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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



WORLINGWORTH, WOODBRIDGE, IP13

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

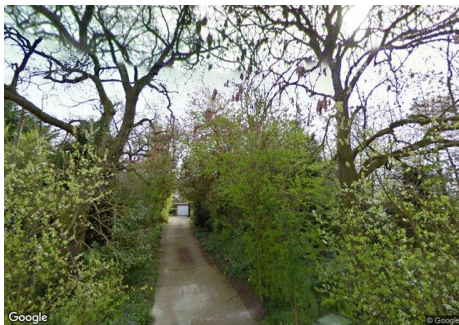
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.59 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK363114		

Local Area

Local Authority:	Mid suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	1000 mb/s

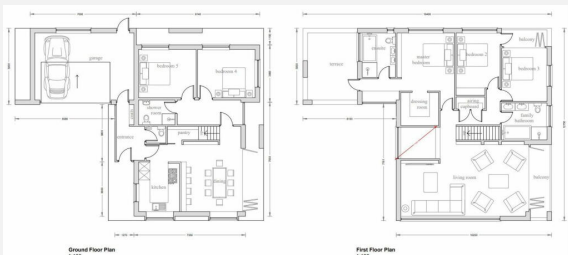
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

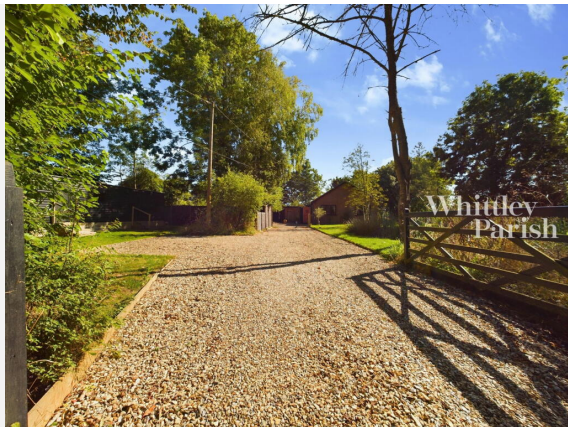


Gallery Photos





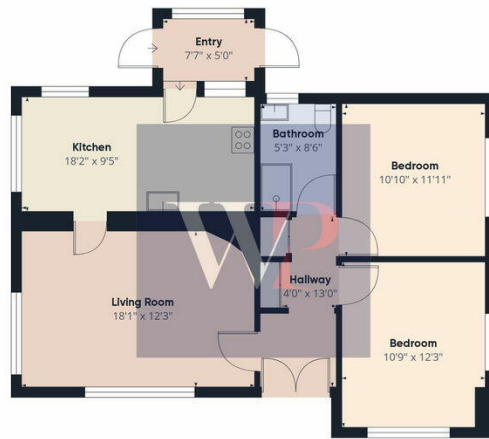
Gallery Photos



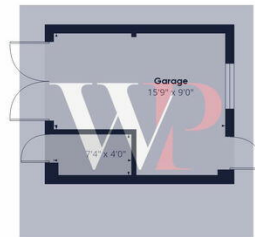




WORLINGWORTH, WOODBRIDGE, IP13



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1038.5 ft²

(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



Worlingworth, IP13

Energy rating

E

Valid until 14.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C		
55-68	D		
39-54	E	<div style="background-color: #ff9933; color: white; padding: 5px; display: inline-block;"> 44 E </div>	
21-38	F		
1-20	G		

