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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



YAXLEY ROAD, MELLIS, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.17 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,111		
Title Number:	SK243320		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	Mellis	(Standard - Superfast - Ultrafast)		
Flood Risk:		19	80	-
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Very Low</p>	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



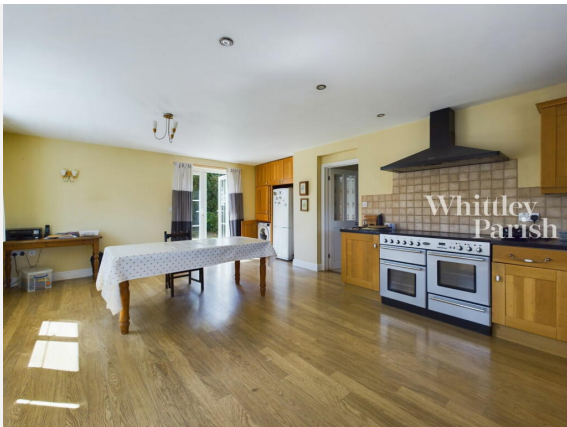
Planning History

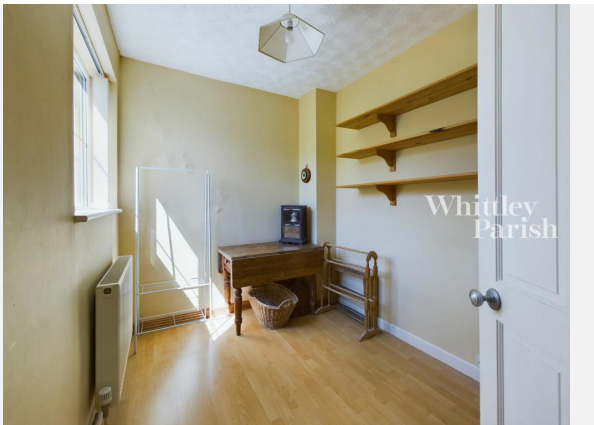
This Address



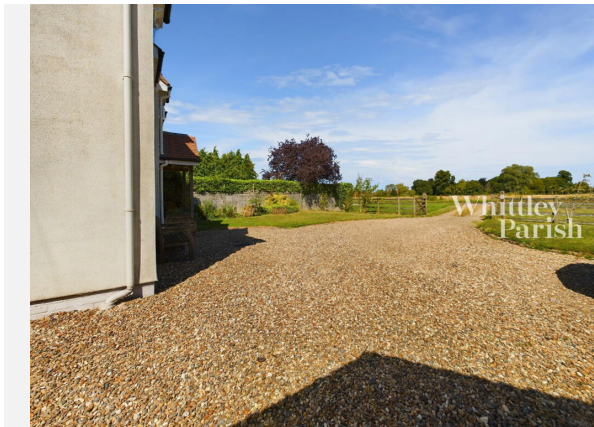
Planning records for: *Yaxley Road, Mellis, Eye, IP23*

Reference - 3425/15	
Decision:	Decided
Date:	23rd September 2015
Description:	Reduce crown of Cherry Tree by 1m





Gallery Photos





YAXLEY ROAD, MELLIS, EYE, IP23



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1411.69 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Mellis, EYE, IP23

