

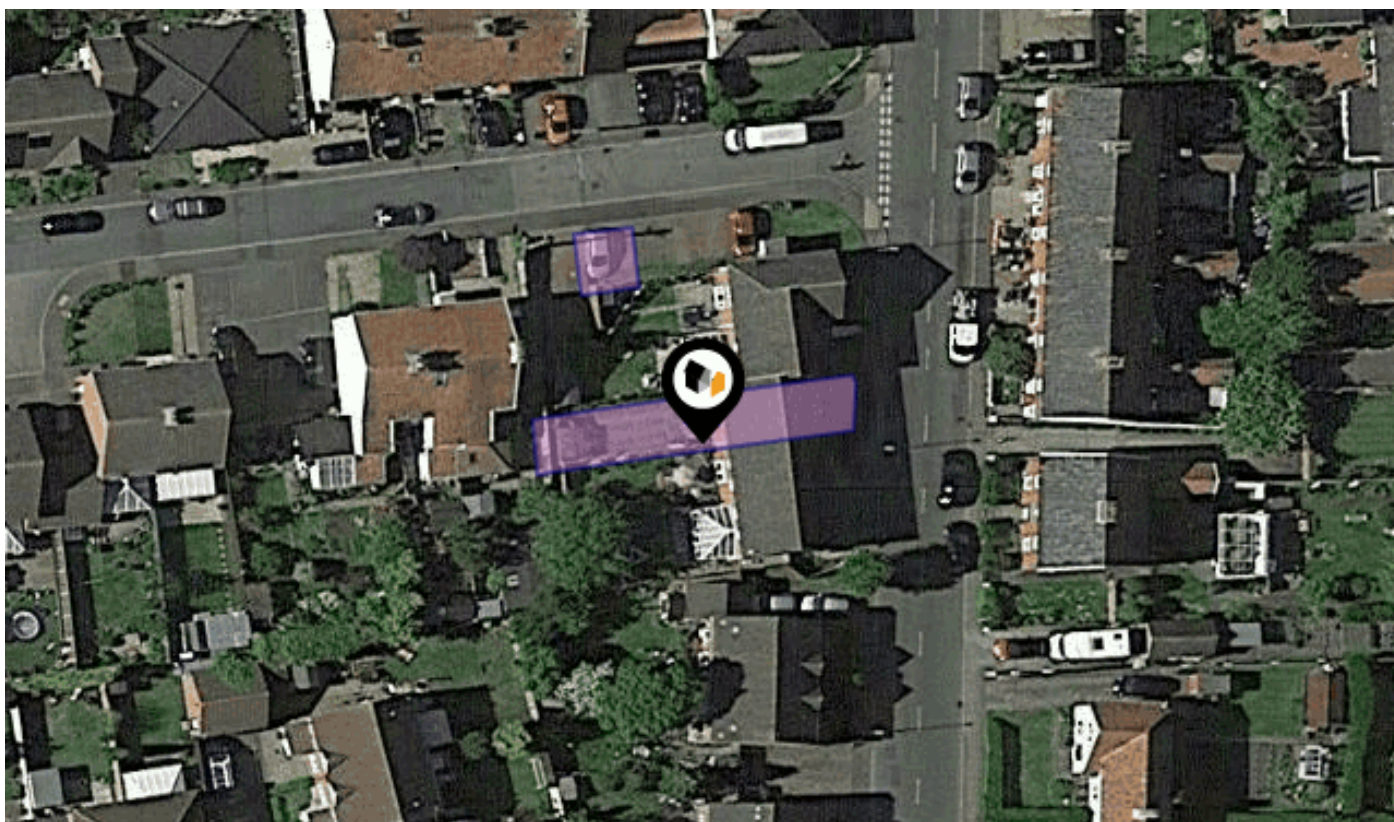


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19<sup>th</sup> February 2025



**SHELFANGER ROAD, ROYDON, DISS, IP22**

**Whittley Parish | Diss**

4-6 Market Hill Diss IP22 4JZ

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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	2000		
Council Tax :	Band B		
Annual Estimate:	£1,756		
Title Number:	NK254855		

