

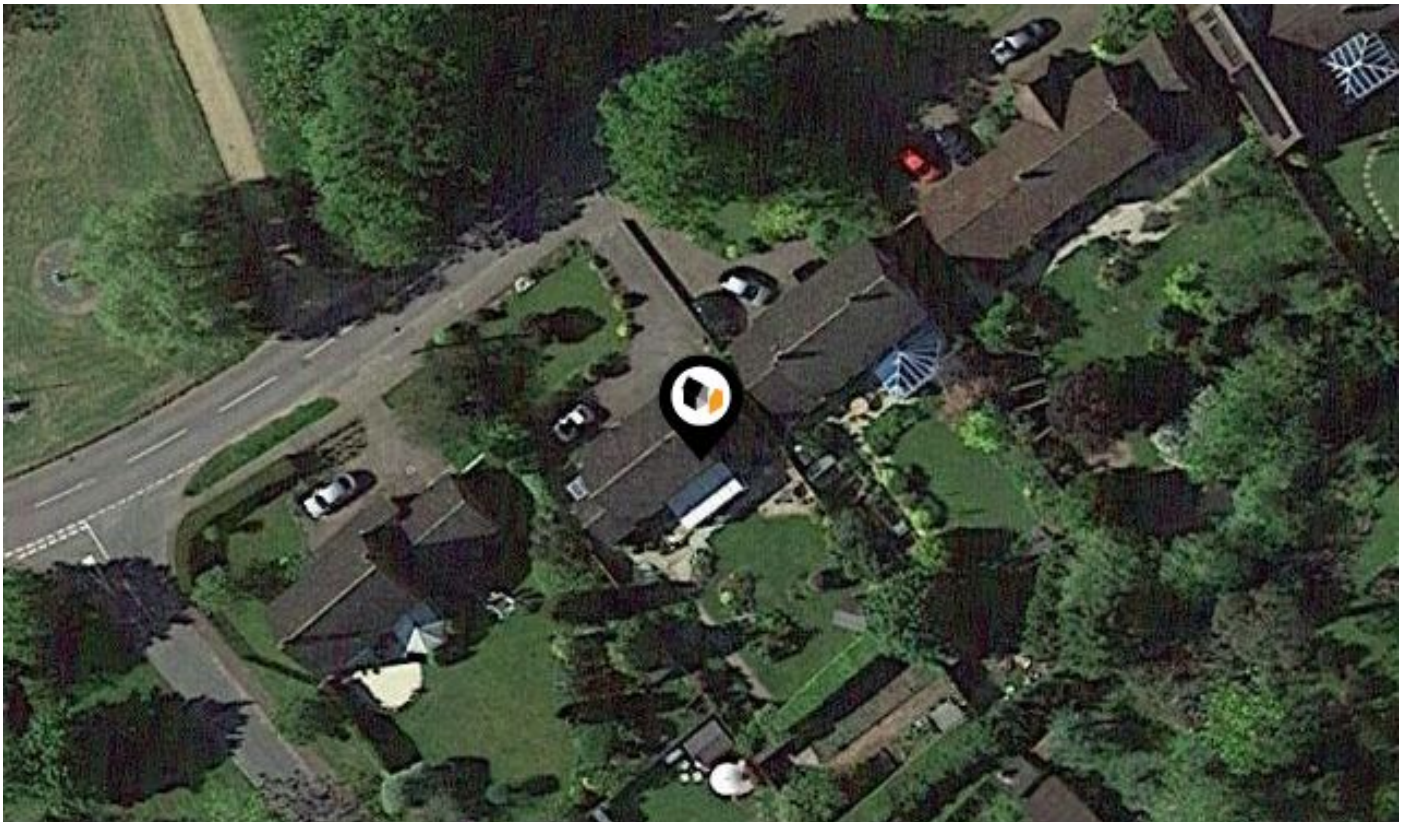


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17<sup>th</sup> September 2024



