

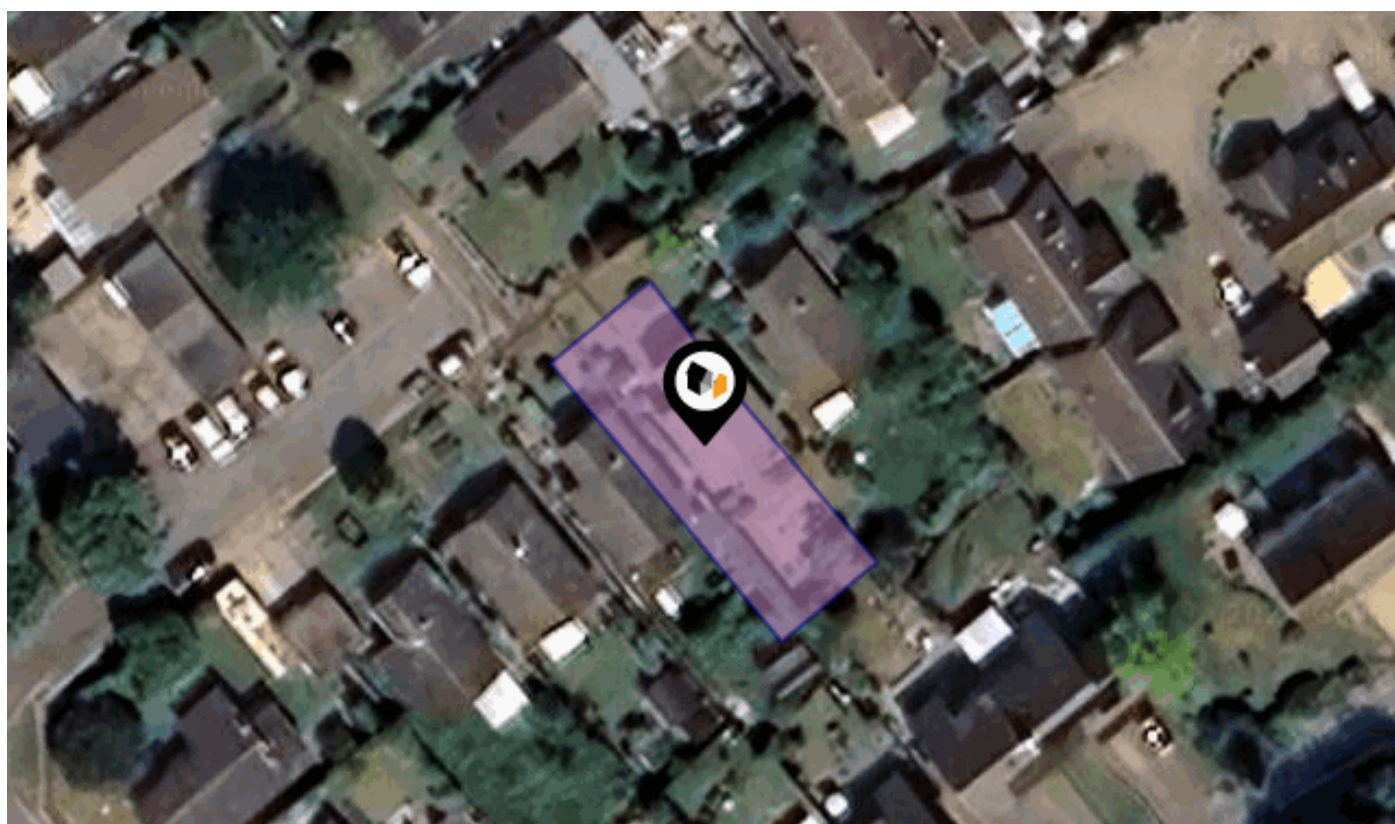


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# MIR: Material Info

The Material Information Affecting this Property

**Friday 10<sup>th</sup> January 2025**



**14, GARDENERS ROAD, DEBENHAM, STOWMARKET, IP14 6QY**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

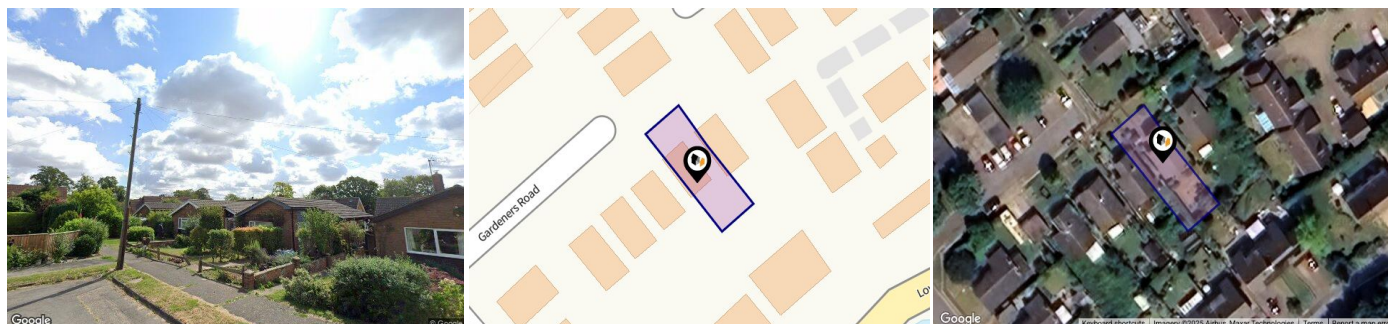
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk






# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	17/05/2017
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£215,000
<b>Floor Area:</b>	645 ft <sup>2</sup> / 60 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£332
<b>Plot Area:</b>	0.08 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,642		
<b>Title Number:</b>	SK374785		
<b>UPRN:</b>	100091091266		

## Local Area

<b>Local Authority:</b>	Suffolk	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>18</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **21 Gardeners Road Debenham Stowmarket Suffolk IP14 6QY**

Reference - DC/18/00075	
Decision:	Granted
Date:	06th January 2018
Description:	Householder Planning Application - Erection of single storey rear extension (following demolition of existing conservatory), and render finish over existing brickwork on front elevation.

Planning records for: **32 Gardeners Road Debenham Suffolk IP14 6QY**

Reference - DC/21/02726	
Decision:	Granted
Date:	07th May 2021
Description:	Householder Planning Application - Erection of rear conservatory.

Planning records for: **53 Gardeners Road Debenham IP14 6QY**

Reference - 3037/15	
Decision:	Granted
Date:	09th September 2015
Description:	Erection of two storey side extension

Planning records for: **54 Gardeners Road Debenham Stowmarket Suffolk IP14 6QY**

Reference - DC/18/02819	
Decision:	Granted
Date:	20th June 2018
Description:	Householder Planning Application - Erection of rear and side extensions

