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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23<sup>rd</sup> August 2024



## EVERSONS LANE, HARLESTON, IP20

### Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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





## Property

|                         |   |                |          |
|-------------------------|---|----------------|----------|
| <b>Type:</b>            | Terraced                                | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 2                                       |                |          |
| <b>Floor Area:</b>      | 645 ft <sup>2</sup> / 60 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.05 acres                              |                |          |
| <b>Year Built :</b>     | 2007-2011                               |                |          |
| <b>Council Tax :</b>    | Band A                                  |                |          |
| <b>Annual Estimate:</b> | £1,505                                  |                |          |
| <b>Title Number:</b>    | NK419298                                |                |          |

## Local Area

|                           |               |
|---------------------------|---------------|
| <b>Local Authority:</b>   | South norfolk |
| <b>Conservation Area:</b> | Harleston     |
| <b>Flood Risk:</b>        |               |
| • Rivers & Seas           | No Risk       |
| • Surface Water           | Very Low      |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

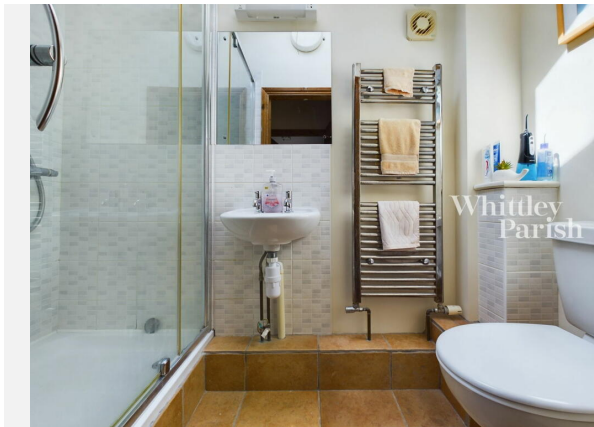
|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>18</b><br>mb/s | <b>80</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

### Mobile Coverage: (based on calls indoors)



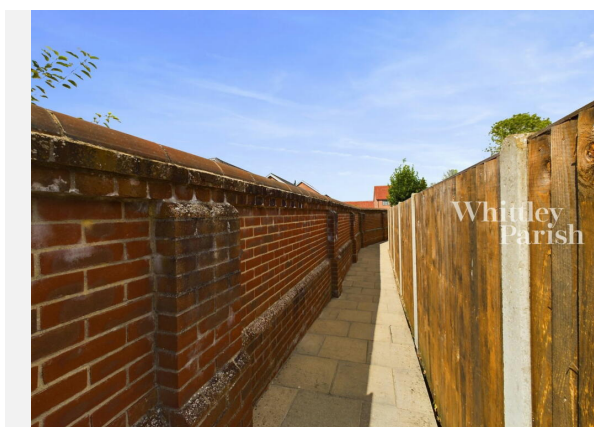
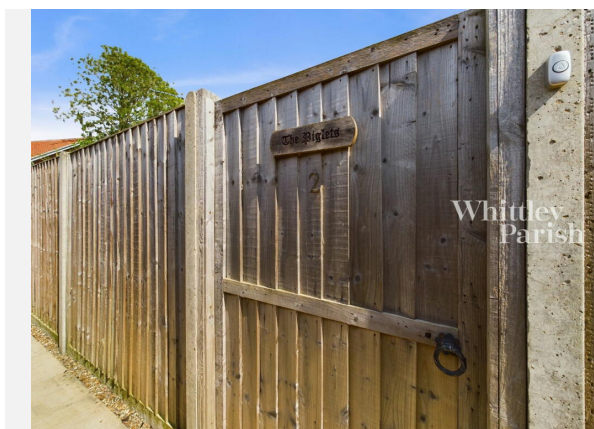
### Satellite/Fibre TV Availability:





# Gallery Photos







## EVERSONS LANE, HARLESTON, IP20



Approximate total area<sup>(1)</sup>  
596.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EVERSONS LANE, IP20

Energy rating

**C**

Valid until 20.05.2031

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

# Property

## EPC - Additional Data

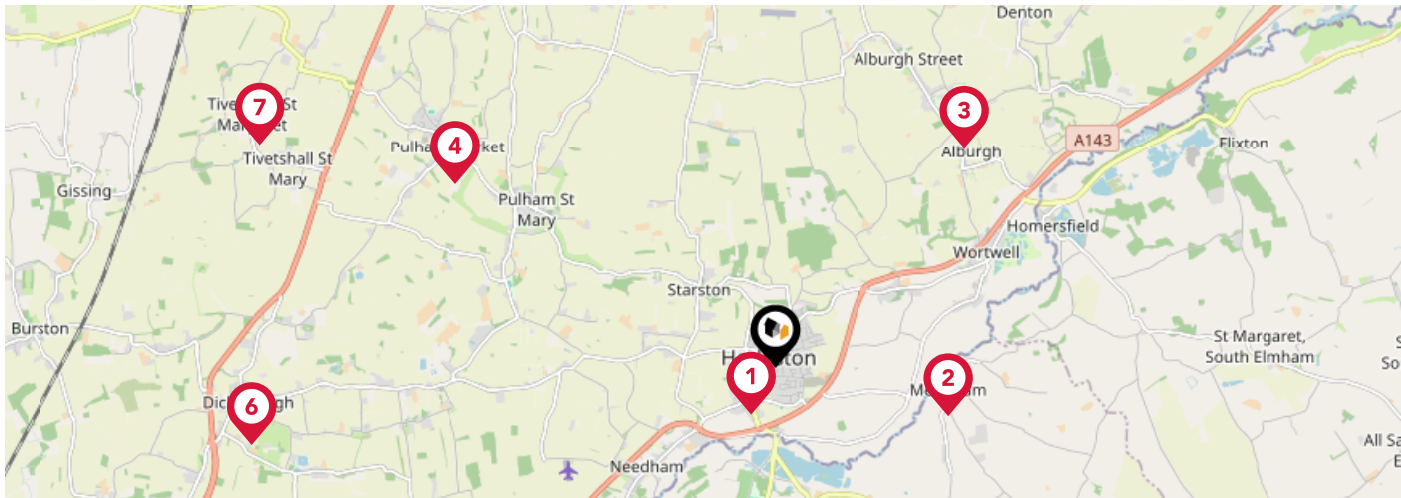


### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Bungalow                                      |
| <b>Build Form:</b>                  | Mid-Terrace                                   |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Dual  |
| <b>Main Fuel:</b>                   | Electricity (not community)                   |
| <b>Main Gas:</b>                    | No  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Solid brick, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated at rafters                 |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, electric                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Poor  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | Solid, insulated (assumed)                    |
| <b>Total Floor Area:</b>            | 60 m <sup>2</sup>                             |

