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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> February 2025



**LOW ROAD, DENHAM, EYE, IP21**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

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



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## Property



Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>
Plot Area:	0.38 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,877
Title Number:	SK229907

Tenure: Freehold

## Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

1	1000
mb/s	mb/s
	

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:









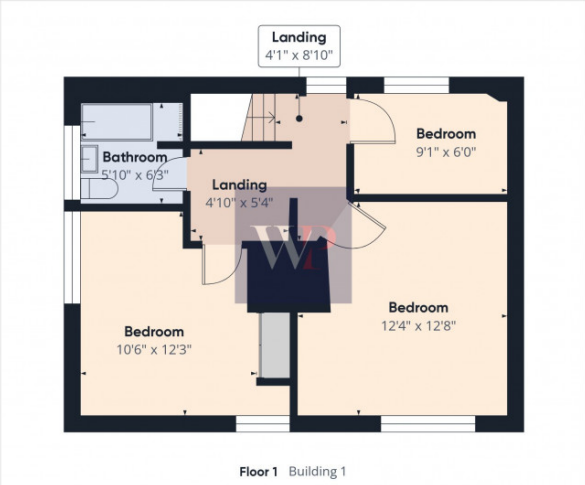








LOW ROAD, DENHAM, EYE, IP21



**Whitley Parish**

Approximate total area<sup>(1)</sup>  
1172.51 ft<sup>2</sup>

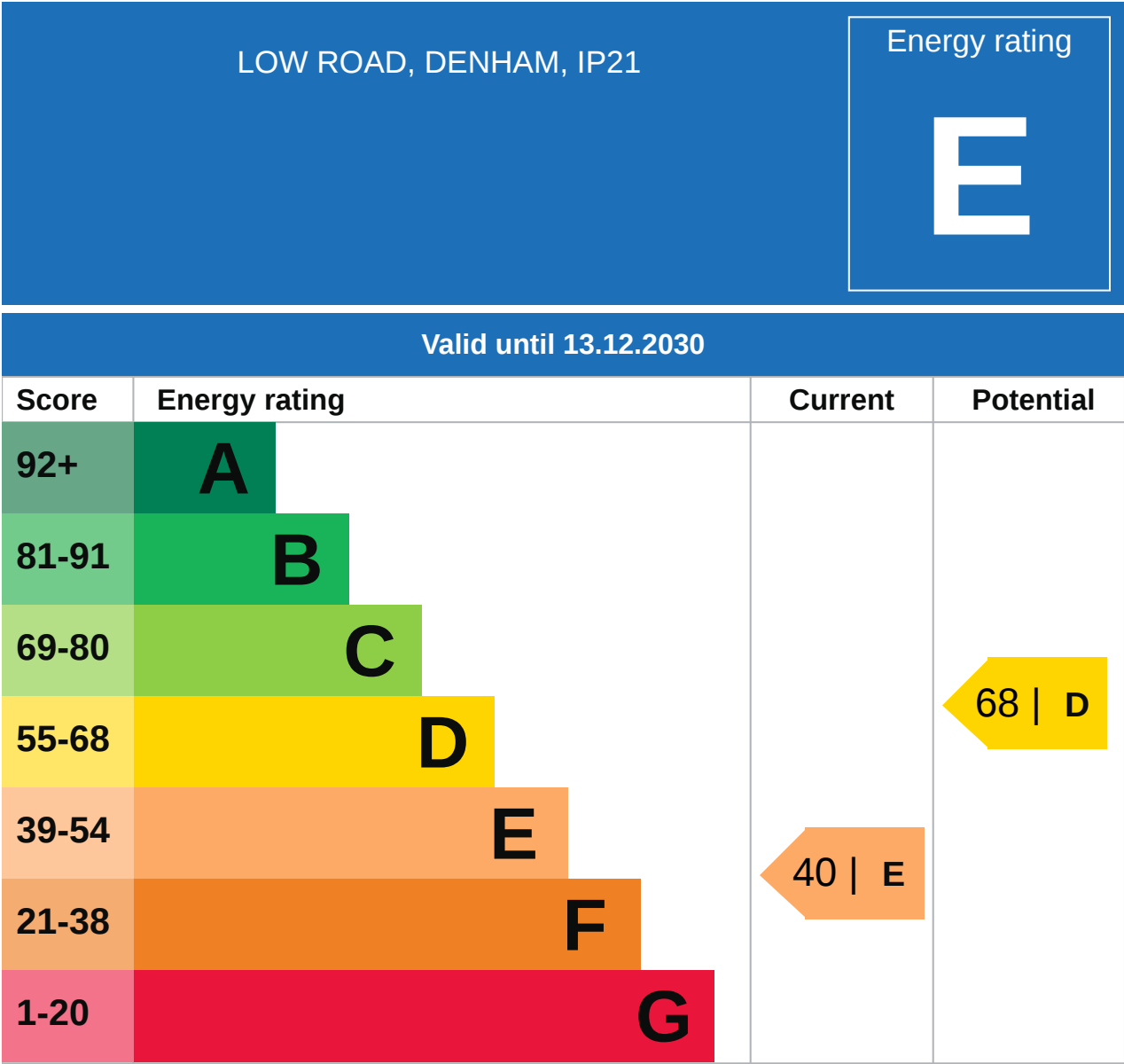