## Local Area

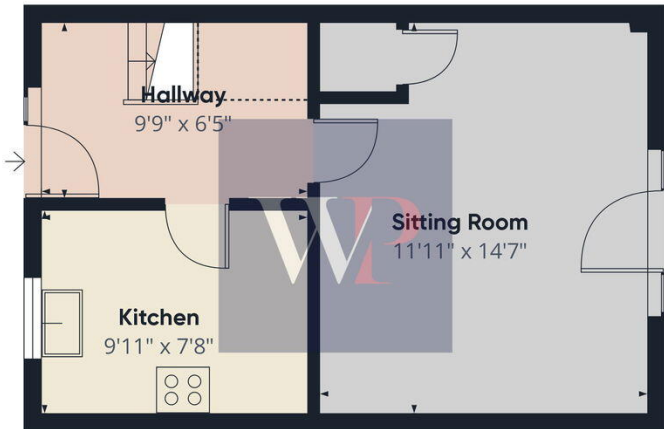
Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15	57	10000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	sky
				







SHELFANGER ROAD, ROYDON, DISS, IP22



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
605.47 ft<sup>2</sup>

Reduced headroom  
11.14 ft<sup>2</sup>

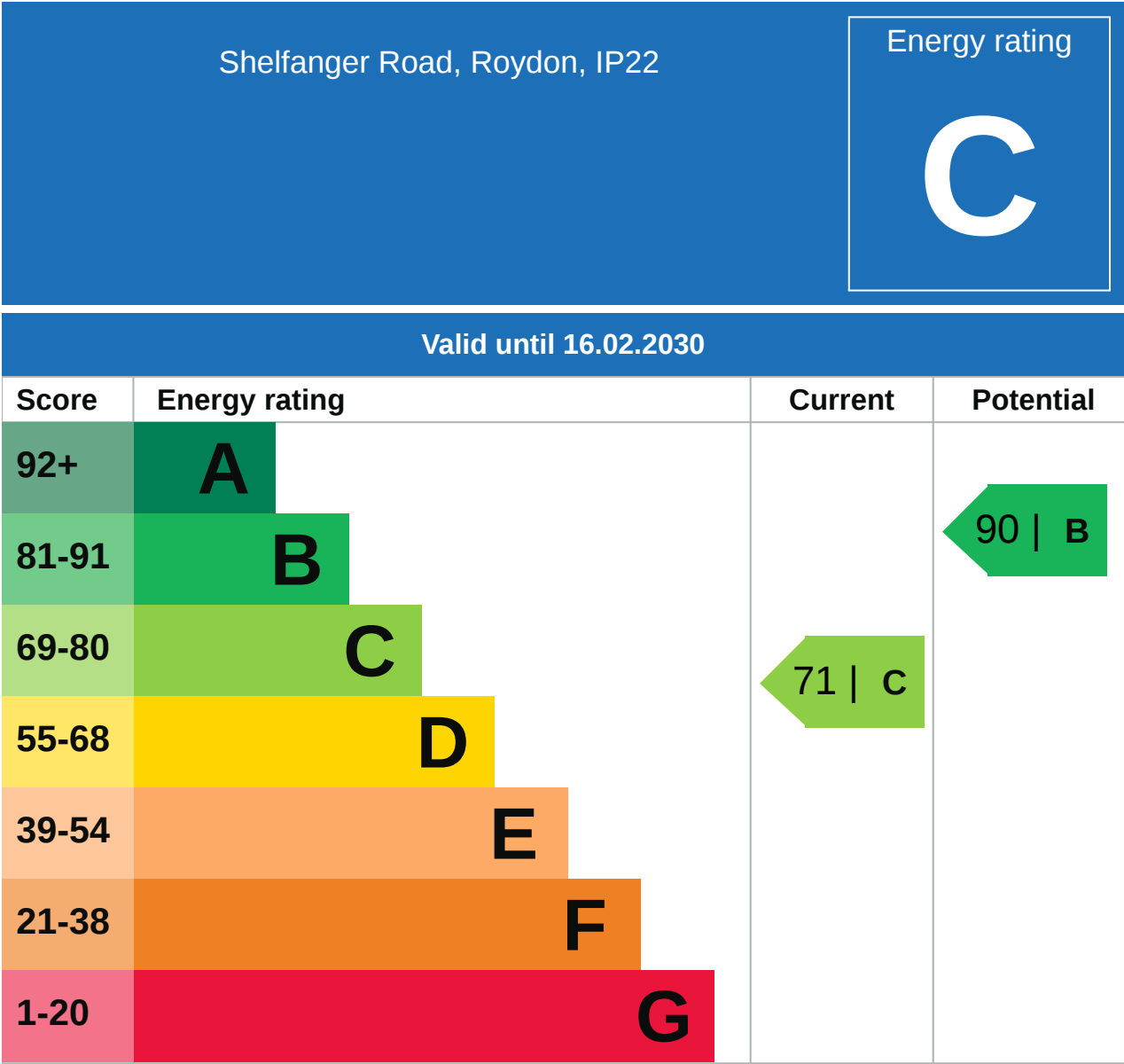
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

