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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd January 2025



HENRY WARD ROAD, HARLESTON, IP20

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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





os-zoom-map

goolg-street-view

Property

Type: Semi-Detached
Bedrooms: 4
Floor Area: 990 ft² / 92 m²
Plot Area: 0.07 acres
Year Built : 1983-1990
Council Tax : Band C
Annual Estimate: £2,007
Title Number: NK42237

Tenure: Freehold

Local Area

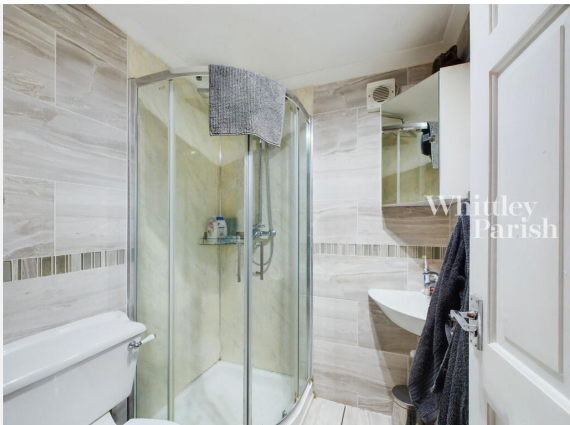
Local Authority: Norfolk
Conservation Area: No
Flood Risk:
 • Rivers & Seas No Risk
 • Surface Water Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	54 mb/s	- mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:



Gallery Photos







HENRY WARD ROAD, HARLESTON, IP20





HARLESTON, IP20

Energy rating

C

Valid until 30.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

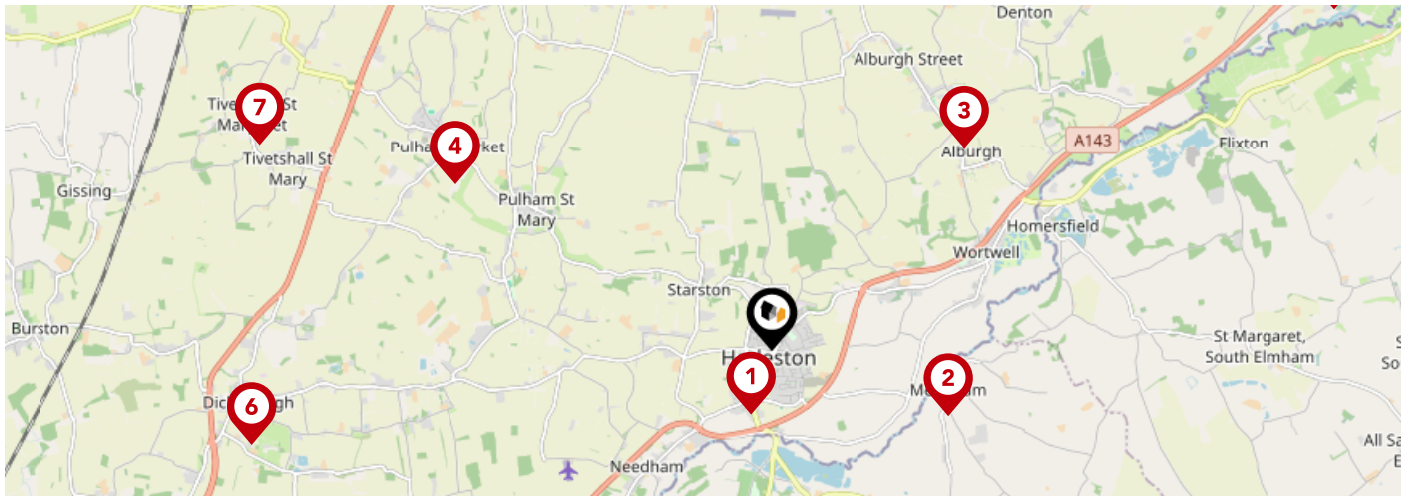
EPC - Additional Data



Additional EPC Data

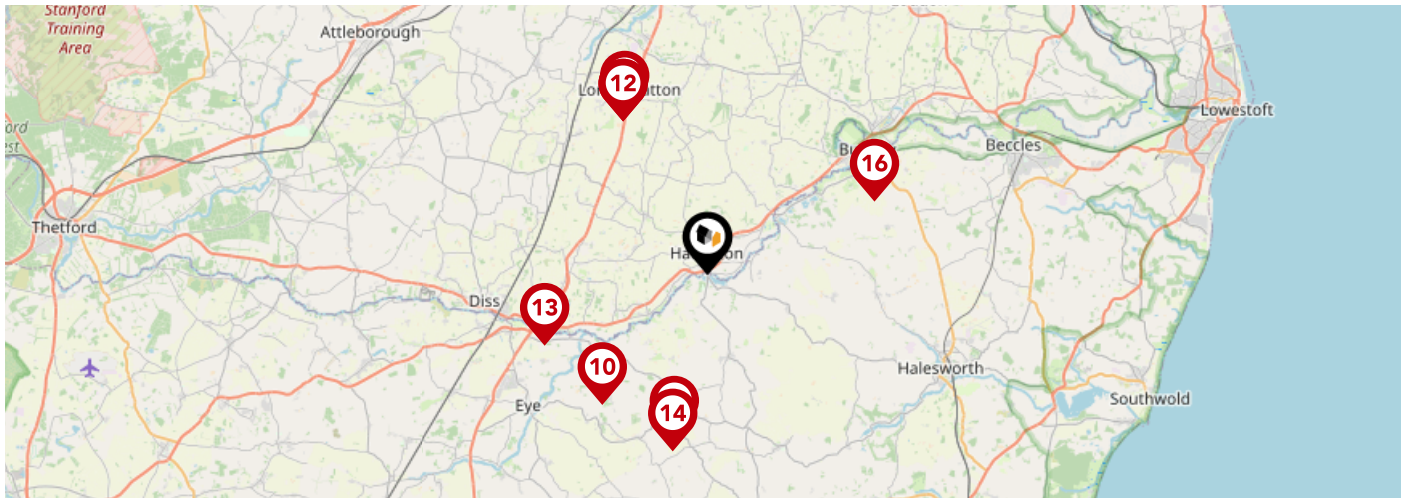
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance:5.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

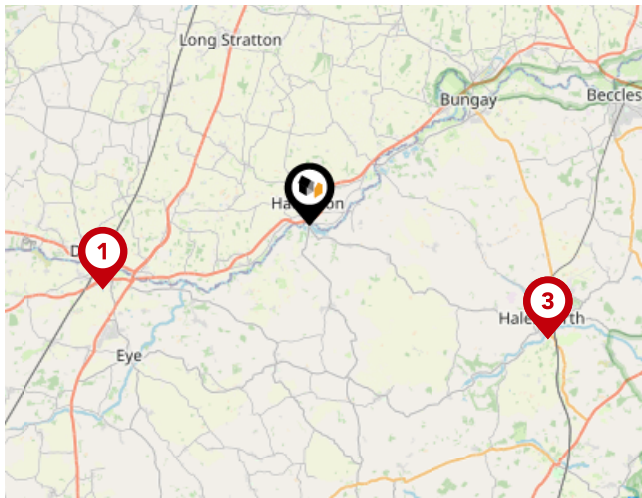
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:6.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:6.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:6.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:6.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:6.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:6.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:6.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bungay High School Ofsted Rating: Good Pupils: 985 Distance:6.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

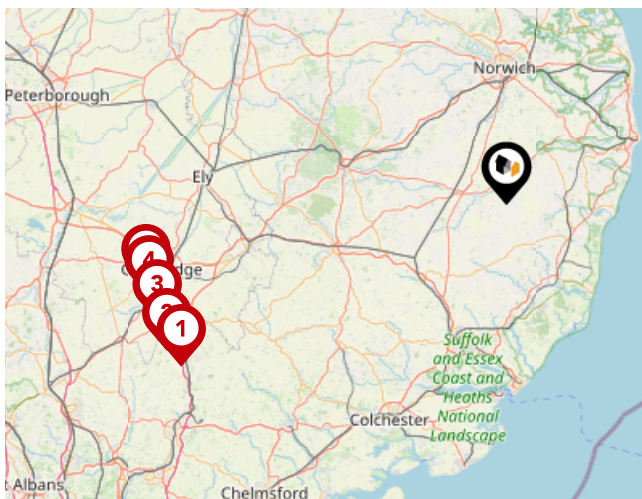
Area

Transport (National)



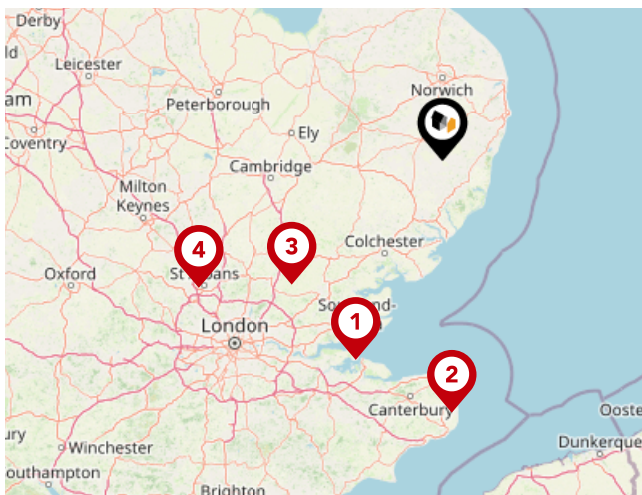
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.81 miles
2	Entrance1	9.62 miles
3	Halesworth Rail Station	9.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.8 miles
2	M11 J10	53.62 miles
3	M11 J11	53.43 miles
4	M11 J13	53.41 miles
5	M11 J14	53.46 miles