Property

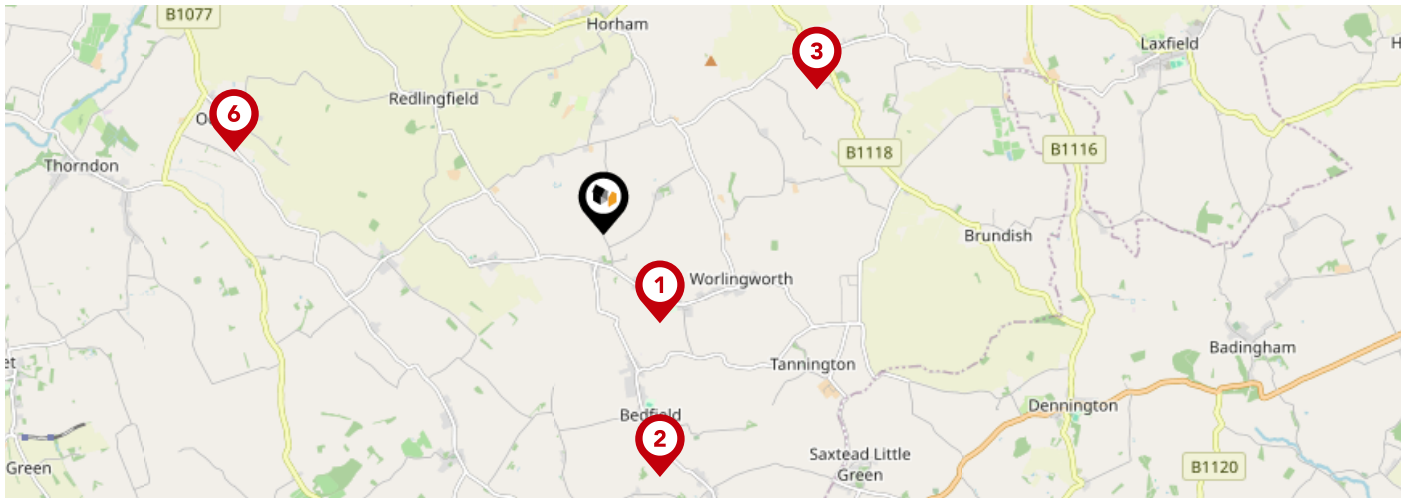
EPC - Additional Data



Additional EPC Data

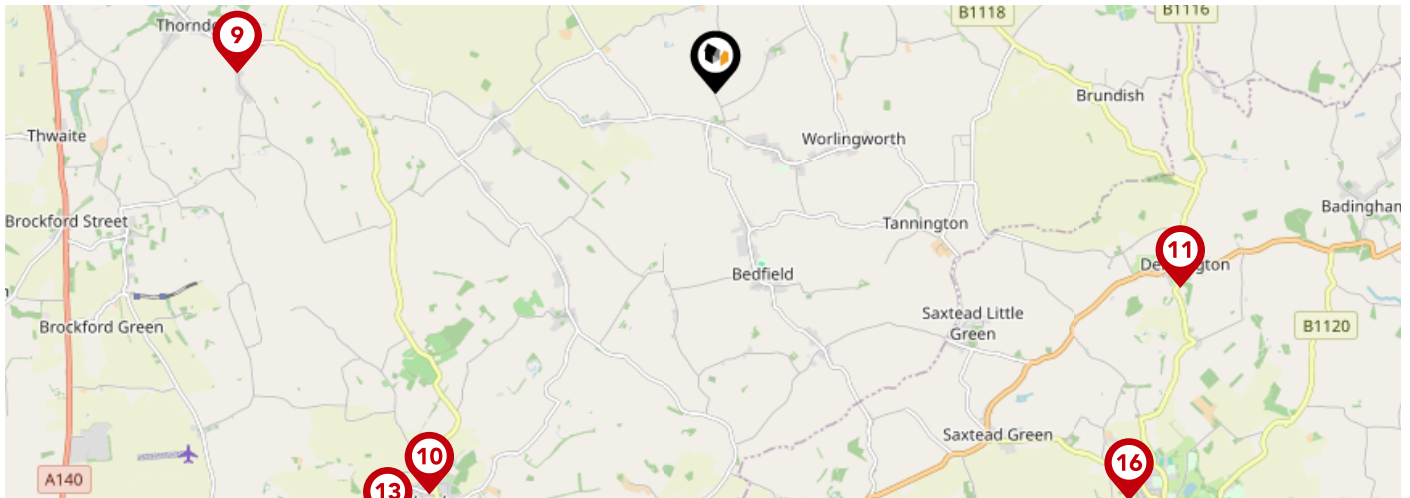
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Earl Soham Community Primary School Ofsted Rating: Good Pupils: 70 Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