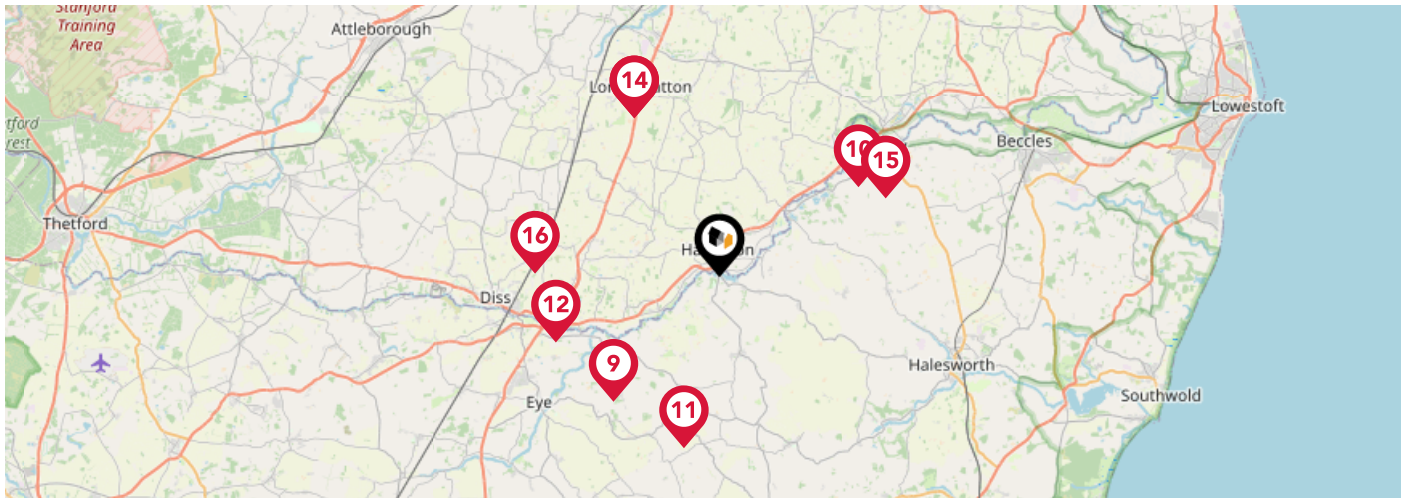


# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Harleston Sancroft Academy (a 3-16 Church of England School)</b><br>Ofsted Rating: Not Rated   Pupils: 874   Distance:0.47  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Mendham Primary School</b><br>Ofsted Rating: Good   Pupils: 63   Distance:1.63  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Alburgh With Denton Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 100   Distance:2.62                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Pulham Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 122   Distance:3.34                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Fressingfield Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 111   Distance:4.07                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b><br>Ofsted Rating: Outstanding   Pupils: 187   Distance:4.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Tivetshall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 28   Distance:5.08                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Stradbroke Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 121   Distance:5.9                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

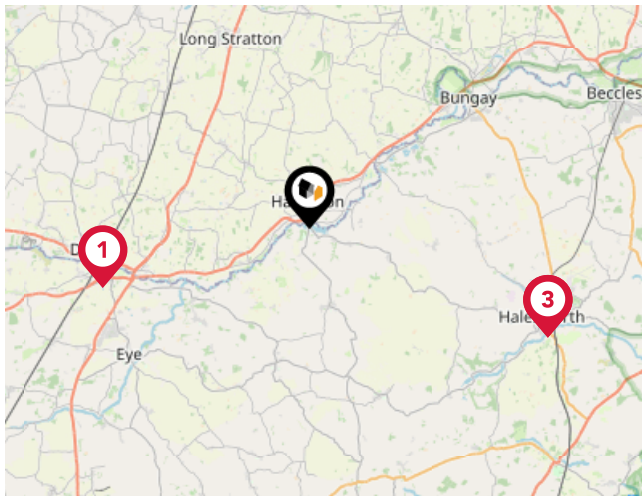
# Area Schools



|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>St Edmund's Primary School</b><br>Ofsted Rating: Good   Pupils: 67   Distance:5.98              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Earsham Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 87   Distance:6  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stradbroke High School</b><br>Ofsted Rating: Good   Pupils: 353   Distance:6.36                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Scole Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 51   Distance:6.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Manor Field Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 131   Distance:6.48  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Long Stratton High School</b><br>Ofsted Rating: Good   Pupils: 694   Distance:6.48              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bungay High School</b><br>Ofsted Rating: Good   Pupils: 985   Distance:6.65                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Burston Community Primary School</b><br>Ofsted Rating: Good   Pupils: 36   Distance:6.68        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