**DISS ROAD, BURSTON, DISS, IP22**

## Whittley Parish | Diss

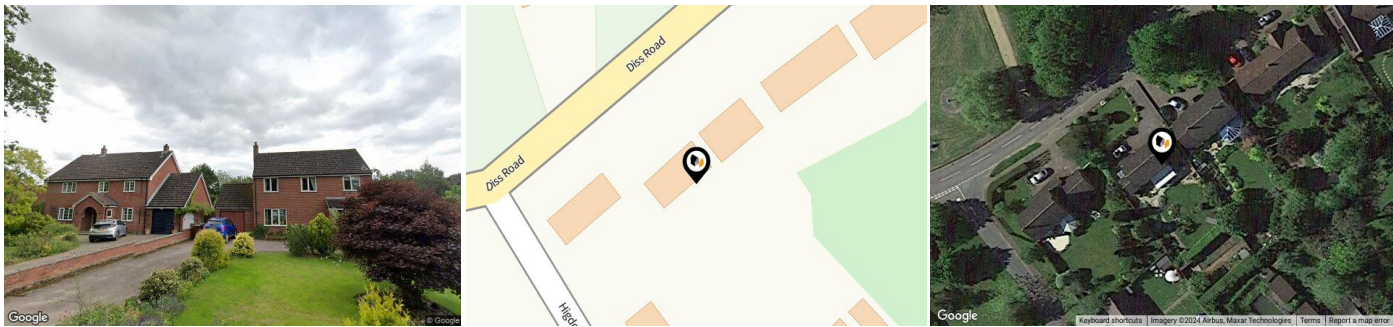
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>
<b>Year Built :</b>	1976-1982
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,759

## Local Area

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

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

<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

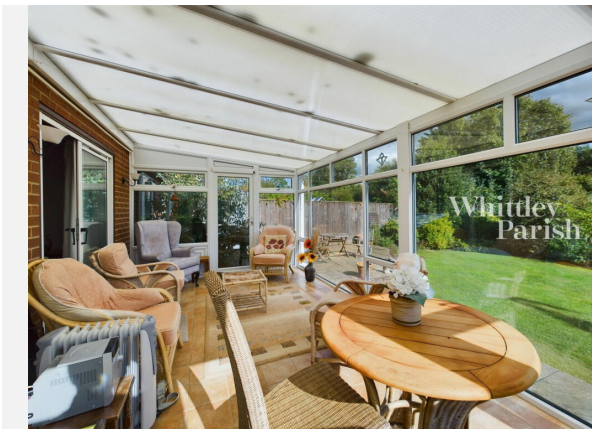
### Mobile Coverage: (based on calls indoors)