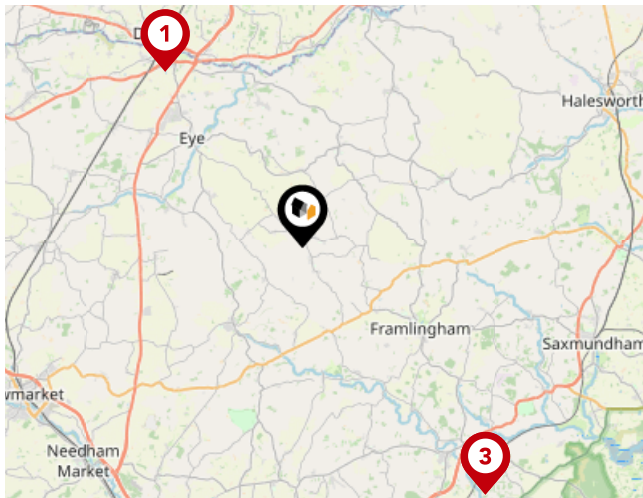
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:4.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Dennington Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:4.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Debenham High School Ofsted Rating: Good Pupils: 687 Distance:4.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:5.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:5.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thomas Mills High School & Sixth Form Ofsted Rating: Good Pupils: 1030 Distance:5.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

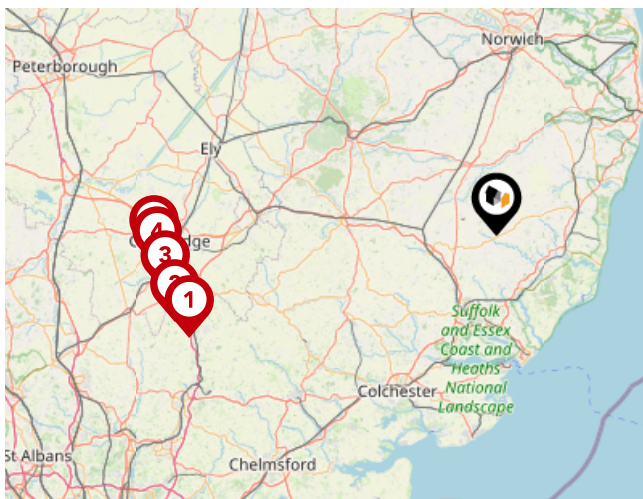
Area

Transport (National)



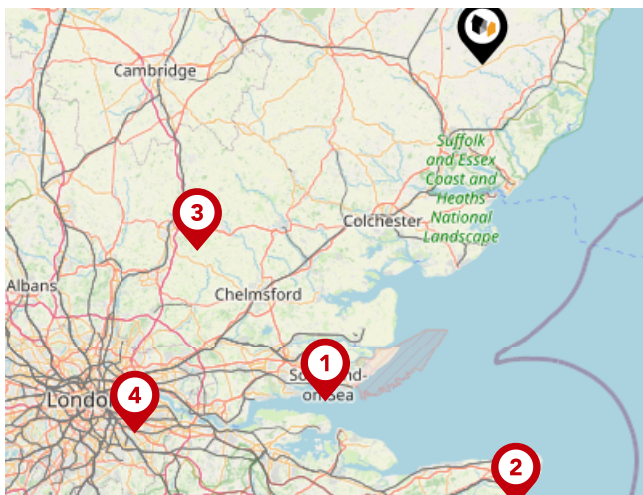
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	8.11 miles
2	Entrance	11.19 miles
3	Wickham Market Rail Station	11.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.22 miles
2	M11 J10	48.46 miles
3	M11 J11	48.94 miles
4	M11 J13	49.51 miles
5	M11 J14	49.81 miles

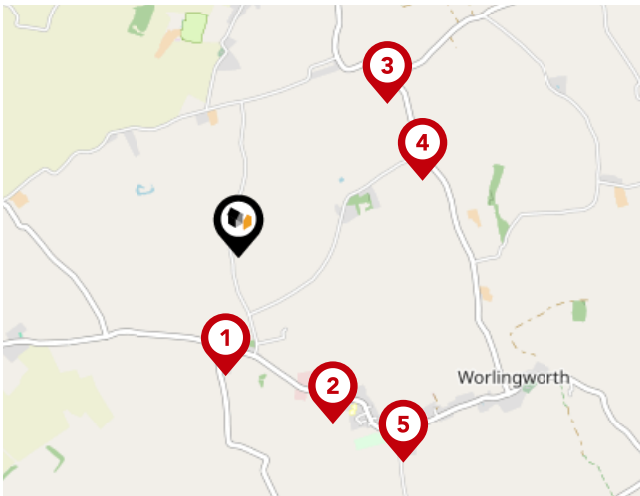


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	54.33 miles
2	Manston	64.81 miles
3	Stansted Airport	49.65 miles
4	Silvertown	74.03 miles