Energy rating

C

Valid until 12.08.2034

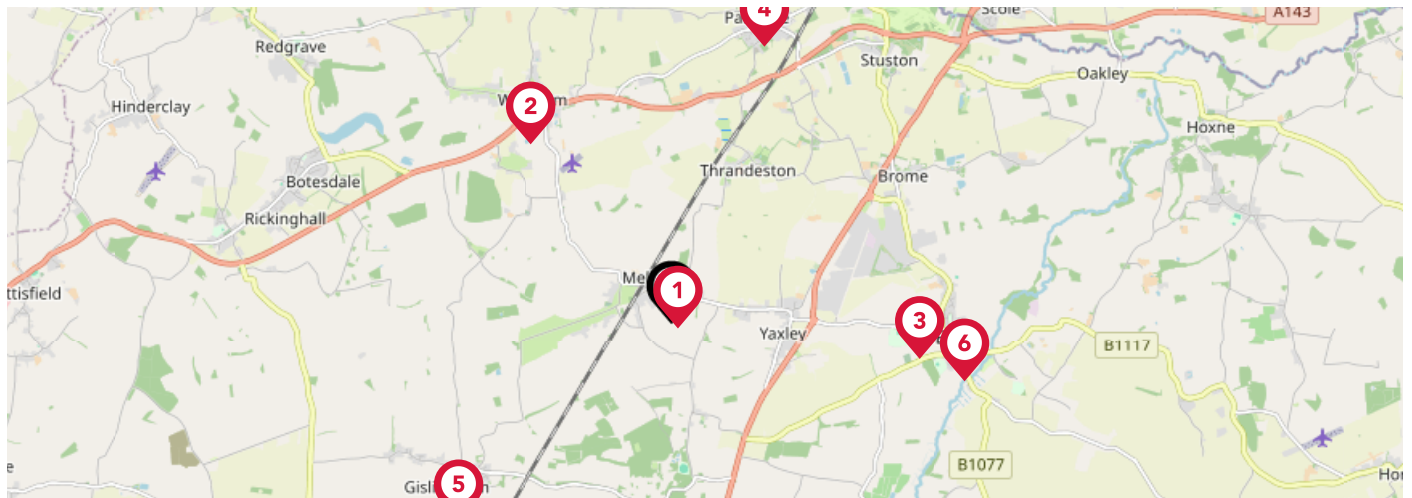
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

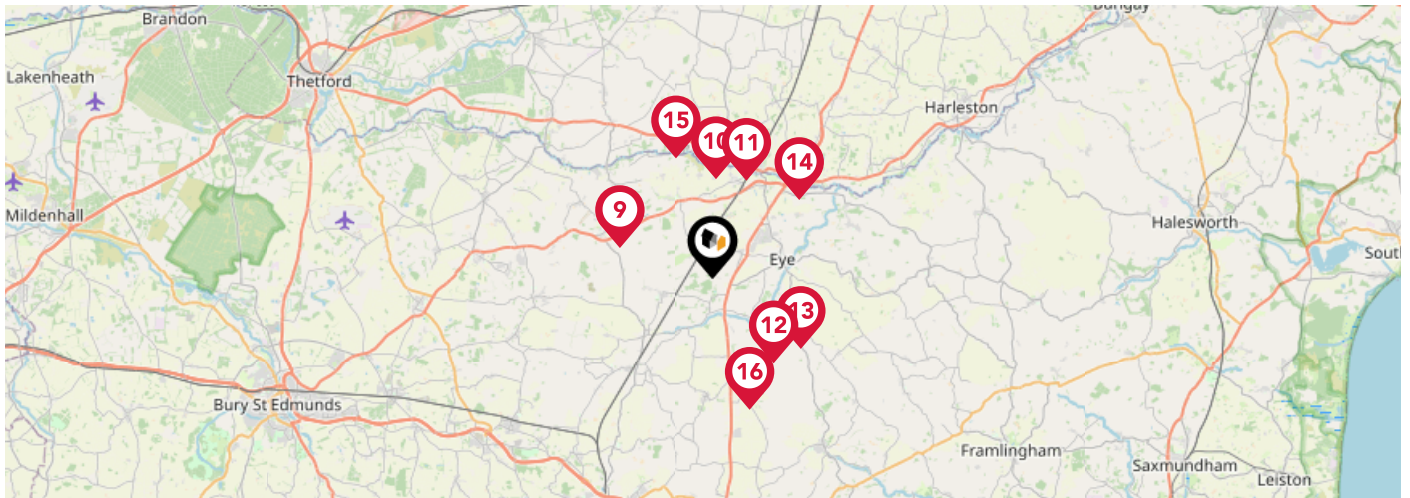
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	138 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

