

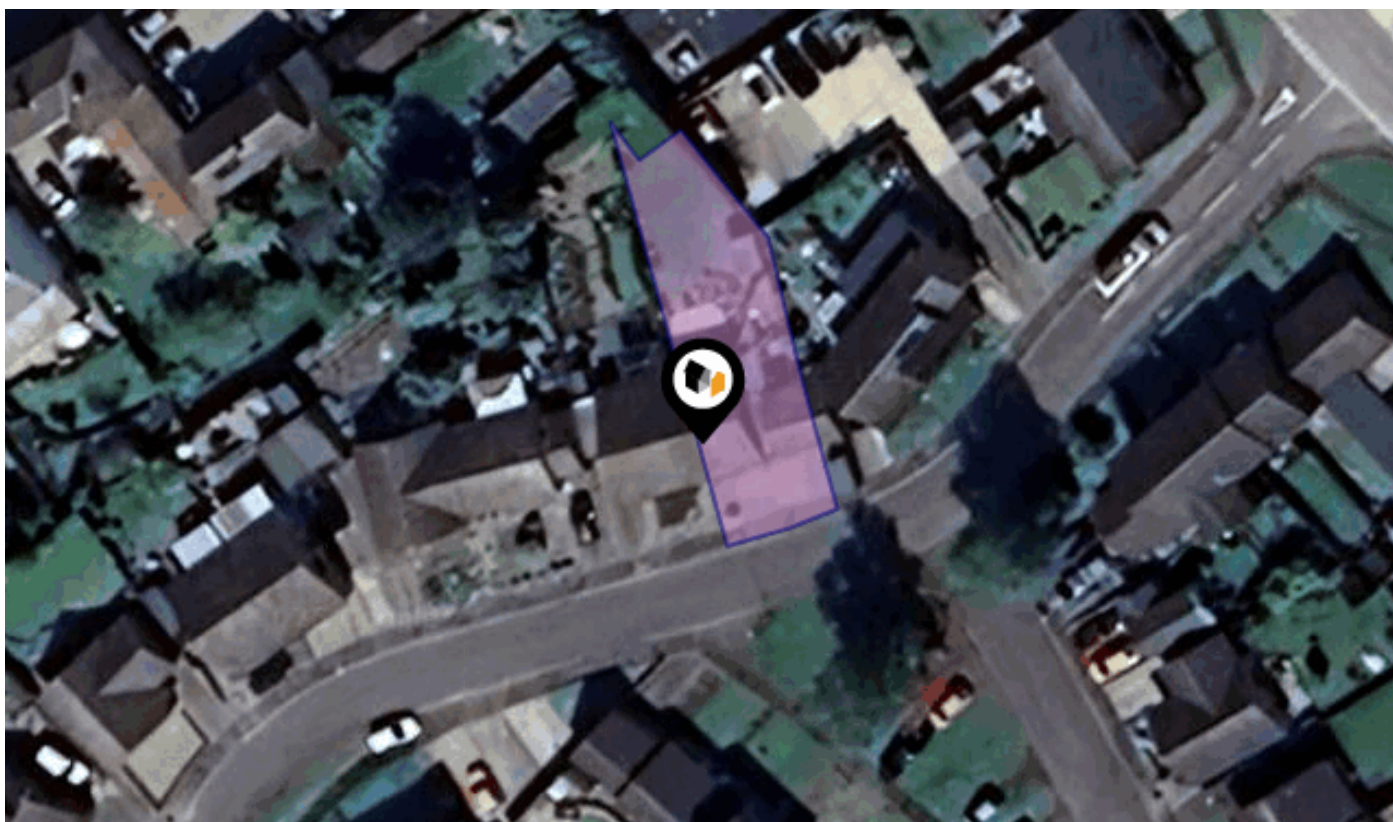


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22<sup>nd</sup> January 2025



**WHEATFIELDS, RICKINGHALL, DISS, IP22**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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






Powered by  
**aprift**  
Know any property instantly



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,642		
Title Number:	SK76163		

## Local Area

Local Authority:	Mid suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	19	80	-
• Surface Water	Low	mb/s	mb/s	mb/s
				

Mobile Coverage:

(based on calls indoors)

