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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th August 2024



HARLESTON ROAD, FRESSINGFIELD, EYE, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

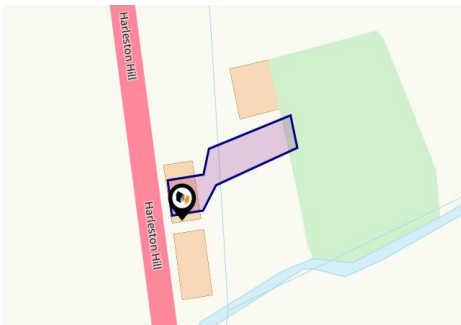
admin@whittleyparish.com

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



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aprift
Know any property instantly

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	602 ft ² / 56 m ²
Plot Area:	0.07 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,642
Title Number:	SK104757

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

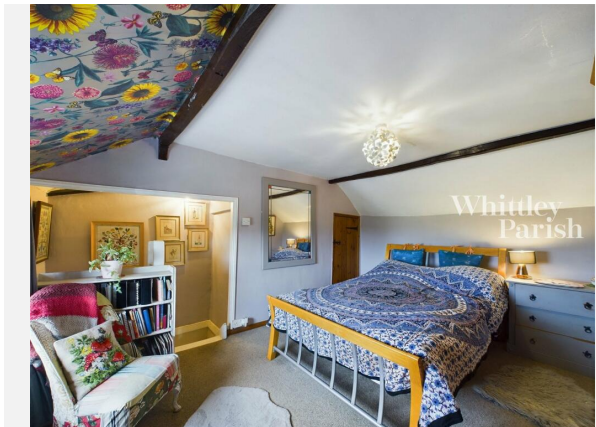
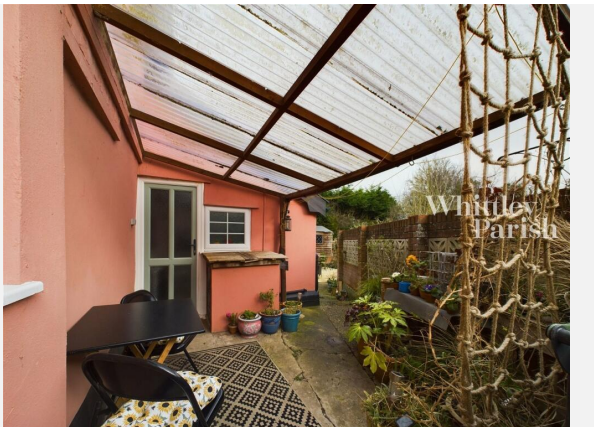
16 mb/s	32 mb/s	- mb/s

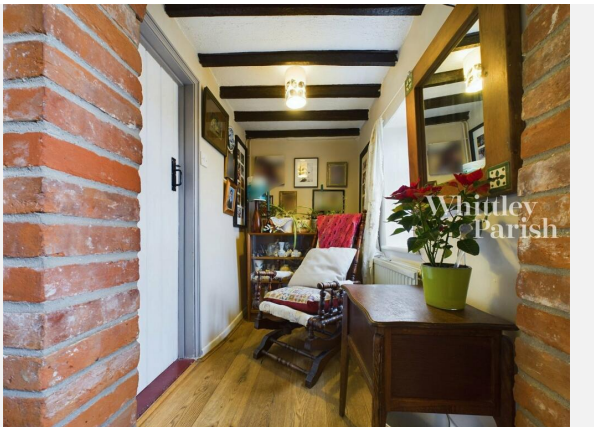
Mobile Coverage:

(based on calls indoors)

Satellite/Fibre TV Availability:

