

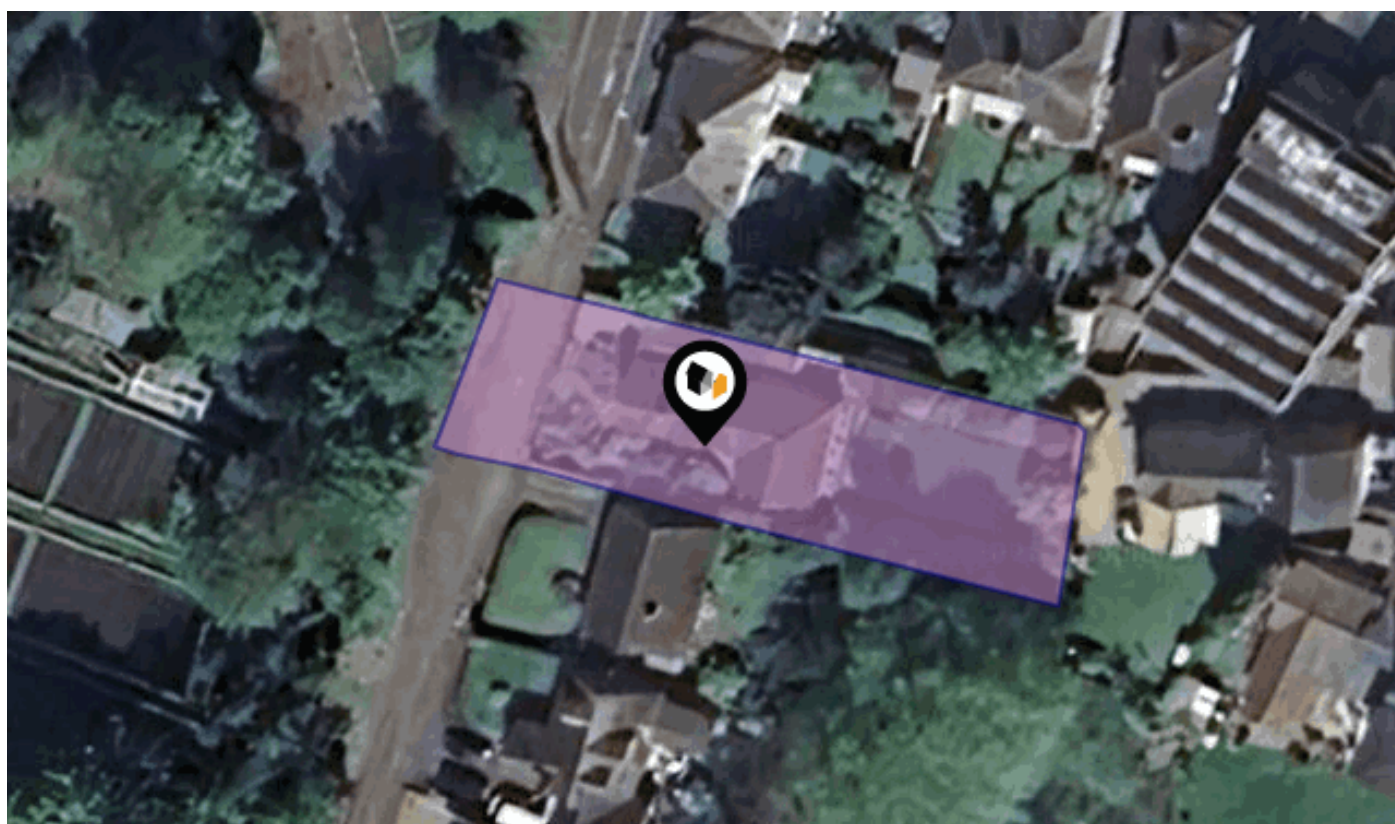


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 24th January 2025



1, ABBOTS HALL ROAD, STOWMARKET, IP14 1AU

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

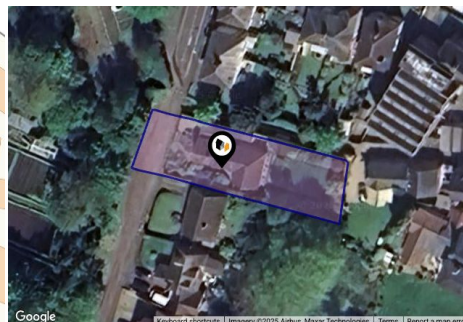
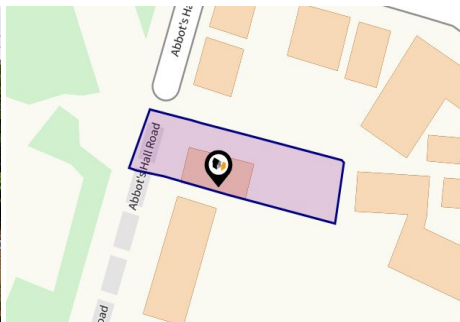
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,140 ft ² / 106 m ²
Plot Area:	0.19 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,111
Title Number:	SK208527
UPRN:	100091088631

Last Sold Date:	24/02/2017
Last Sold Price:	£335,000
Last Sold £/ft ² :	£293