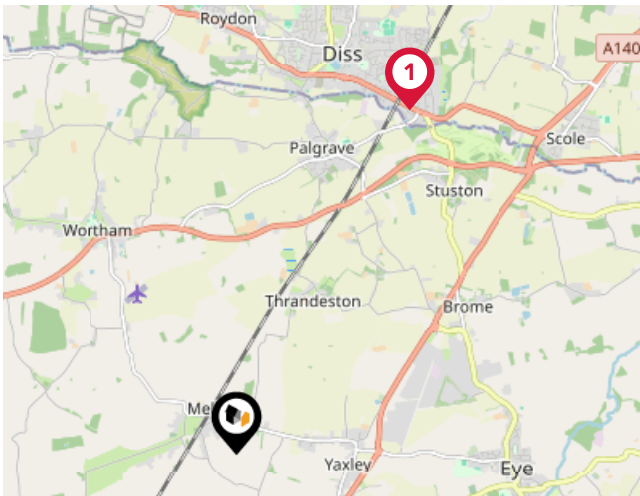
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss High School Ofsted Rating: Good Pupils: 941 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

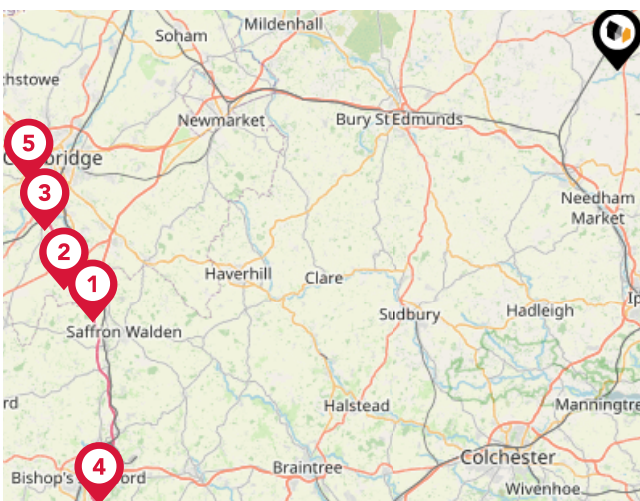
Area

Transport (National)



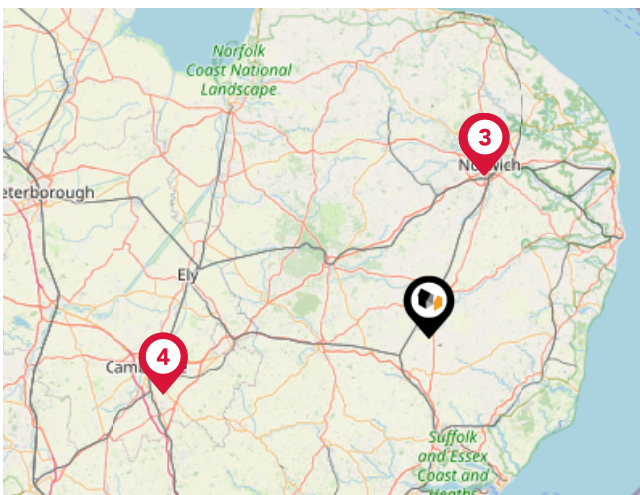
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.48 miles
2	Rail Station	9.64 miles
3	Entrance	9.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	42.32 miles
2	M11 J10	43.22 miles
3	M11 J11	43.23 miles
4	M11 J8	49.23 miles
5	M11 J13	43.44 miles

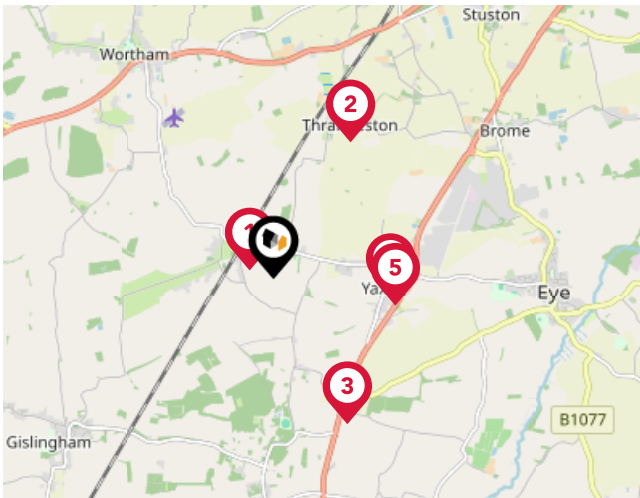


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	24.92 miles
2	International Airport	24.92 miles
3	Airport Passenger Terminal	24.95 miles
4	Cambridge Airport	39.5 miles