(1) Excluding balconies and terraces

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 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.

GIRAFFE360



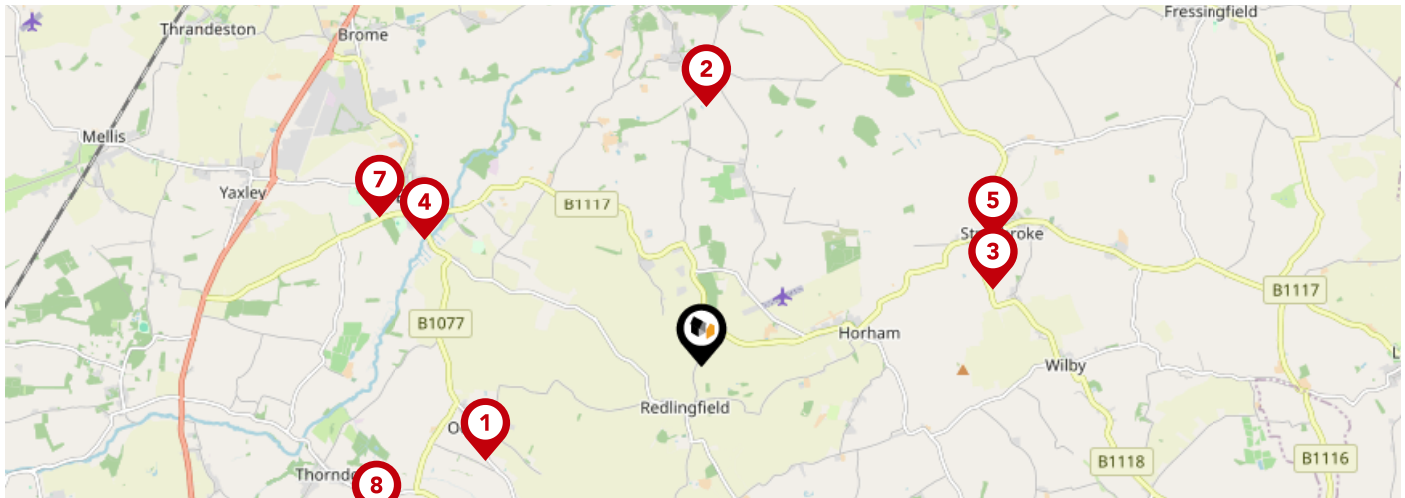




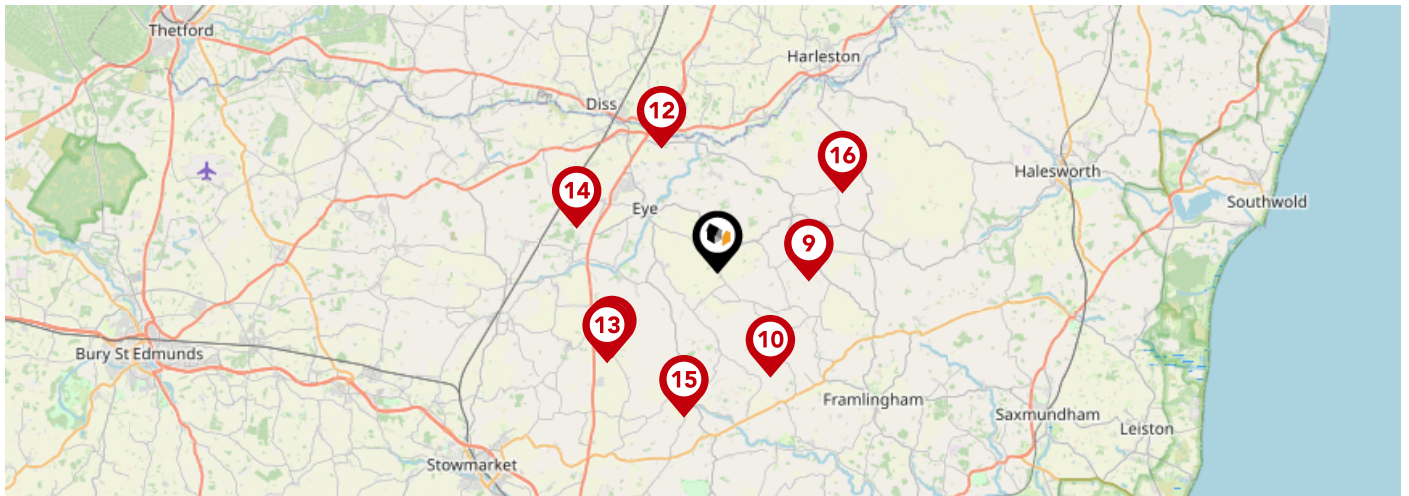
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<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>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Thatched, with additional insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	97 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Edmund's Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stradbroke High School</b> Ofsted Rating: Good   Pupils: 353   Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stradbroke Church of England Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Worlingworth Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