O<sub>2</sub>

EE

3

O

Satellite/Fibre TV Availability:

✓

BT

✓

sky

✗

Virgin media







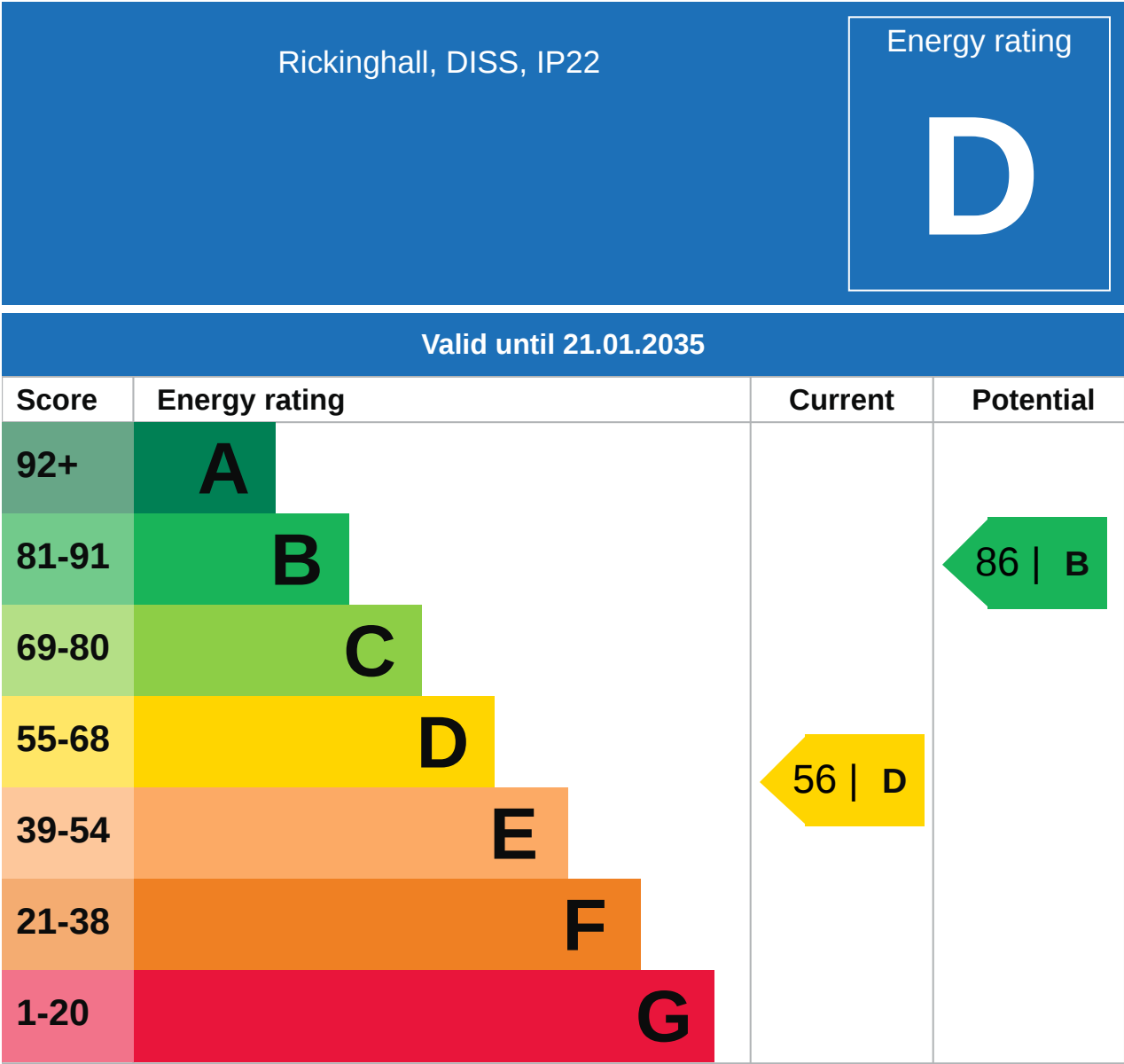




# WHEATFIELDS, RICKINGHALL, DISS, IP22







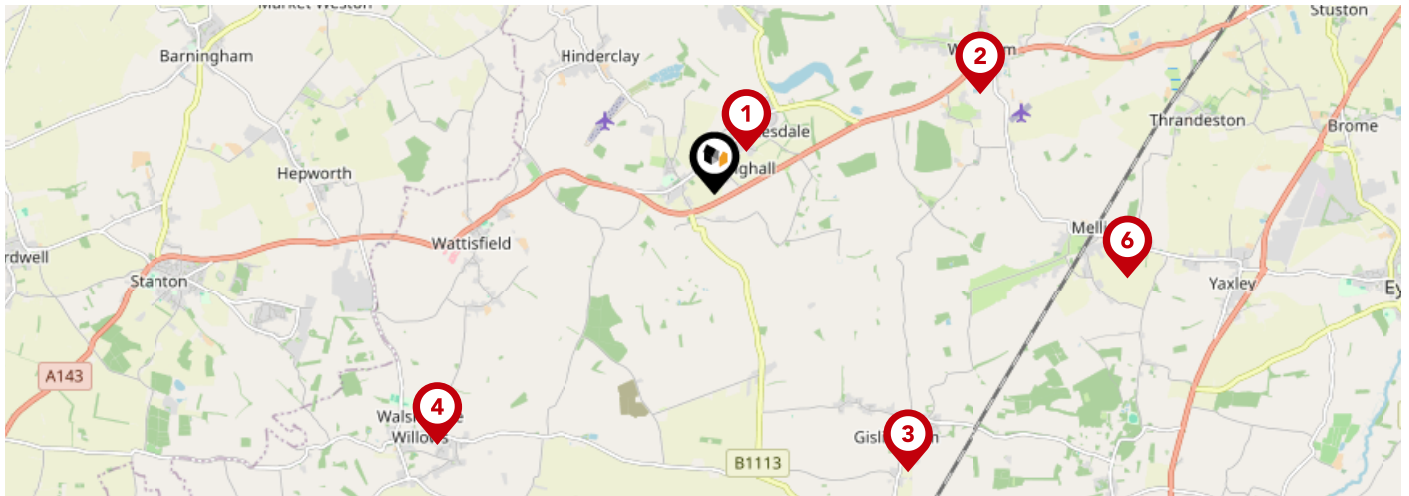




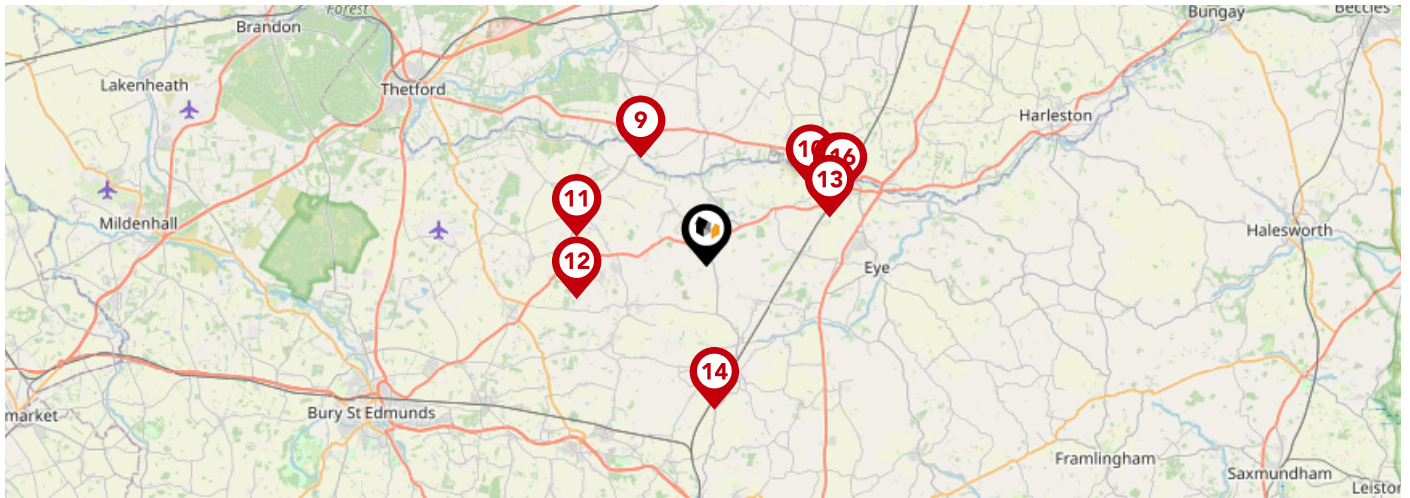
### Additional EPC Data









<b>Property Type:</b>	Semi-detached bungalow
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	64 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Botolph's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Gislingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hopton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