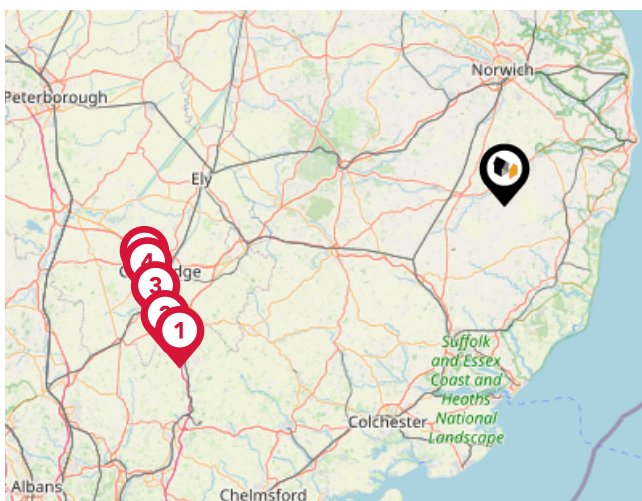
# Area

## Transport (National)



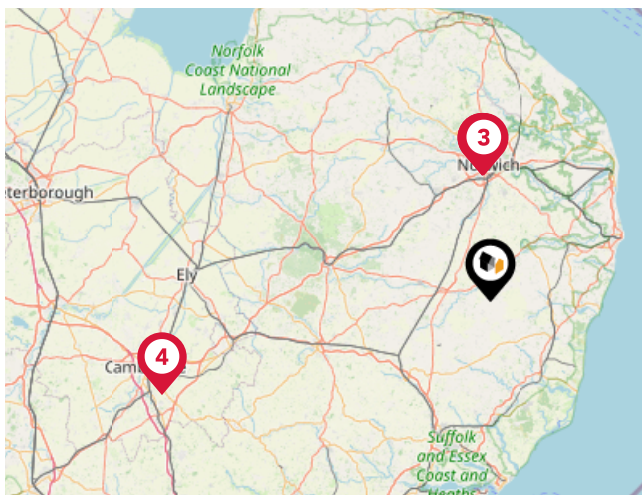
### National Rail Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Diss Rail Station | 7.78 miles |
| 2   | Entrance1         | 9.53 miles |
| 3   | Entrance          | 9.53 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 52.76 miles |
| 2   | M11 J10 | 53.58 miles |
| 3   | M11 J11 | 53.4 miles  |
| 4   | M11 J13 | 53.39 miles |
| 5   | M11 J14 | 53.45 miles |

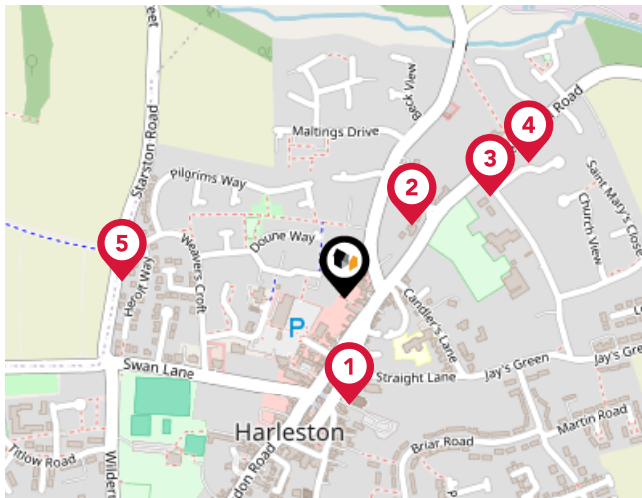


### Airports/HELIPADS

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 18.36 miles |
| 2   | International Airport         | 18.36 miles |
| 3   | Airport Passenger Terminal    | 18.37 miles |
| 4   | Cambridge Airport             | 49.53 miles |