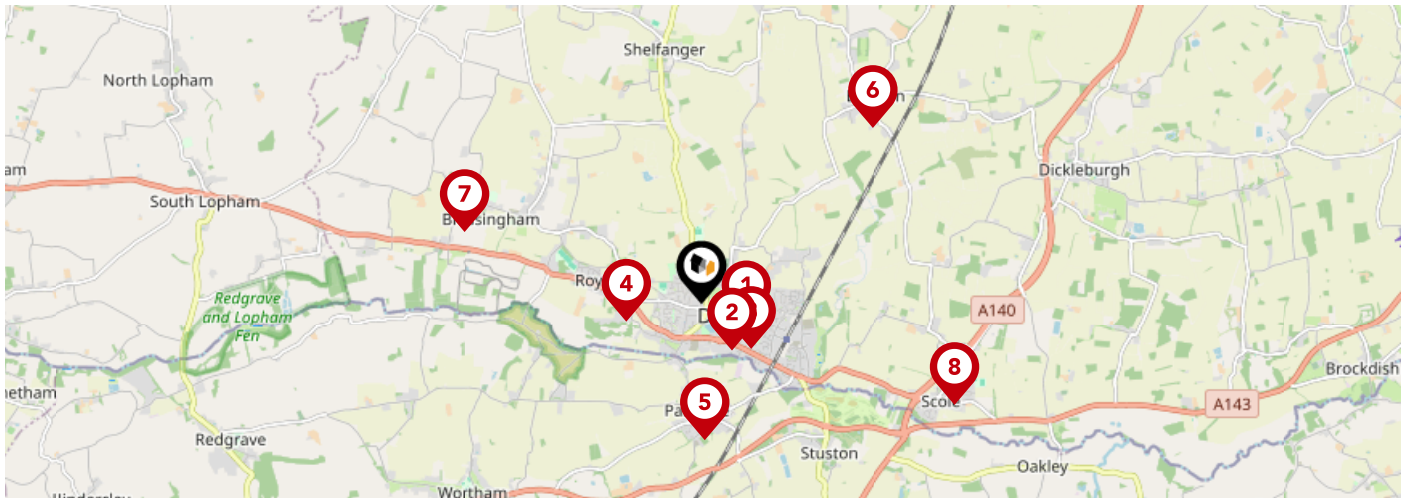
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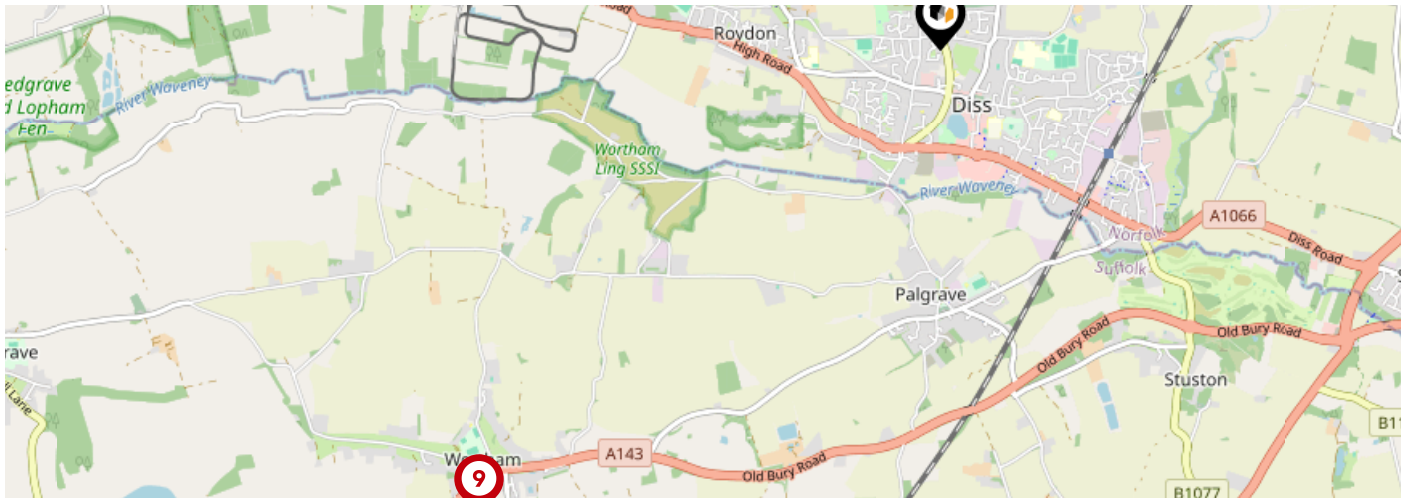
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	62 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
	<b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.5	<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:0.59	<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:0.7	<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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:2.23	<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:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