# Property EPC - Certificate

14, Gardeners Road, Debenham, IP14 6QY

Energy rating

**D**

Valid until 22.12.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

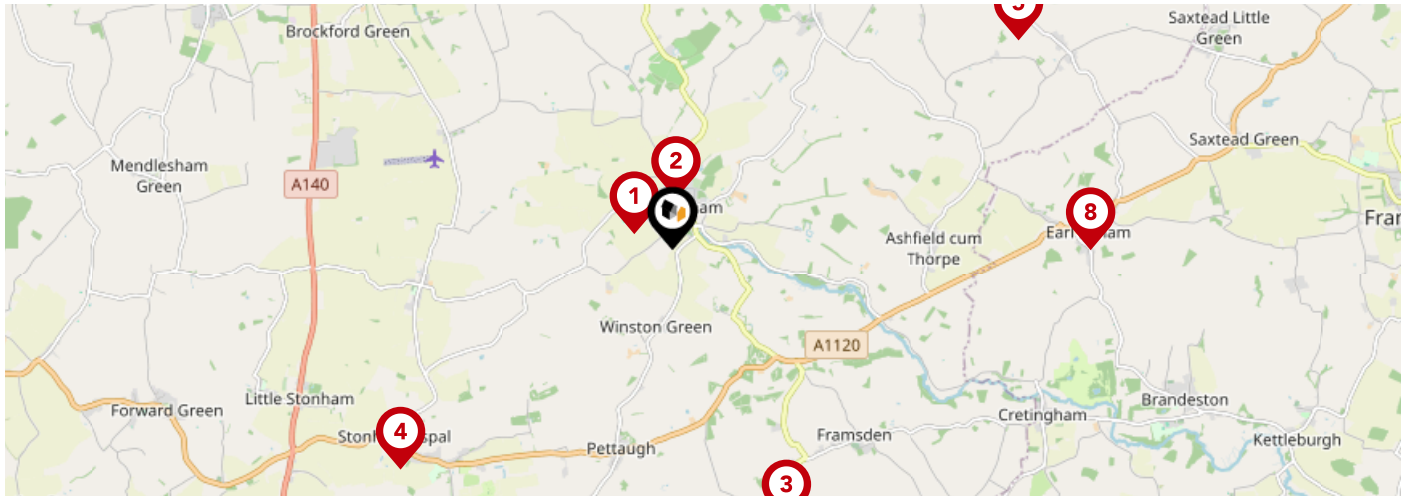
# Property

## EPC - Additional Data



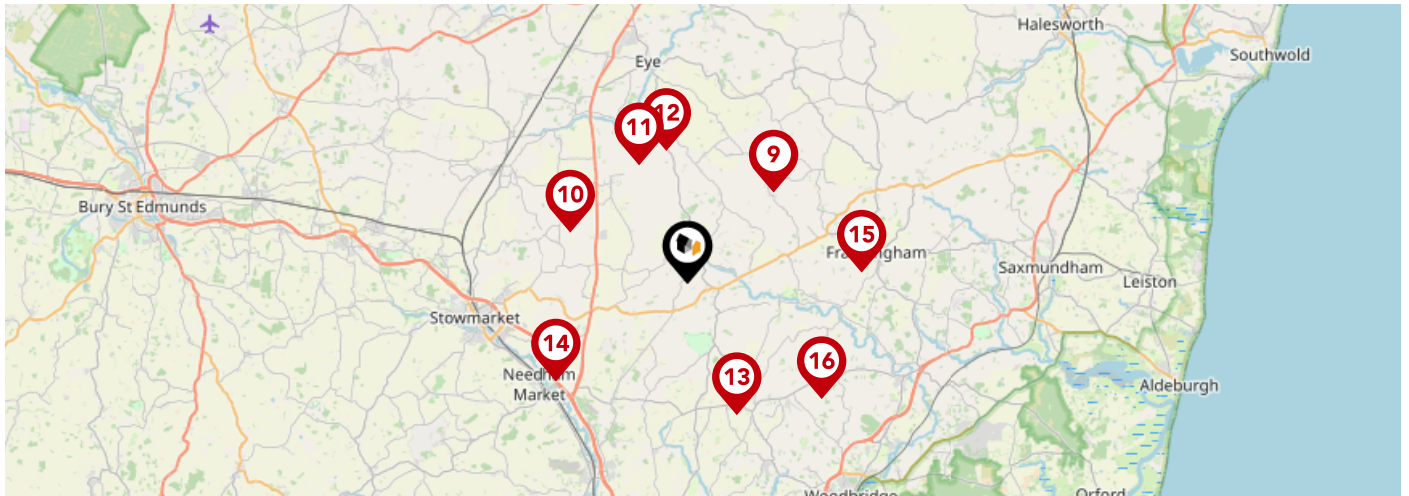
### Additional EPC Data









<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Automatic charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	60 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Debenham High School</b> Ofsted Rating: Good   Pupils: 687   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sir Robert Hitcham Church of England Voluntary Aided School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Helmingham Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 26   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stonham Aspal Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bedfield Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wetheringsett Manor School</b> Ofsted Rating: Good   Pupils: 62   Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wetheringsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Earl Soham Community Primary School</b> Ofsted Rating: Good   Pupils: 70   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

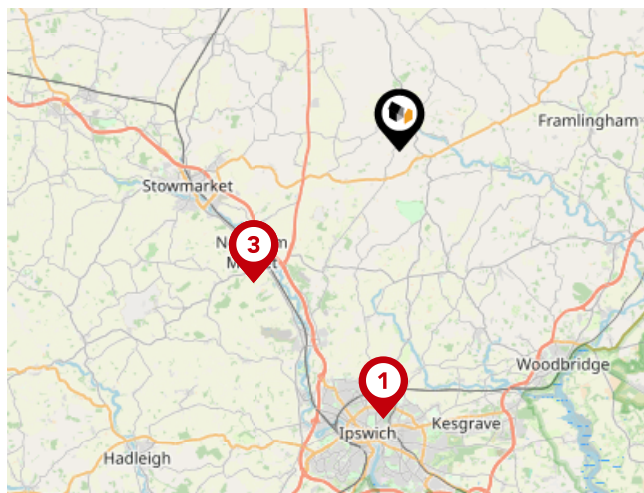




		Nursery	Primary	Secondary	College	Private
	<b>Worlingworth Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mendlesham Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Otley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 48   Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Creeting St Mary Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomas Mills High School &amp; Sixth Form</b> Ofsted Rating: Good   Pupils: 1030   Distance:6.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charsfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:6.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

