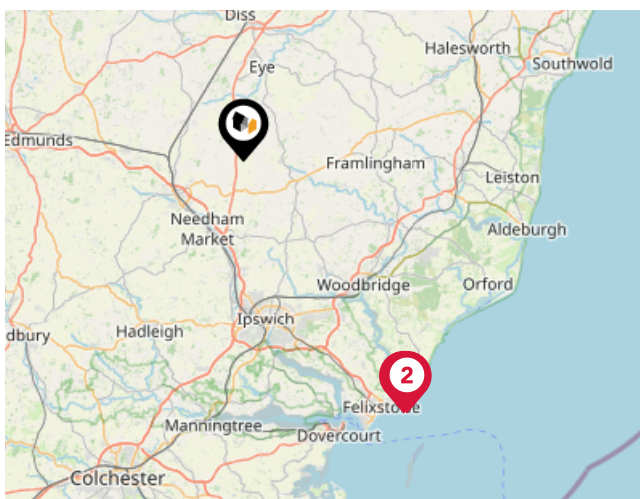
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.05 miles
2	Hall Lane	0.27 miles
3	Wetheringsett Turn	0.62 miles
4	Mendlesham Turning	0.67 miles
5	Pages Green Lane	1.28 miles



Ferry Terminals

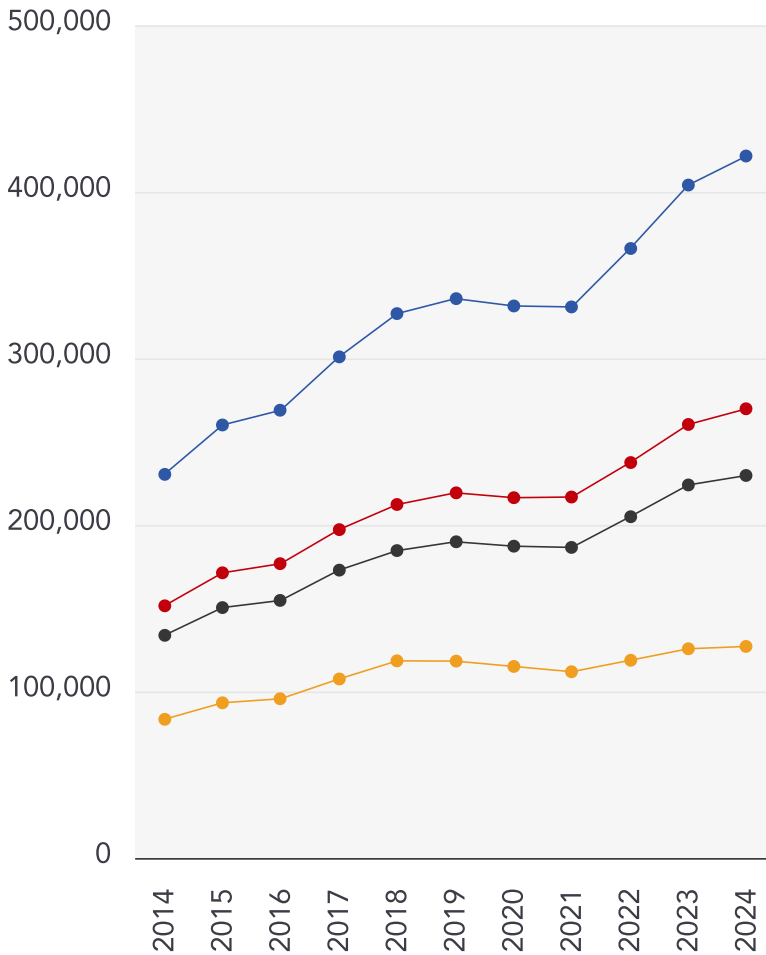
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.74 miles
2	Bawdsey Ferry Landing	21.77 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP14



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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