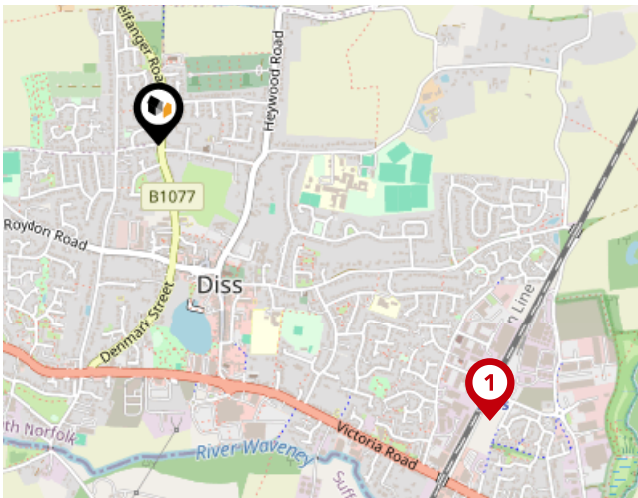




		Nursery	Primary	Secondary	College	Private
9	<b>Worham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:4.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>St Botolph's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

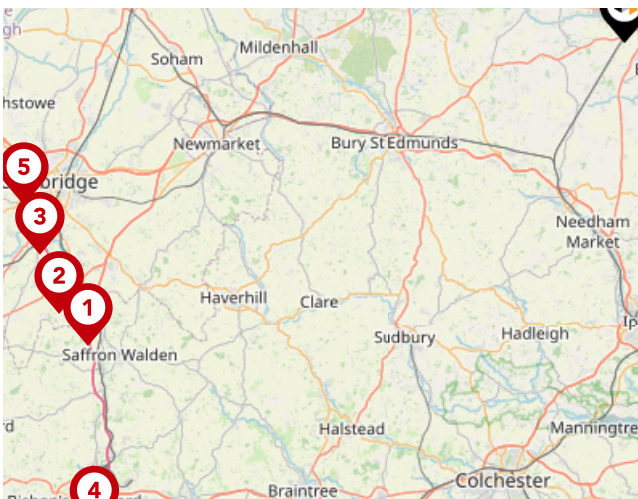
# Area

## Transport (National)



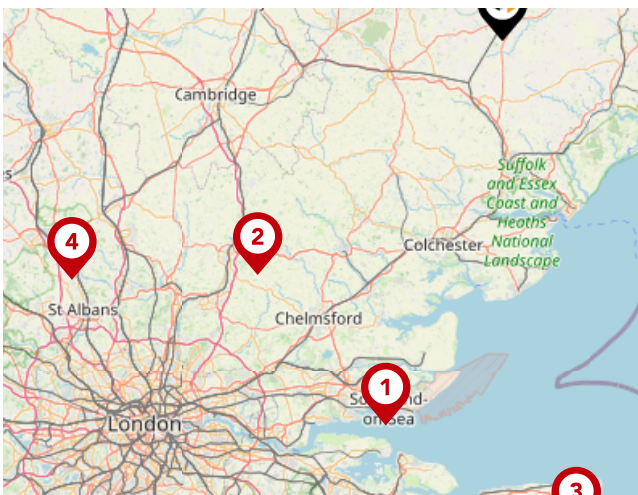
### National Rail Stations

Pin	Name	Distance
	Diss Rail Station	0.97 miles
	Attleborough Rail Station	9.79 miles
	Eccles Road Rail Station	8.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	44.75 miles
	M11 J10	45.44 miles
	M11 J11	45.12 miles
	M11 J8	52.29 miles
	M11 J13	45.04 miles

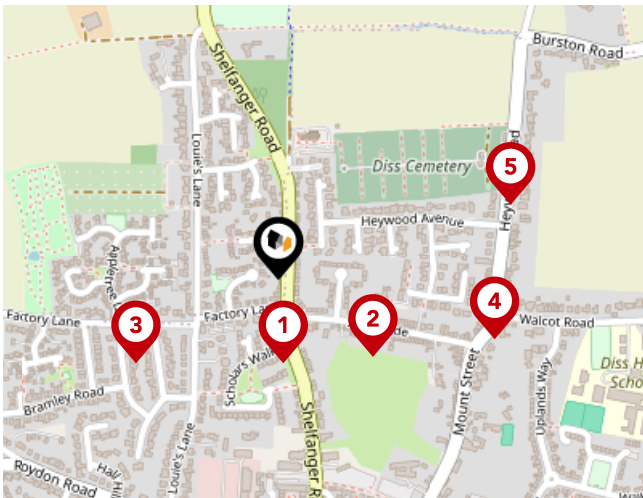


### Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	58.82 miles
	Stansted Airport	49.44 miles
	Manston	72.44 miles
	Luton Airport	71.87 miles