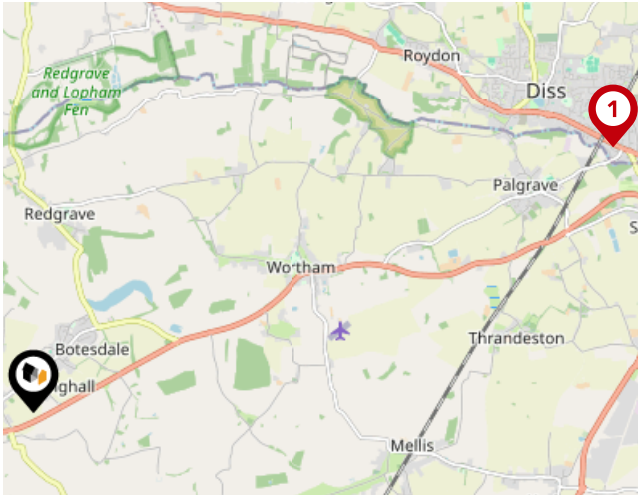


		Nursery	Primary	Secondary	College	Private
	<b>Garboldisham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 73   Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barningham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanton Community Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:4.79	<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:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bacton Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:5.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



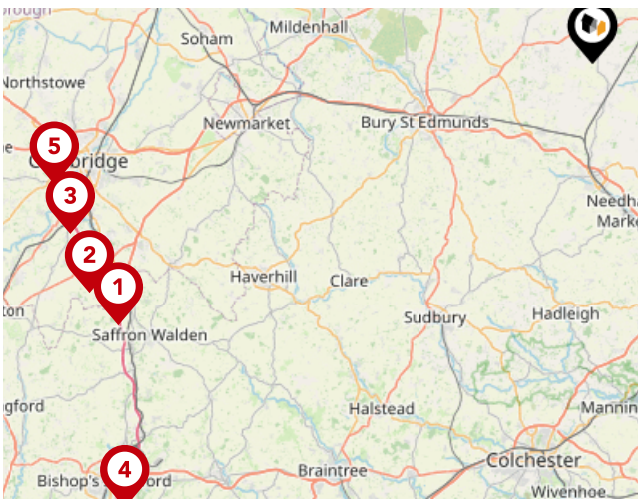
# Area

## Transport (National)



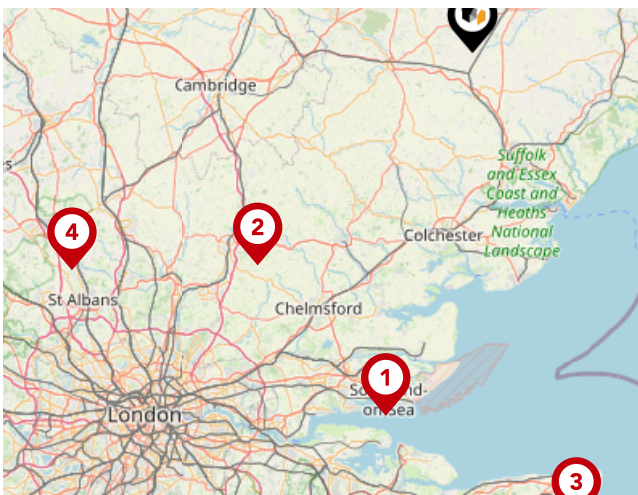
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.78 miles
2	Entrance	7.86 miles
3	Elmswell Rail Station	7.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.35 miles
2	M11 J10	40.09 miles
3	M11 J11	39.89 miles
4	M11 J8	46.93 miles
5	M11 J13	39.96 miles