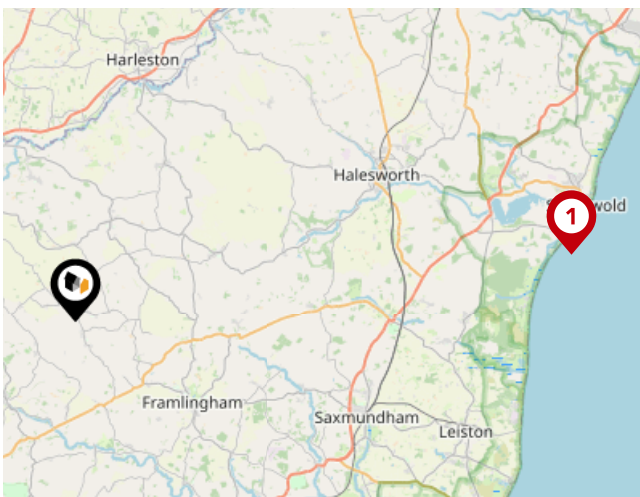
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Letter Box	0.54 miles
2	Maisies Meadow	0.87 miles
3	Brick kiln Farm	0.97 miles
4	Fingal Street	0.91 miles
5	The Cross	1.19 miles



Ferry Terminals

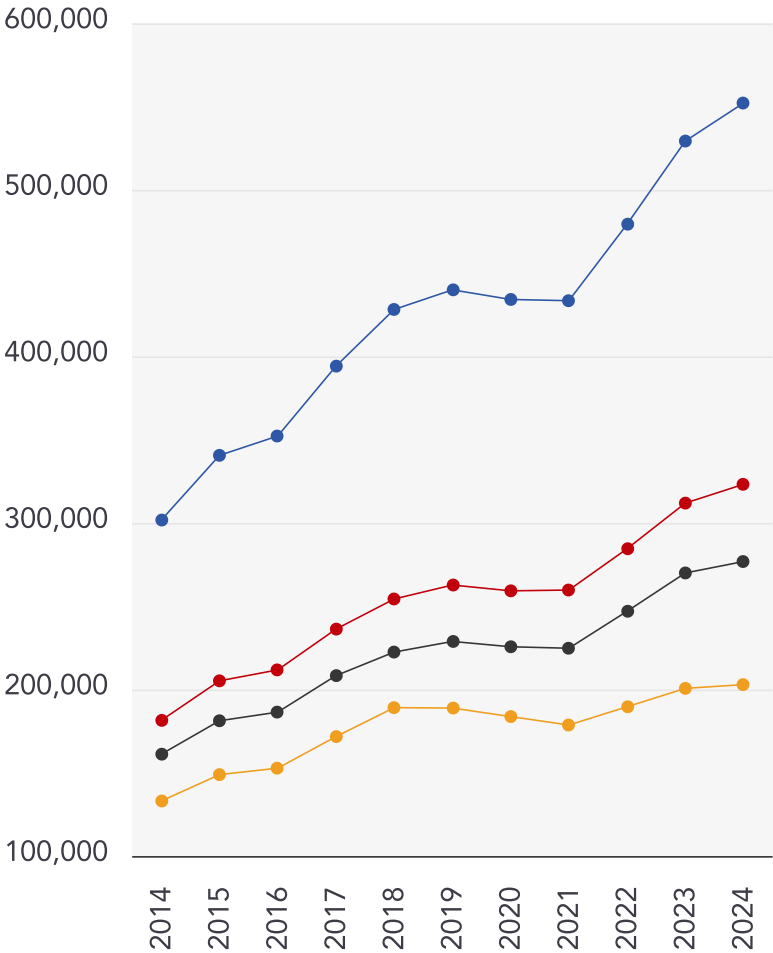
Pin	Name	Distance
1	Walberswick Ferry Landing	18.18 miles
2	Southwold Ferry Landing	18.2 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP13



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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