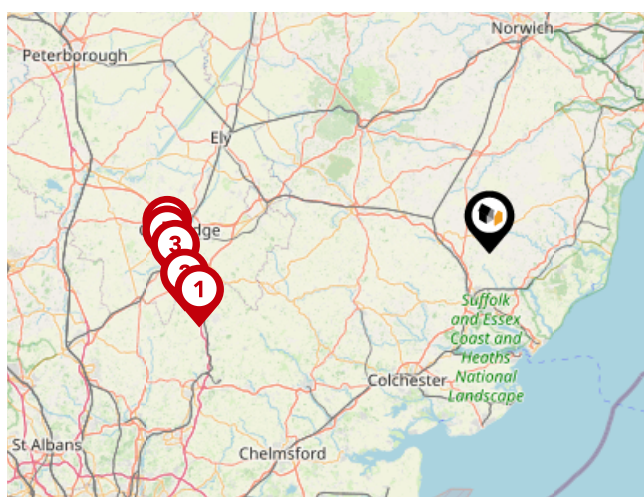
# Area

## Transport (National)



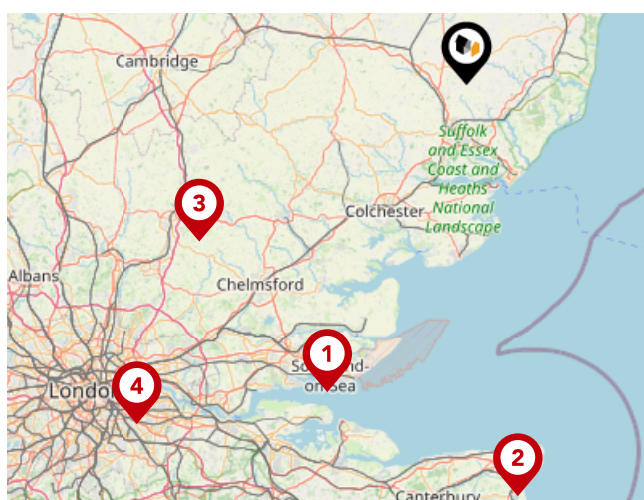
### National Rail Stations

Pin	Name	Distance
1	Entrance2	9.75 miles
2	Needham Market Rail Station	7.11 miles
3	Entrance	7.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.56 miles
2	M11 J10	45 miles
3	M11 J11	45.82 miles
4	M11 J13	46.69 miles
5	M11 J12	46.89 miles



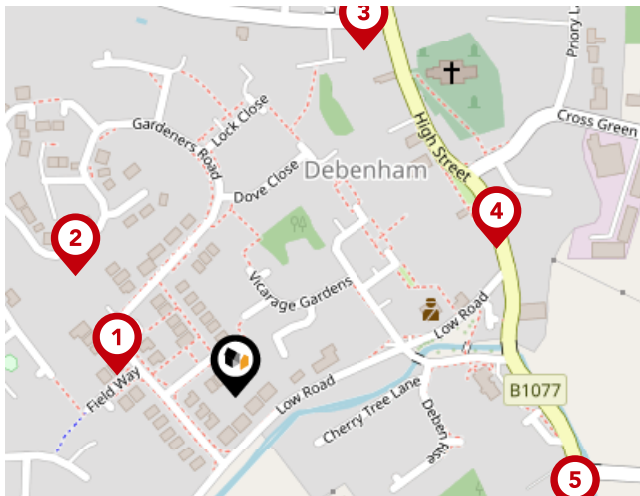
### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	49.51 miles
2	Manston	61 miles
3	Stansted Airport	45.27 miles
4	Silvertown	69.26 miles



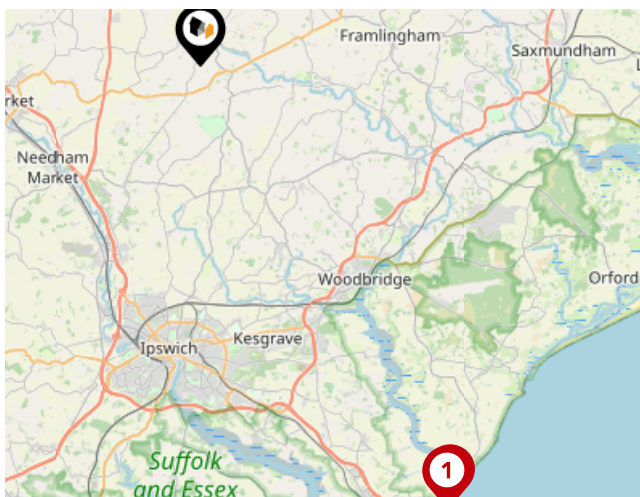
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Field Way	0.07 miles
2	Aldous Court	0.11 miles
3	Little Back Lane	0.21 miles
4	Resource Centre	0.17 miles
5	Kenton Road	0.2 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.42 miles
2	Bawdsey Ferry Landing	18.44 miles

# ML Property Data Quality

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### ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

[matt@mlproperty.co.uk](mailto:matt@mlproperty.co.uk)

[mlproperty.co.uk](http://mlproperty.co.uk)