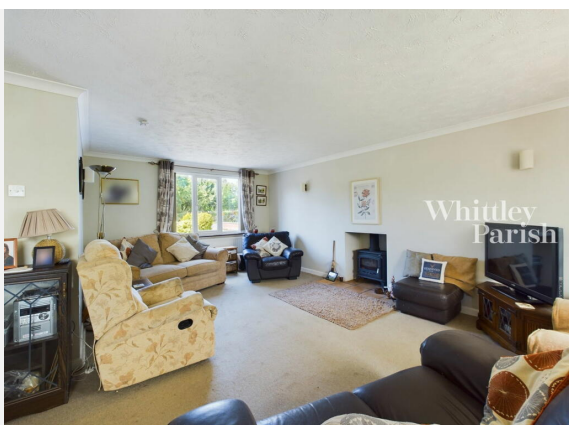


### Satellite/Fibre TV Availability:



# Gallery Photos

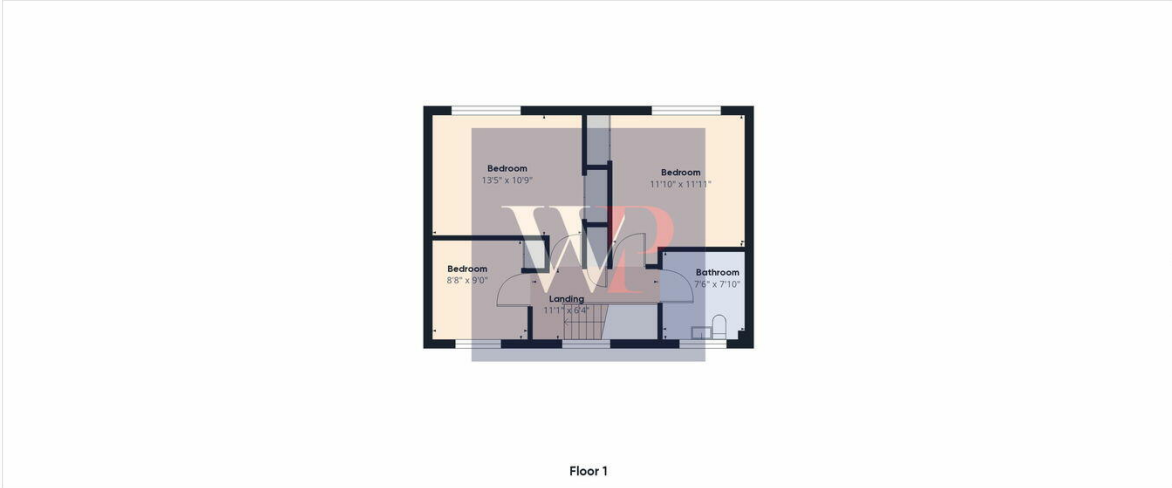
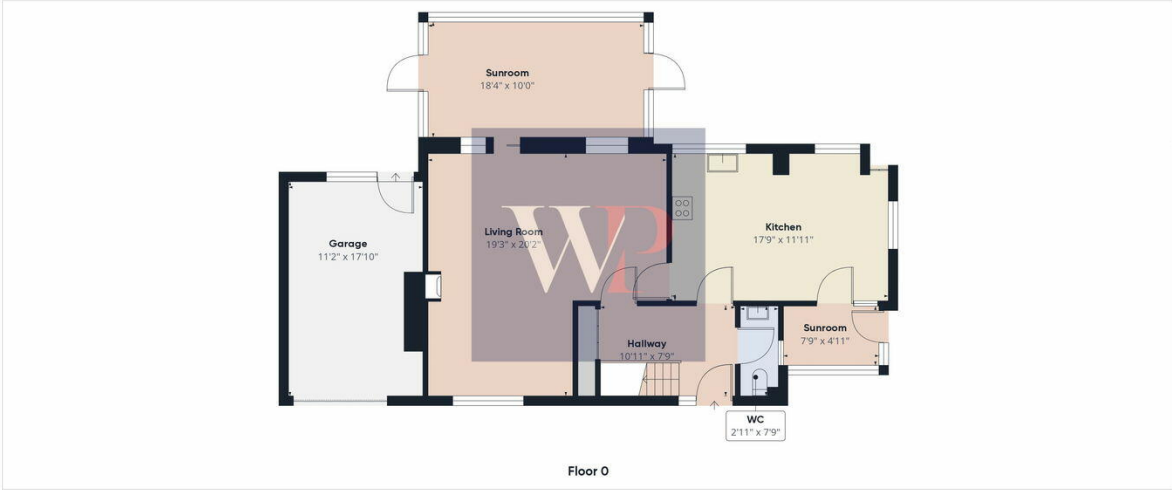