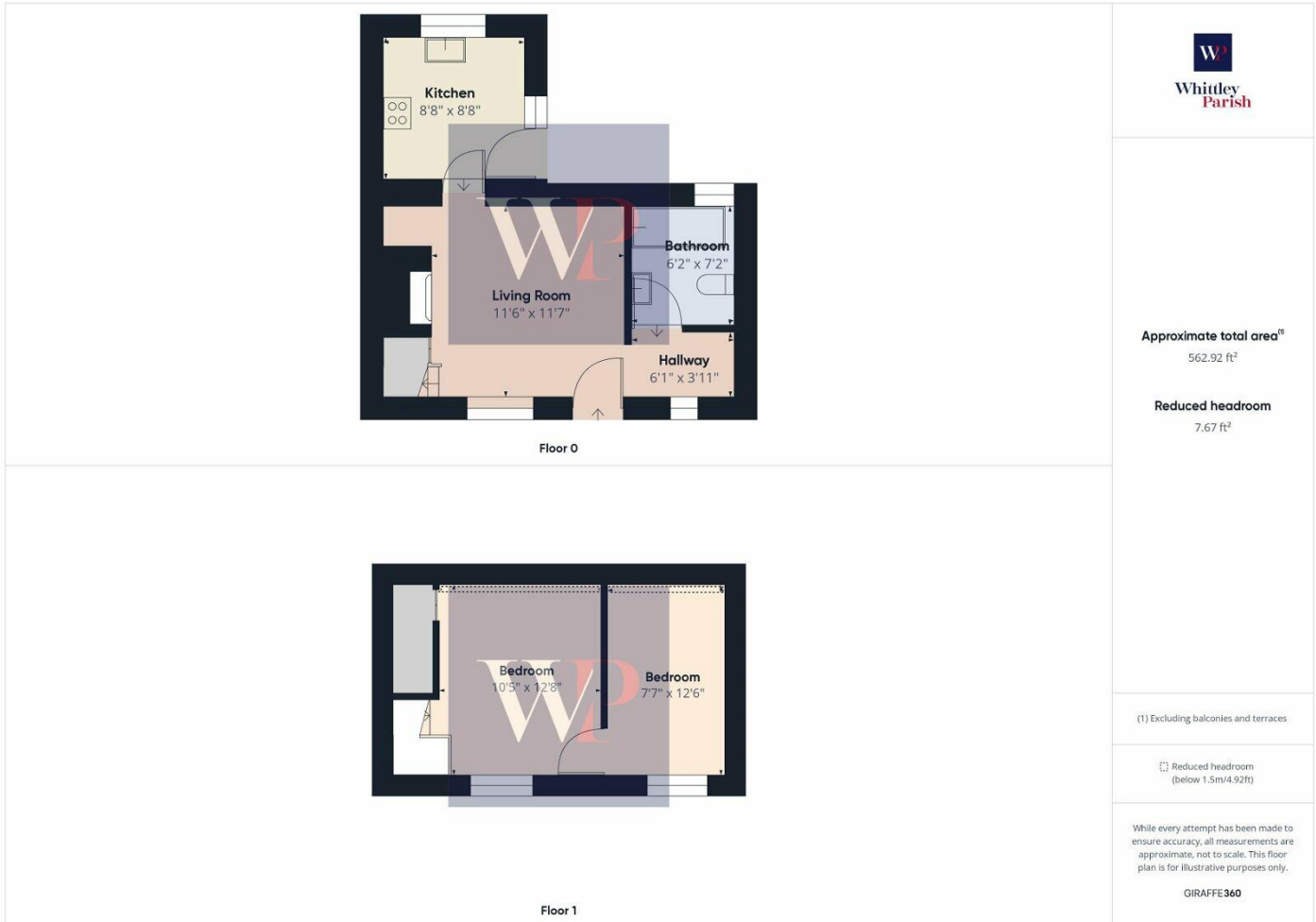
Gallery Photos







HARLESTON ROAD, FRESSINGFIELD, EYE, IP21





Harleston Road, Fressingfield, IP21

Energy rating

E

Valid until 15.02.2034

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Property

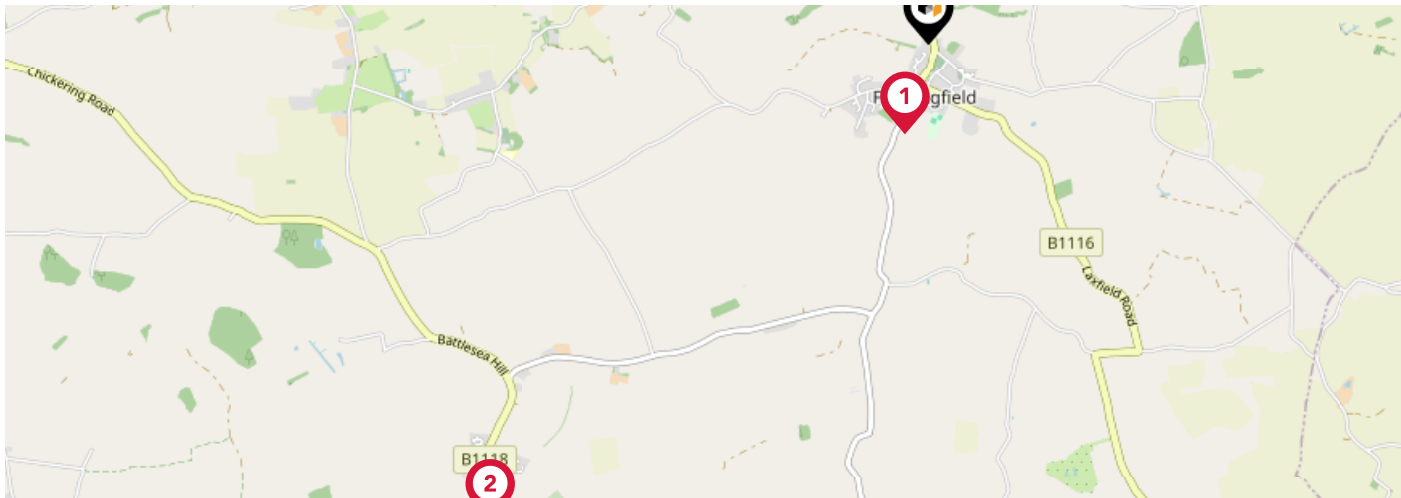
EPC - Additional Data



Additional EPC Data

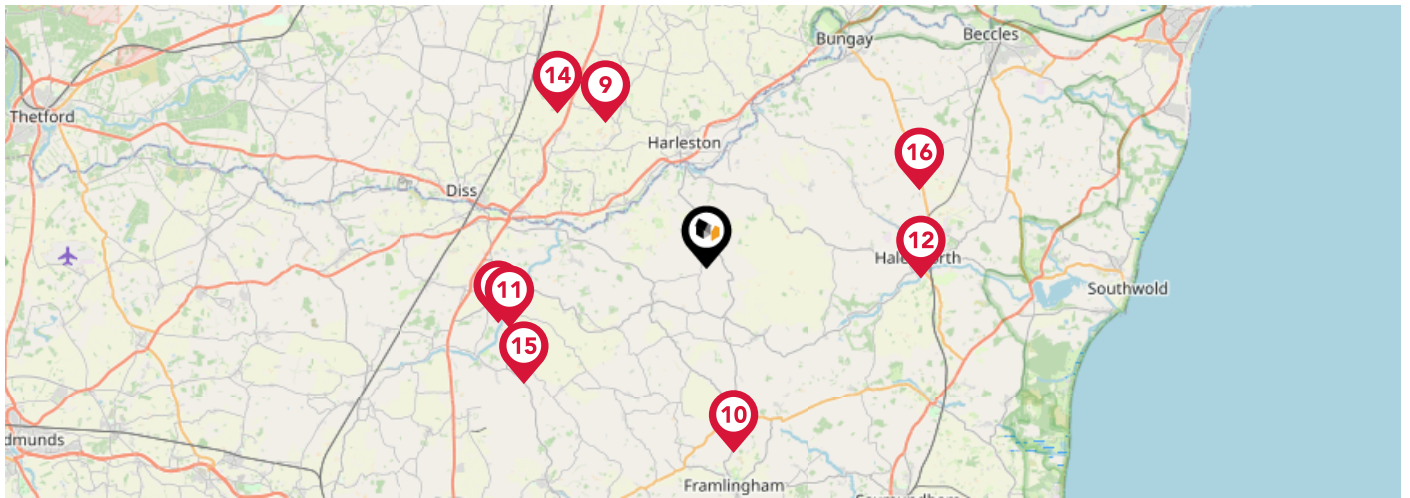
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cob, as built
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mendham Primary School Ofsted Rating: Good Pupils: 86 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 114 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:6.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 70 Distance:6.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