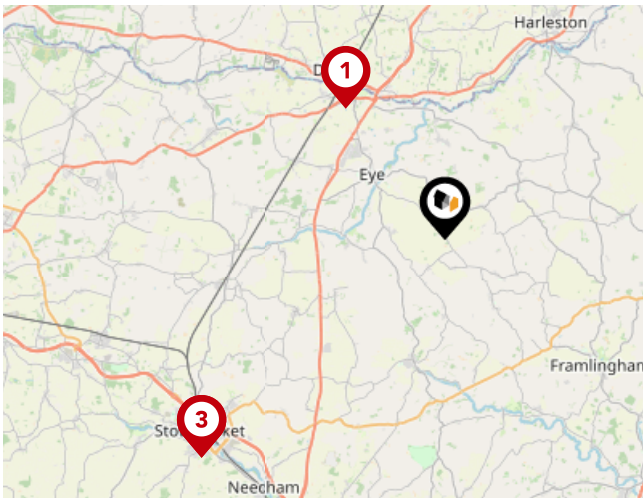


		Nursery	Primary	Secondary	College	Private
	<b>Wilby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bedfield Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wetheringsett Manor School</b> Ofsted Rating: Good   Pupils: 62   Distance:4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scole Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wetheringsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Robert Hitcham Church of England Voluntary Aided School</b> Ofsted Rating: Good   Pupils: 160   Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fressingfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



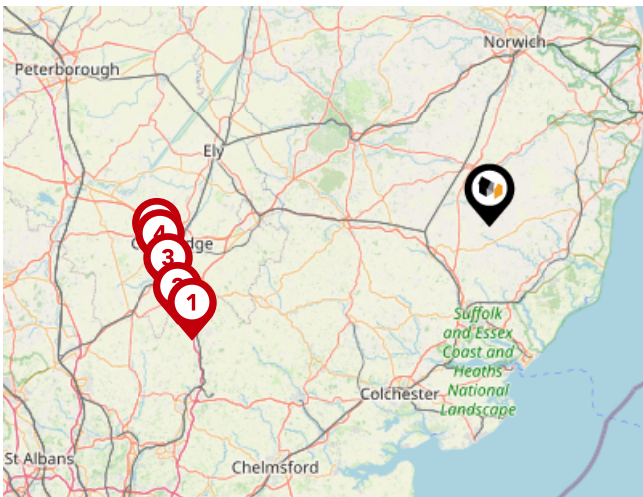
# Area

## Transport (National)



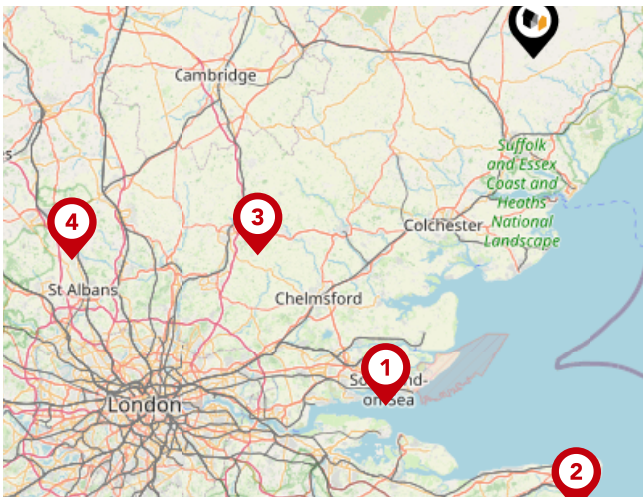
### National Rail Stations

Pin	Name	Distance
	Diss Rail Station	5.99 miles
	Entrance2	11.84 miles
	Entrance1	11.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	46.43 miles
	M11 J10	47.56 miles
	M11 J11	47.86 miles
	M11 J13	48.29 miles
	M11 J14	48.53 miles