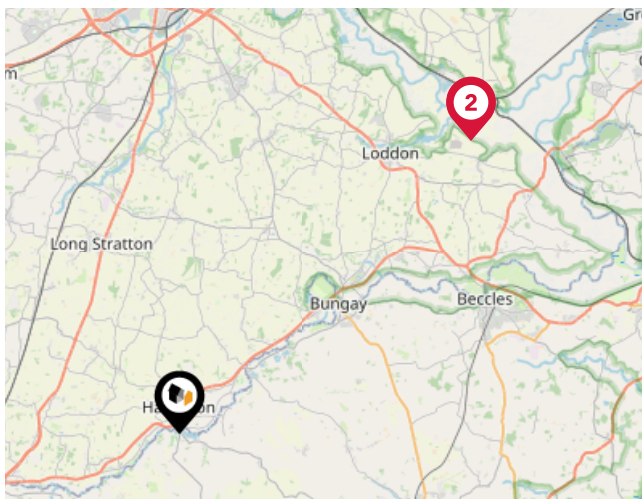
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name         | Distance   |
|-----|--------------|------------|
| 1   | Broad Street | 0.12 miles |
| 2   | Station Road | 0.11 miles |
| 3   | School Lane  | 0.2 miles  |
| 4   | Pound Close  | 0.26 miles |
| 5   | Bunns Lane   | 0.25 miles |



### Ferry Terminals

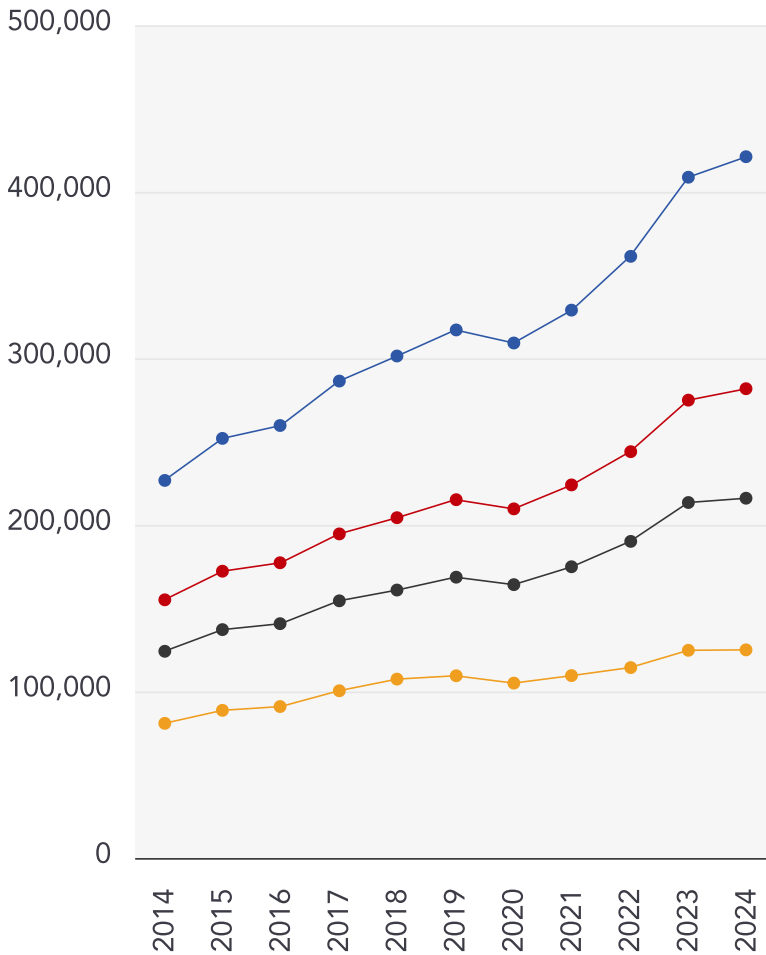
| Pin | Name                | Distance    |
|-----|---------------------|-------------|
| 1   | Reedham Ferry North | 14.95 miles |
| 2   | Reedham Ferry South | 14.93 miles |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**



### Whittley Parish | Diss

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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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