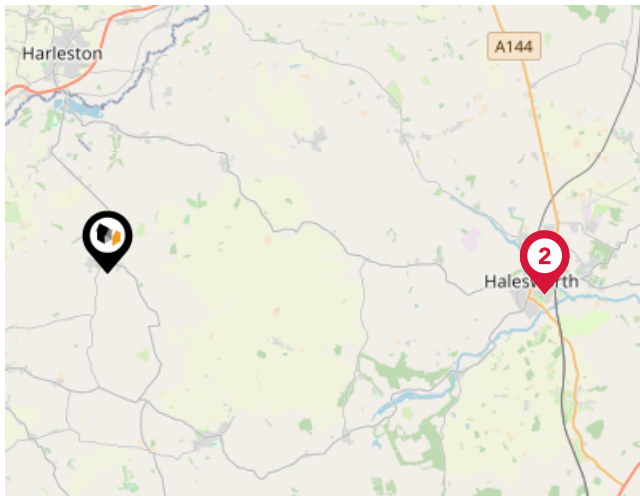
Area Schools



		Nursery	Primary	Secondary	College	Private
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 131 Distance:6.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dennington Church of England Primary School Ofsted Rating: Good Pupils: 67 Distance:6.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:7.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edgar Sewter Community Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:7.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:7.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:7.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:7.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ilketshall St Lawrence School Ofsted Rating: Good Pupils: 98 Distance:8.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

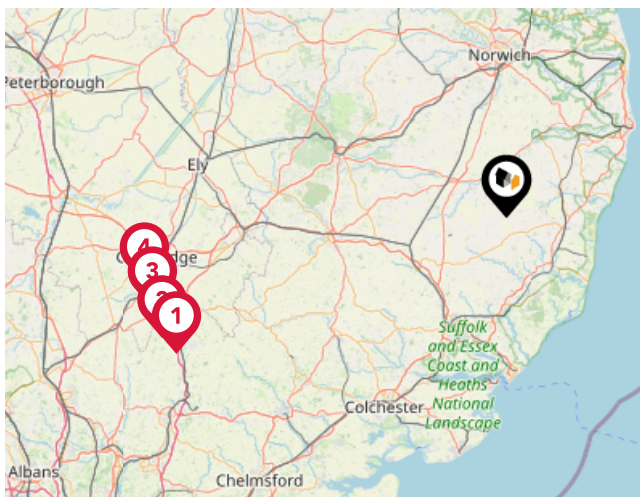
Area

Transport (National)



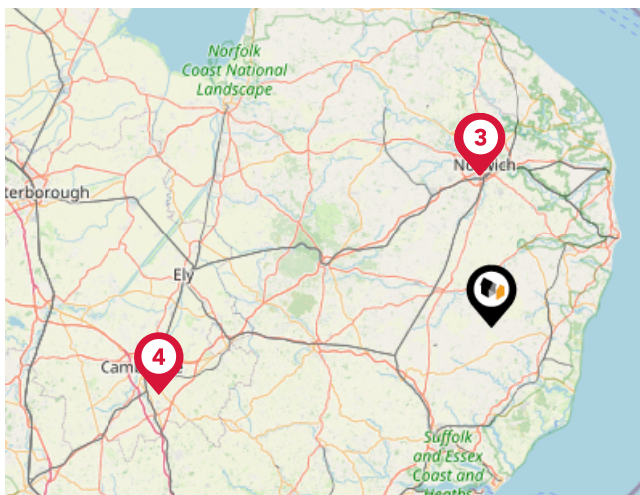
National Rail Stations

Pin	Name	Distance
1	Entrance1	7.93 miles
2	Halesworth Rail Station	7.93 miles
3	Entrance	7.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	51.96 miles
2	M11 J10	53 miles
3	M11 J11	53.12 miles
4	M11 J13	53.38 miles

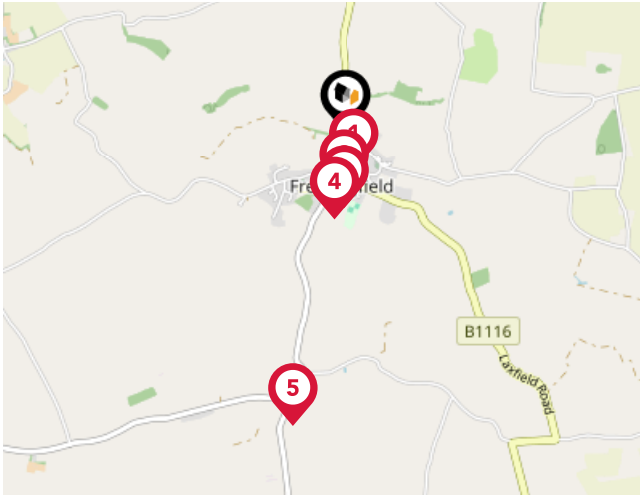


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	22.01 miles
2	International Airport	22.01 miles
3	Airport Passenger Terminal	22.02 miles
4	Cambridge Airport	49.43 miles