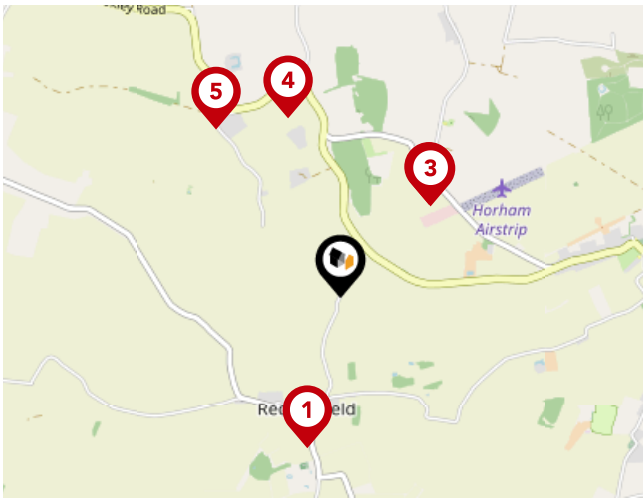


### Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	55.22 miles
	Manston	66.53 miles
	Stansted Airport	49.39 miles
	Luton Airport	73.45 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Village Sign	0.7 miles
2	Horham Road	0.58 miles
3	Horham Road	0.58 miles
4	Shingle Hill	0.84 miles
5	The Street	0.94 miles



### Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	19.43 miles
2	Southwold Ferry Landing	19.44 miles

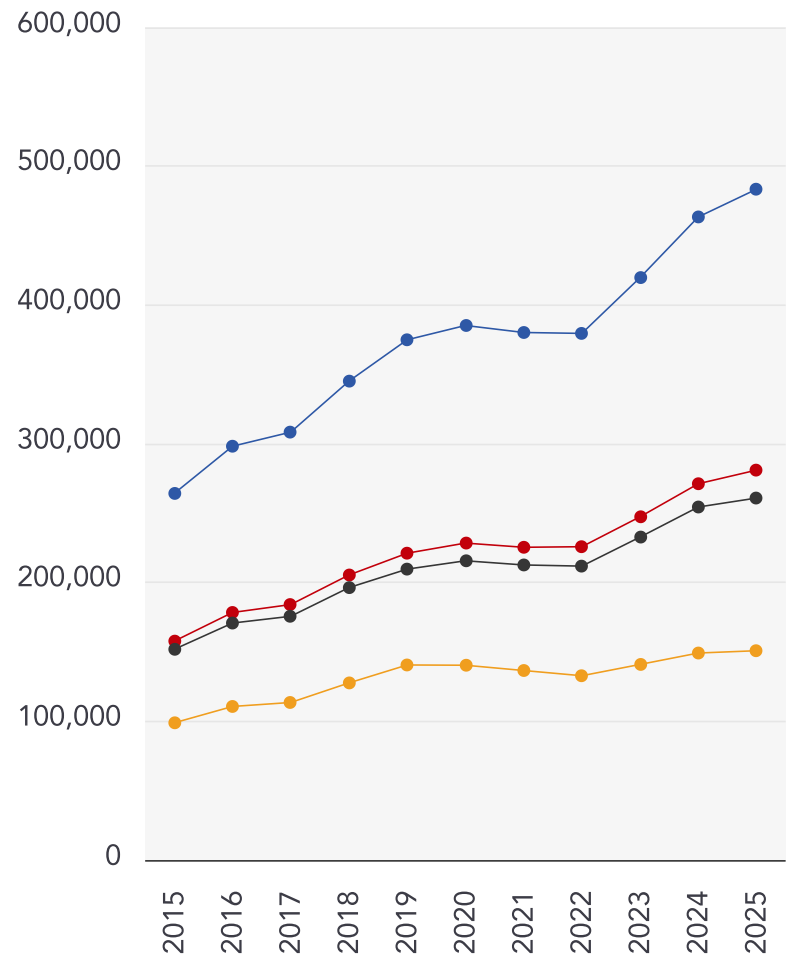


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

**+52.51%**



### 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



/whittleyparish



/whittleyparish/?hl=en

# Whittley Parish | Diss

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