**DISS ROAD, BURSTON, DISS, IP22**



**Whitley Parish**

**Approximate total area<sup>(1)</sup>**  
1605.54 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.

**GIRAFFE 360**

Property  
**EPC - Certificate**



Diss Road, Burston, IP22

Energy rating

**D**

Valid until 02.03.2030

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

# Property

## EPC - Additional Data

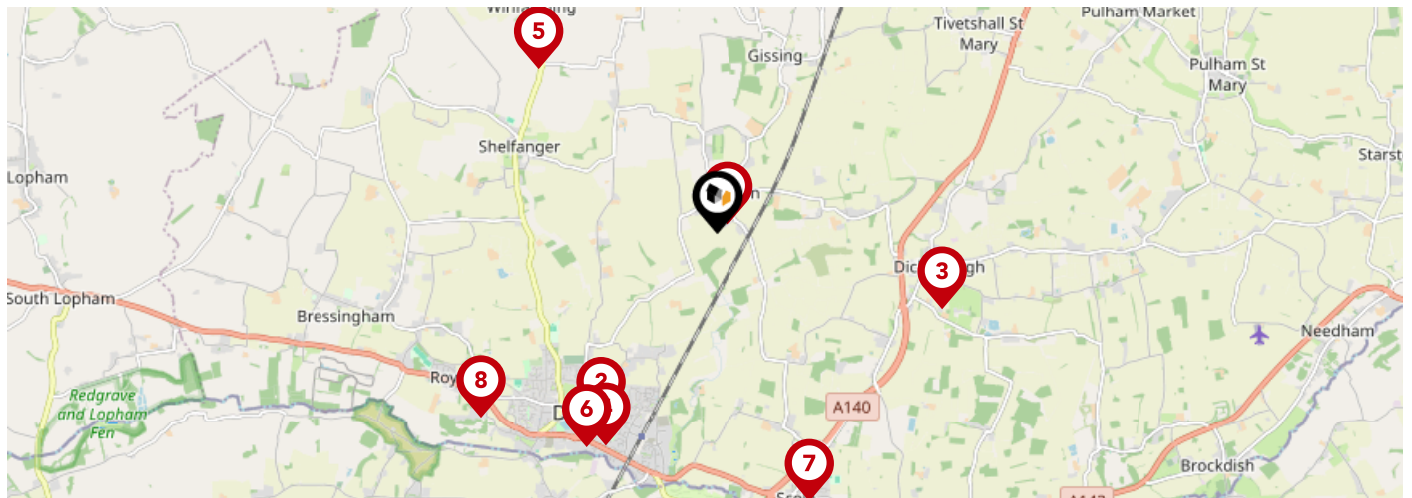


### Additional EPC Data

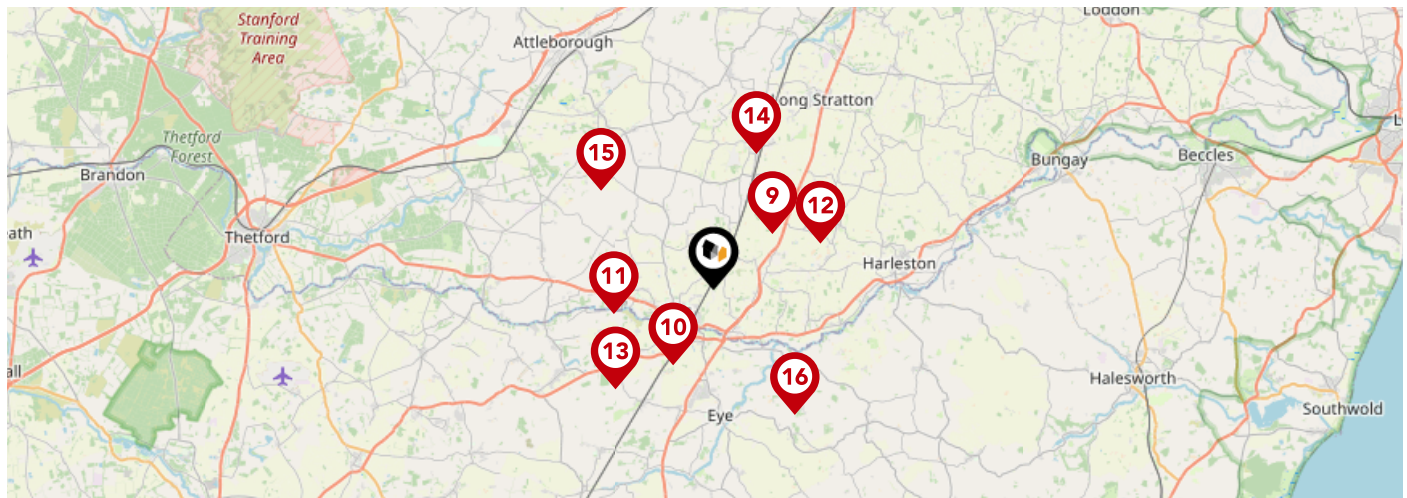
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 43% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>