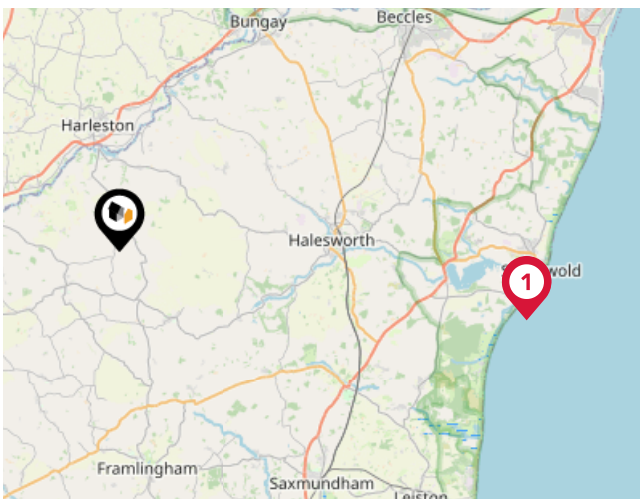
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Memorial	0.18 miles
2	Fox and Goose	0.27 miles
3	Pilgrims Green	0.34 miles
4	Broadway	0.39 miles
5	Ebden's Corner	1.35 miles



Ferry Terminals

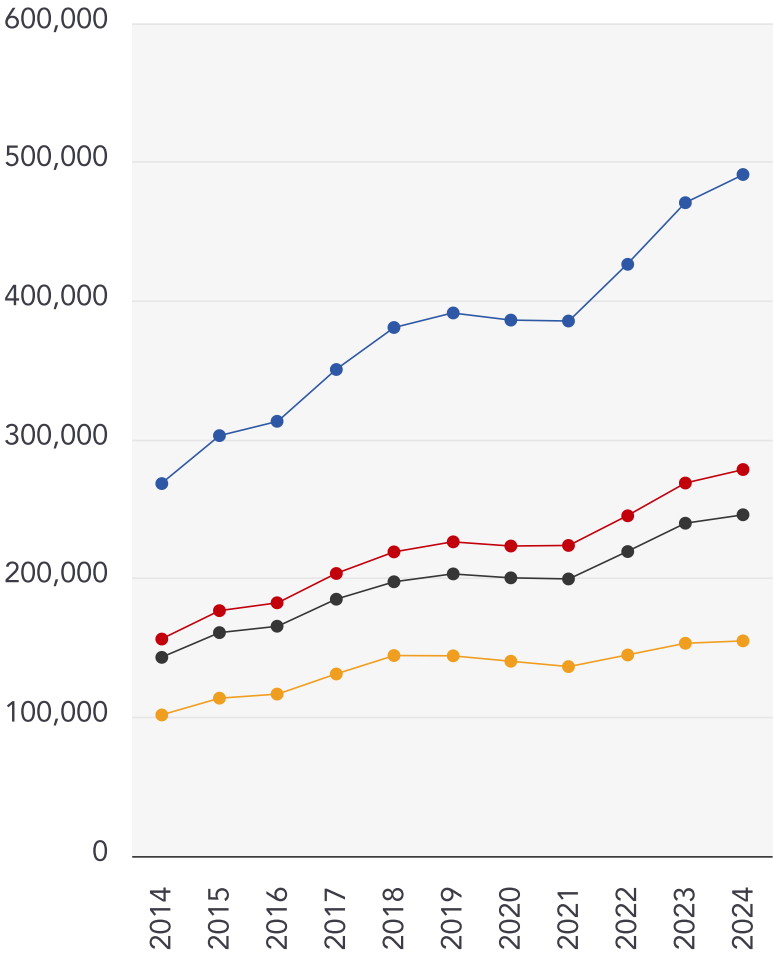
Pin	Name	Distance
1	Walberswick Ferry Landing	14.98 miles
2	Southwold Ferry Landing	14.97 miles

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

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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Whittley Parish | Diss

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