Tenure:	Freehold

Local Area

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

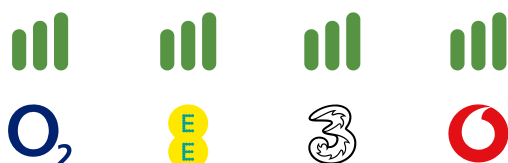
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 Abbots Hall Road Stowmarket Suffolk IP14 1AU**

Reference - DC/19/03382	
Decision:	Granted
Date:	15th July 2019
Description:	Householder Planning Application - Erection of rear conservatory

Property EPC - Certificate

1, Abbots Hall Road, IP14 1AU

Energy rating

E

Valid until 26.02.2026

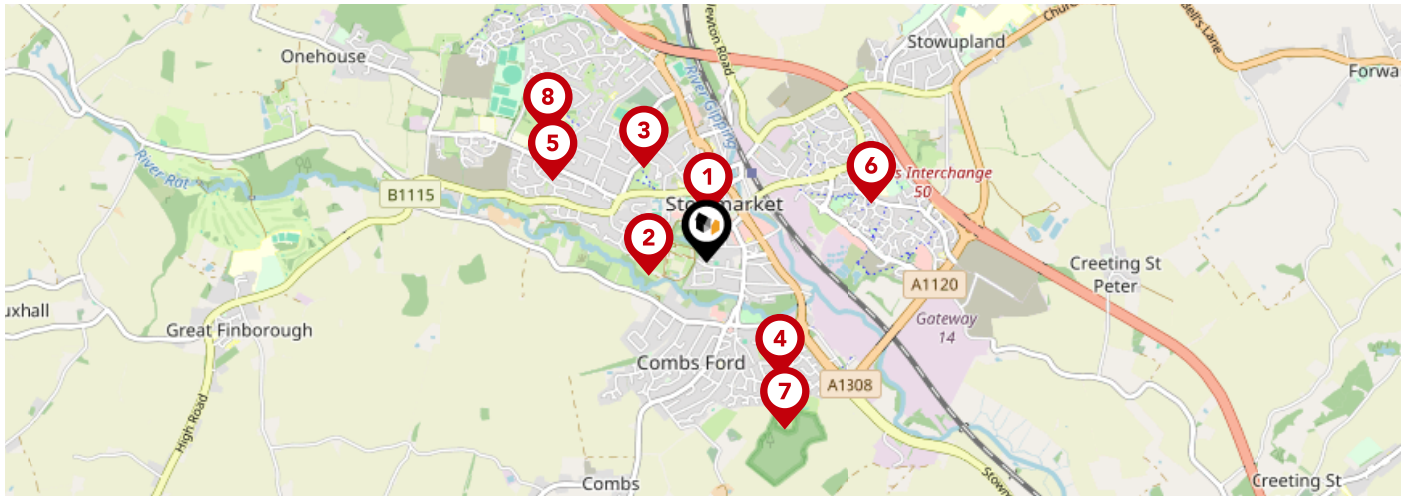
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