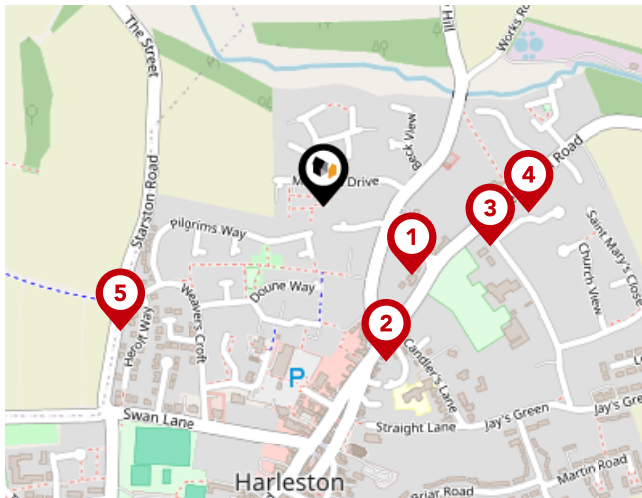


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	63.27 miles
2	Manston	73.36 miles
3	Stansted Airport	56.75 miles
4	Luton Airport	79.93 miles

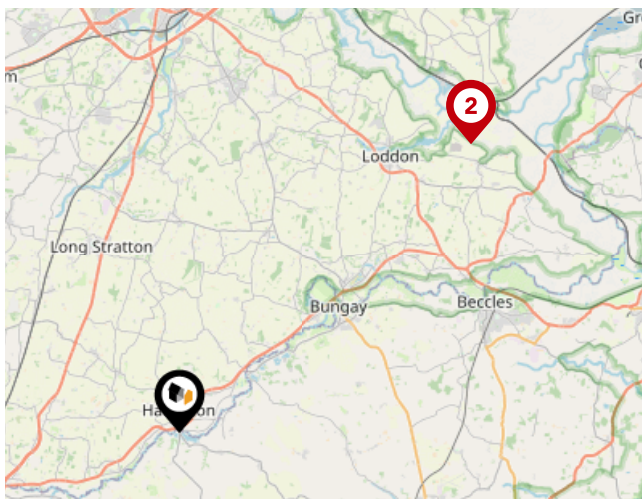
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.13 miles
2	Broad Street	0.19 miles
3	School Lane	0.2 miles
4	Pound Close	0.23 miles
5	Bunns Lane	0.27 miles



Ferry Terminals

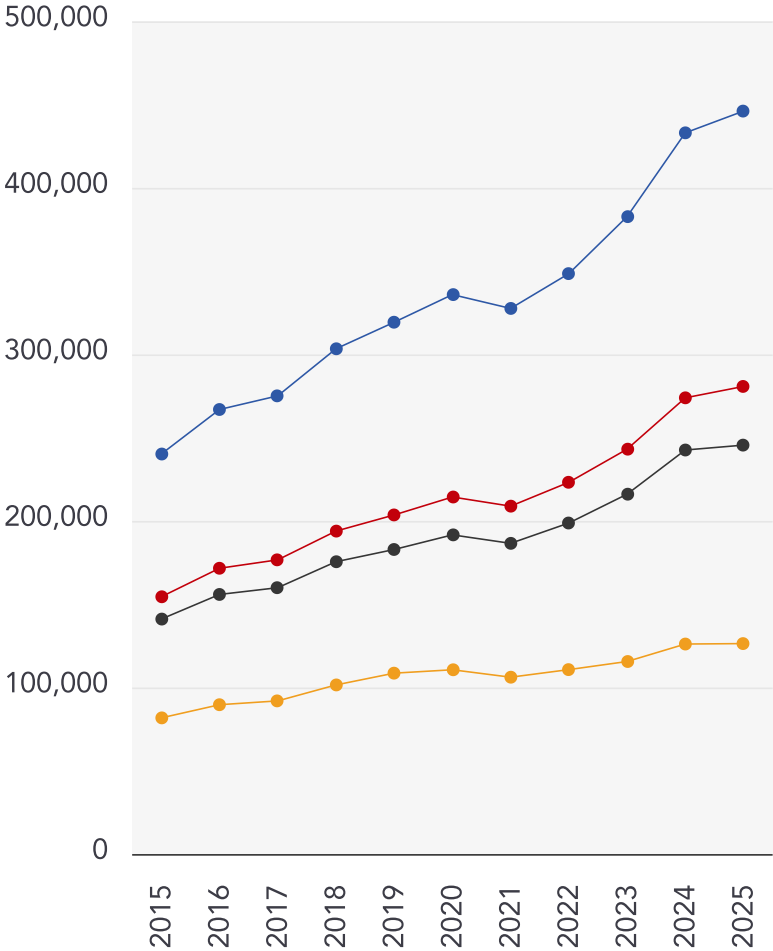
Pin	Name	Distance
1	Reedham Ferry North	14.85 miles
2	Reedham Ferry South	14.84 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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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