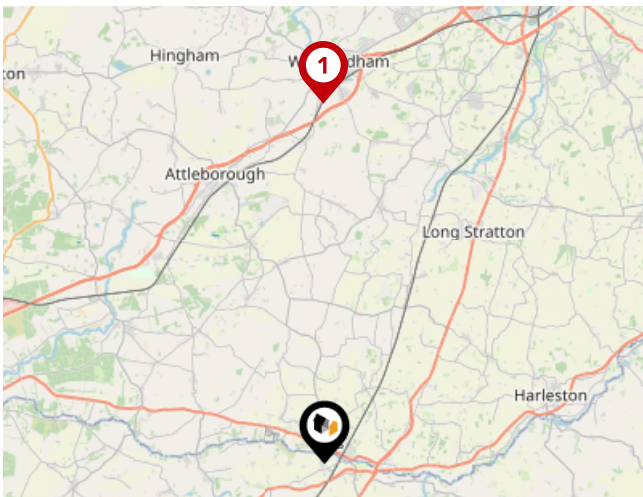
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Scholars Walk	0.1 miles
2	Mount Pleasant	0.14 miles
3	Factory Lane	0.19 miles
4	Walcot Road	0.25 miles
5	Heywood Avenue	0.28 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	12.99 miles



### Ferry Terminals

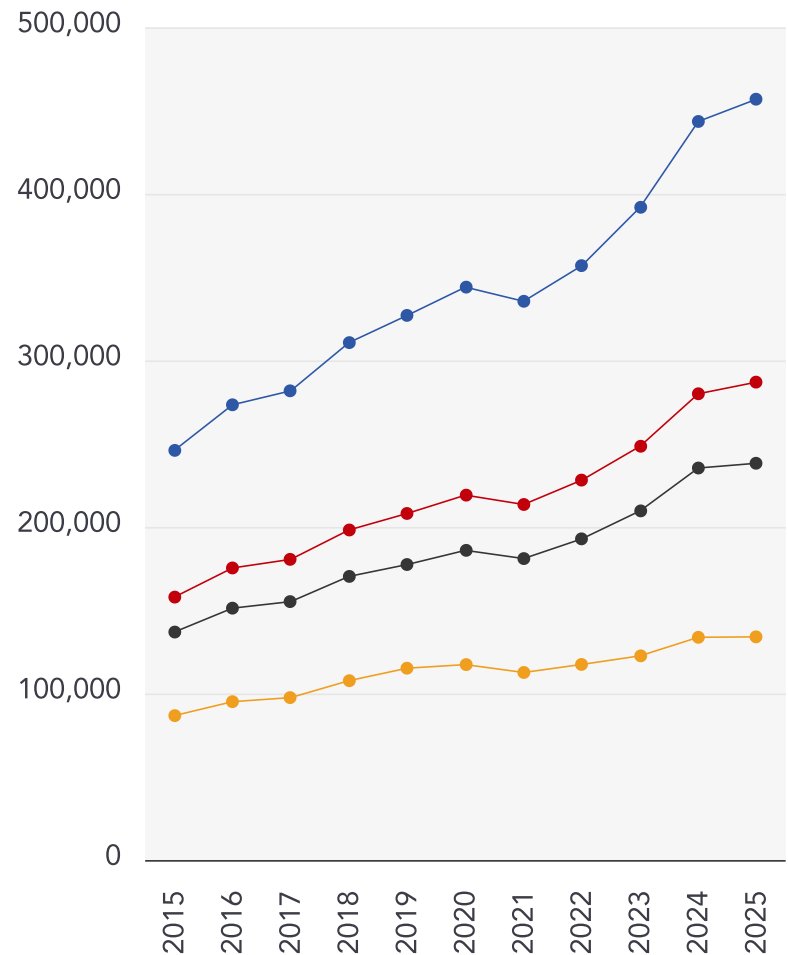
Pin	Name	Distance
1	Reedham Ferry South	22.32 miles

# 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%**





### Whittleby Parish | Diss

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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 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



/whittleyparish



/whittleyparish/?hl=en

# Whittley Parish | Diss

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