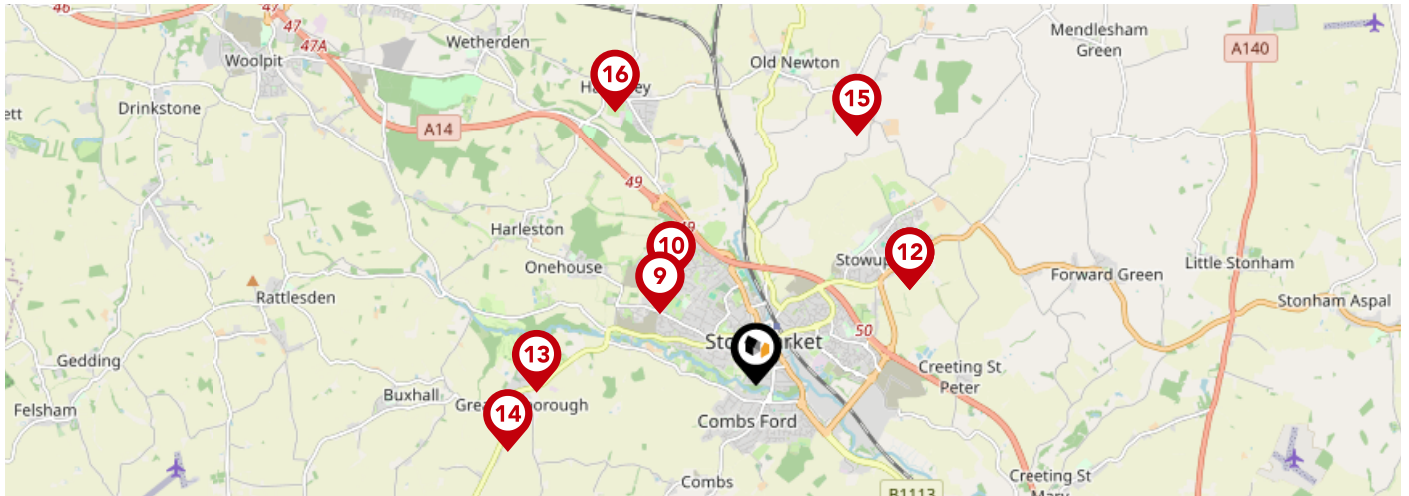
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	106 m ²



		Nursery	Primary	Secondary	College	Private
1	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

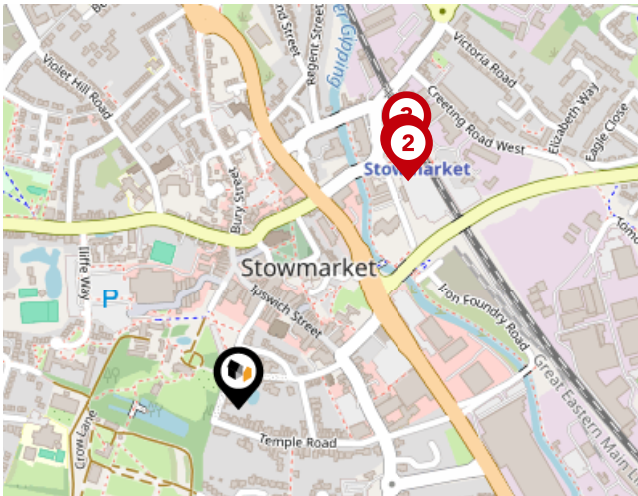
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

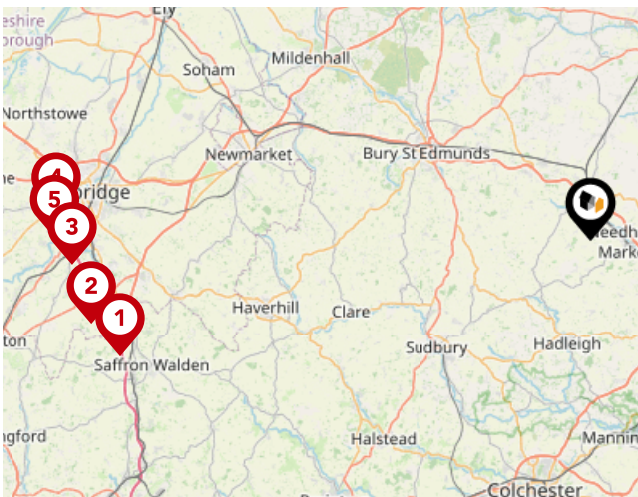
Area

Transport (National)