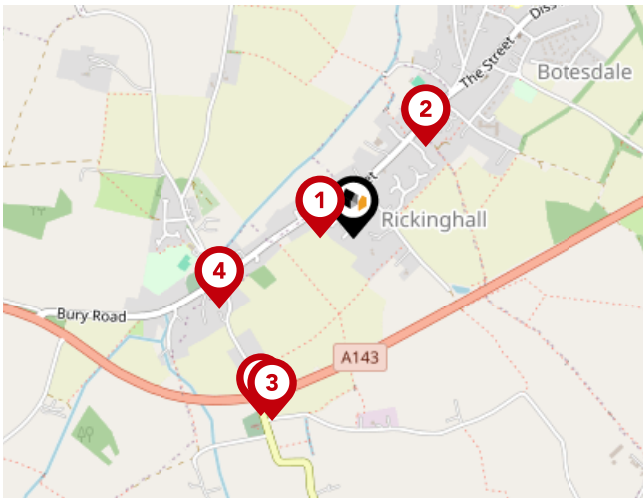


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	54.71 miles
2	Stansted Airport	44.1 miles
3	Manston	70.3 miles
4	Luton Airport	66.48 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chestnuts	0.08 miles
2	The Bell	0.26 miles
3	Bury Road junction	0.45 miles
4	Church	0.34 miles
5	Bury Road junction	0.46 miles

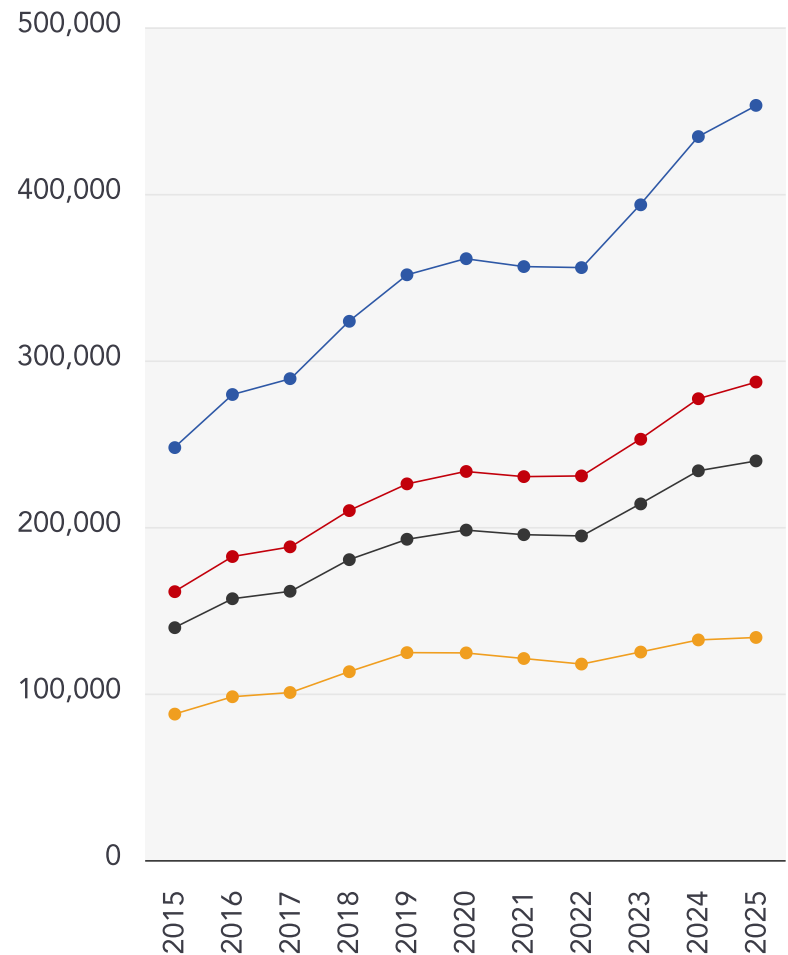


# Market

## 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%**



### Whittleby Parish | Diss

---

At Whittleby 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?hl=en



# Whittley Parish | Diss

## Data Quality

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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

[admin@whittleyparish.com](mailto:admin@whittleyparish.com)

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