# Area Schools



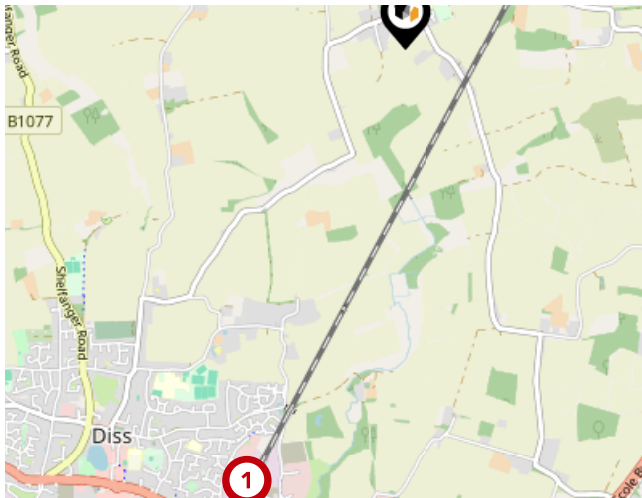
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:1.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:2.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:2.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:2.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:2.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Pulham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 122   Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:5.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

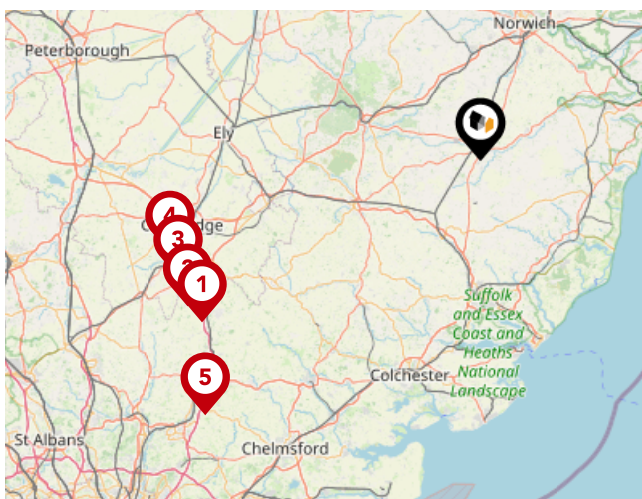
# Area

## Transport (National)



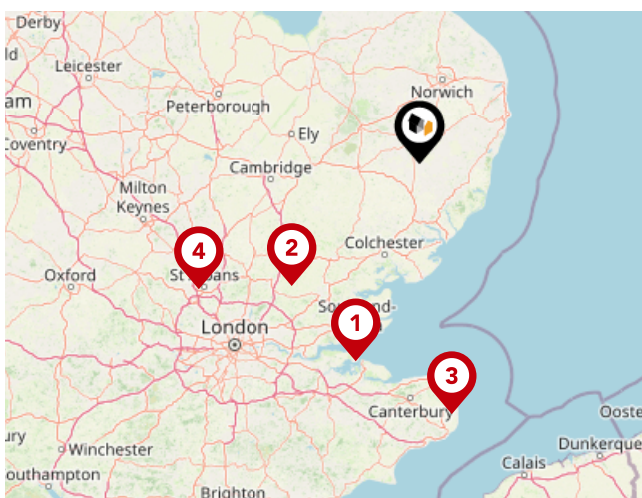
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	2.25 miles
2	Attleborough Rail Station	9.11 miles
3	Eccles Road Rail Station	8.55 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.77 miles
2	M11 J10	47.42 miles
3	M11 J11	47.01 miles
4	M11 J13	46.86 miles
5	M11 J8	54.4 miles

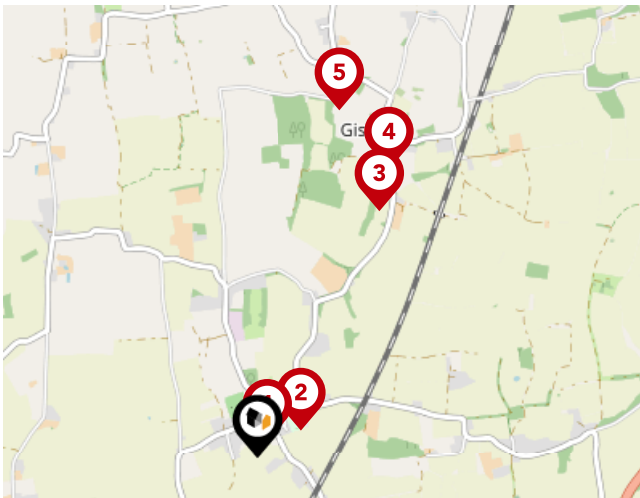


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	60.7 miles
2	Stansted Airport	51.54 miles
3	Manston	73.73 miles
4	Luton Airport	73.88 miles