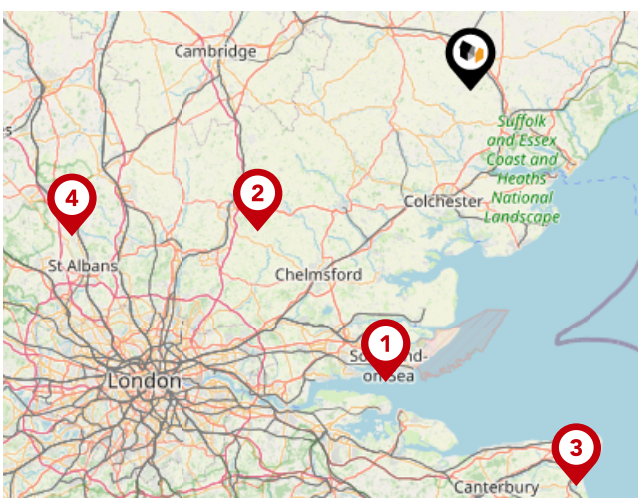
National Rail Stations

Pin	Name	Distance
1	Entrance1	0.32 miles
2	Stowmarket Rail Station	0.32 miles
3	Entrance2	0.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.39 miles
2	M11 J10	36.9 miles
3	M11 J11	37.89 miles
4	M11 J13	38.95 miles
5	M11 J12	39.06 miles

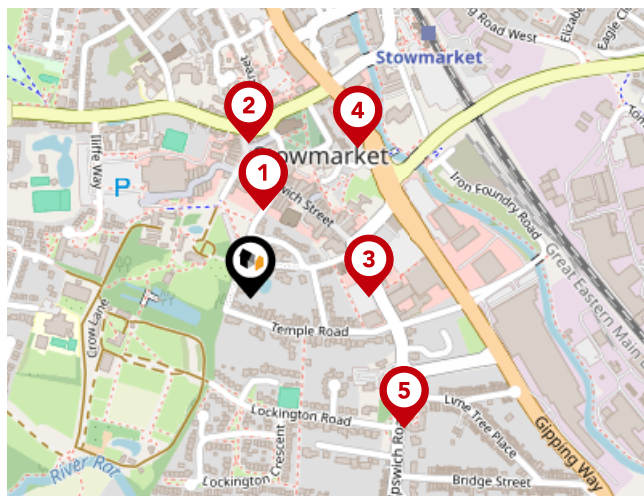


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	44.46 miles
2	Stansted Airport	37.33 miles
3	Manston	60.09 miles
4	Luton Airport	62.08 miles

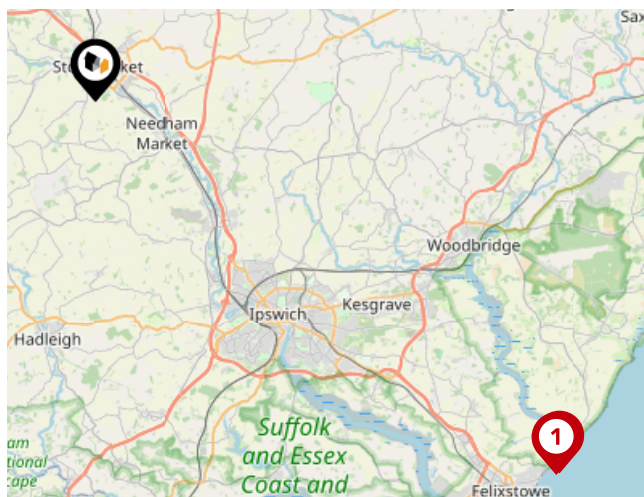
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Argos Store	0.1 miles
2	Station Road West	0.18 miles
3	Dukes Head	0.14 miles
4	Barnards	0.21 miles
5	Lime Tree Place	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.62 miles
2	Bawdsey Ferry Landing	21.71 miles

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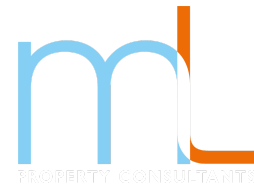


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