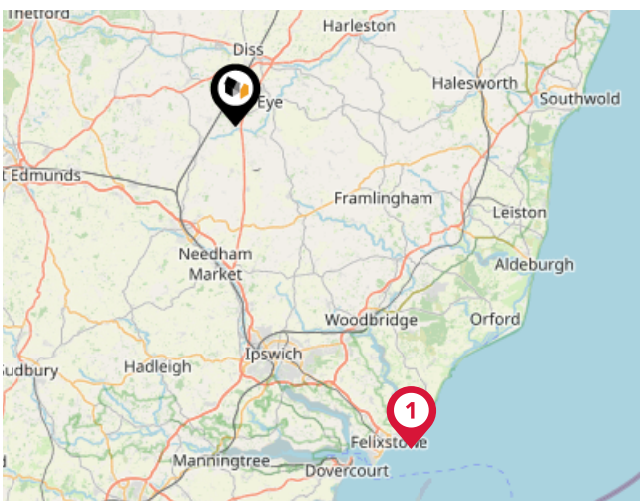
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Station	0.23 miles
2	Telephone Box	1.42 miles
3	Yaxley Bull	1.49 miles
4	Post Office	1.07 miles
5	Kent Lodge	1.13 miles



Ferry Terminals

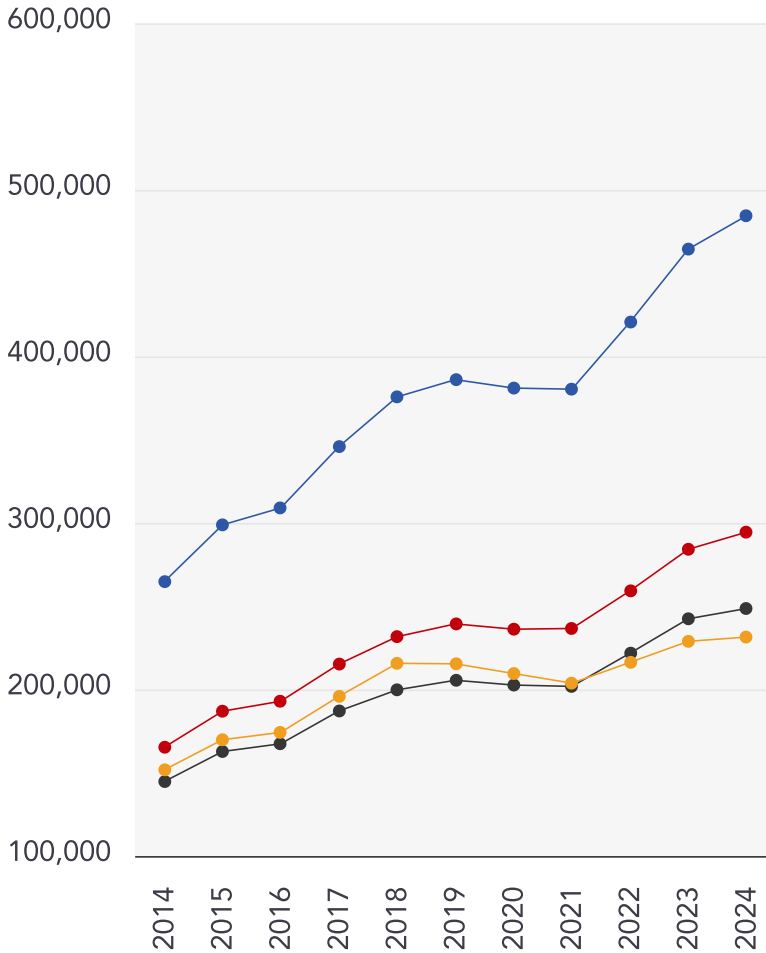
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	26.79 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

Flat

+52.51%

Terraced

+71.77%



Whittley Parish | Diss

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.



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