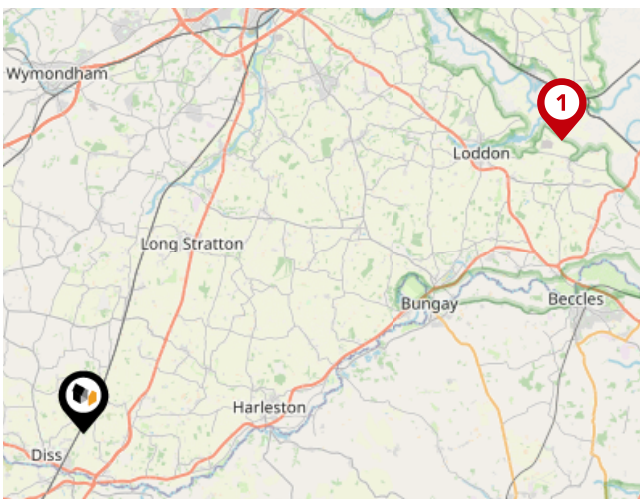
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Crown	0.08 miles
2	Old Police House	0.23 miles
3	Council Houses	1.24 miles
4	Rectory Road	1.43 miles
5	New Road	1.61 miles



### Ferry Terminals

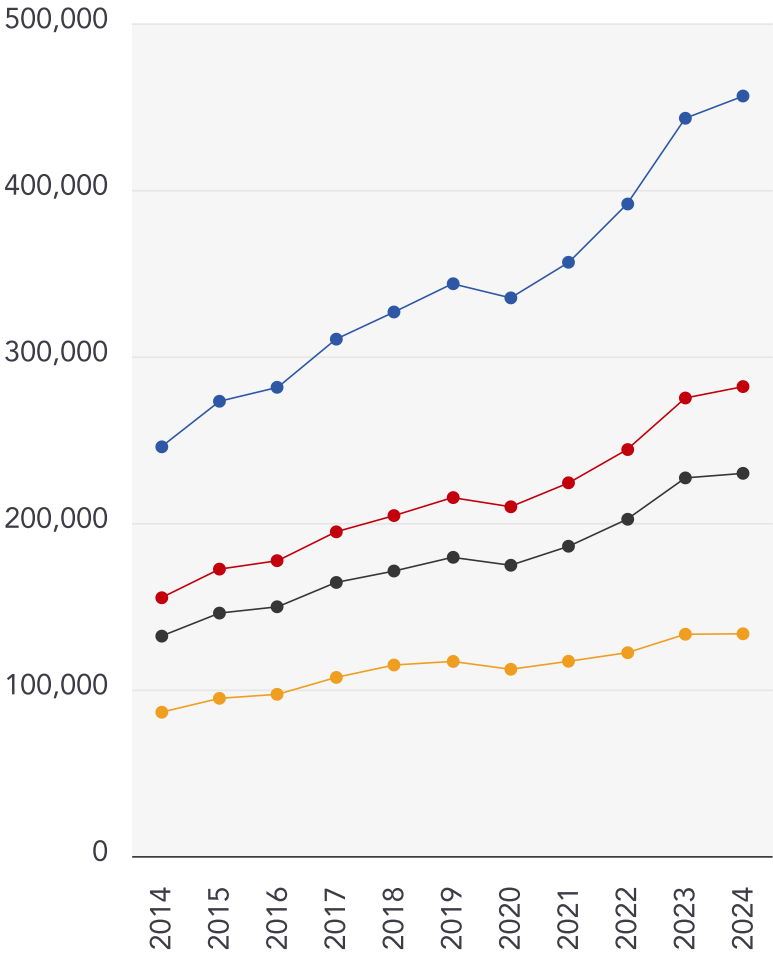
Pin	Name	Distance
1	Reedham Ferry South	20.28 miles

# Market

## House Price Statistics



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



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.



[/whittleyparishmanagementltd](#)



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[/whittleyparish/?hl=en](#)

# Whittley Parish | Diss

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