

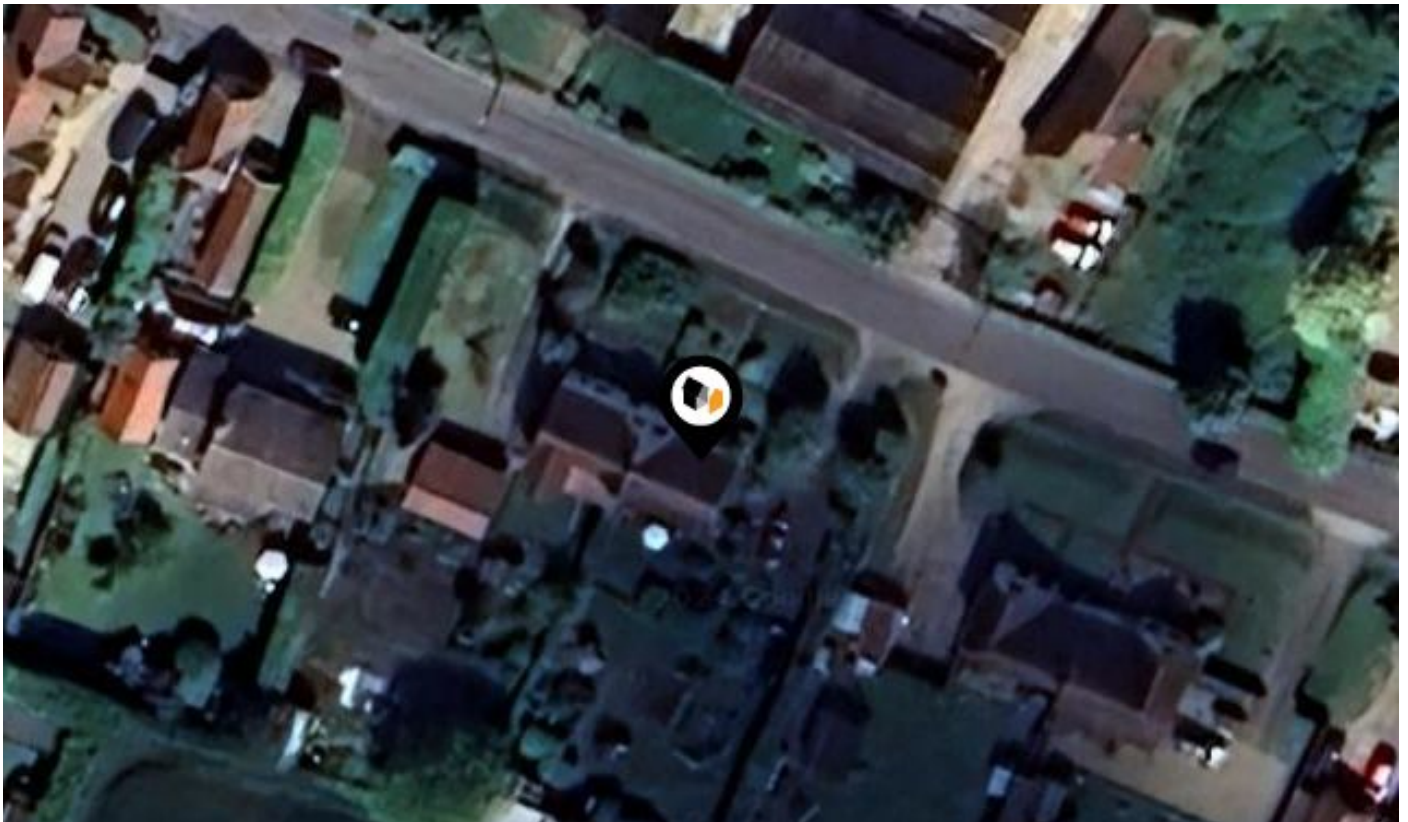


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> August 2024



## NETHERGATE STREET, HOPTON, DISS, IP22

### Whittley Parish | Diss

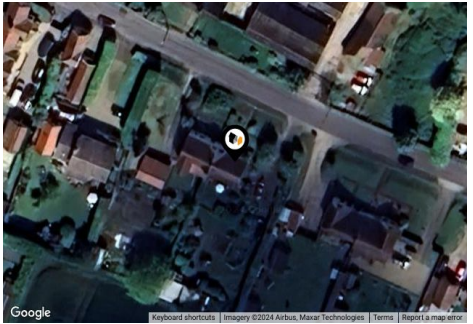
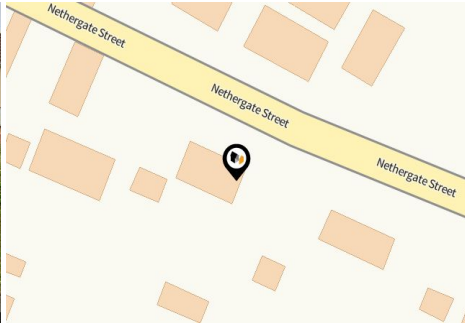
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,664

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

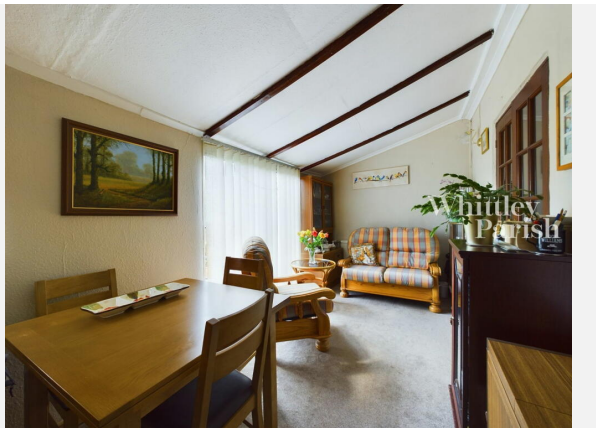
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





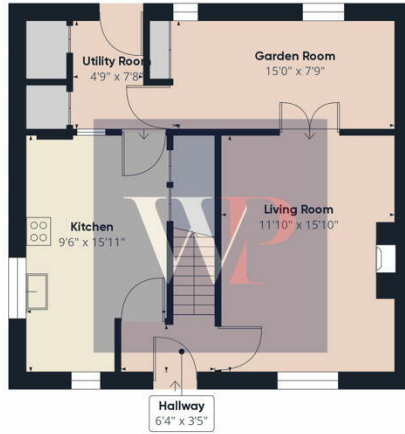




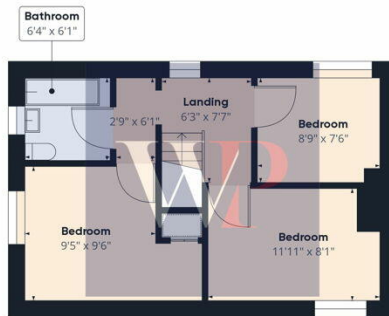




## NETHERGATE STREET, HOPTON, DISS, IP22



Floor 0



Floor 1

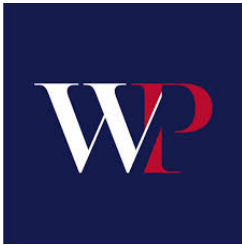


Approximate total area<sup>(1)</sup>  
 951.96 ft<sup>2</sup>

(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.

GIRAFFE 360



Hopton, DISS, IP22

Energy rating

**E**

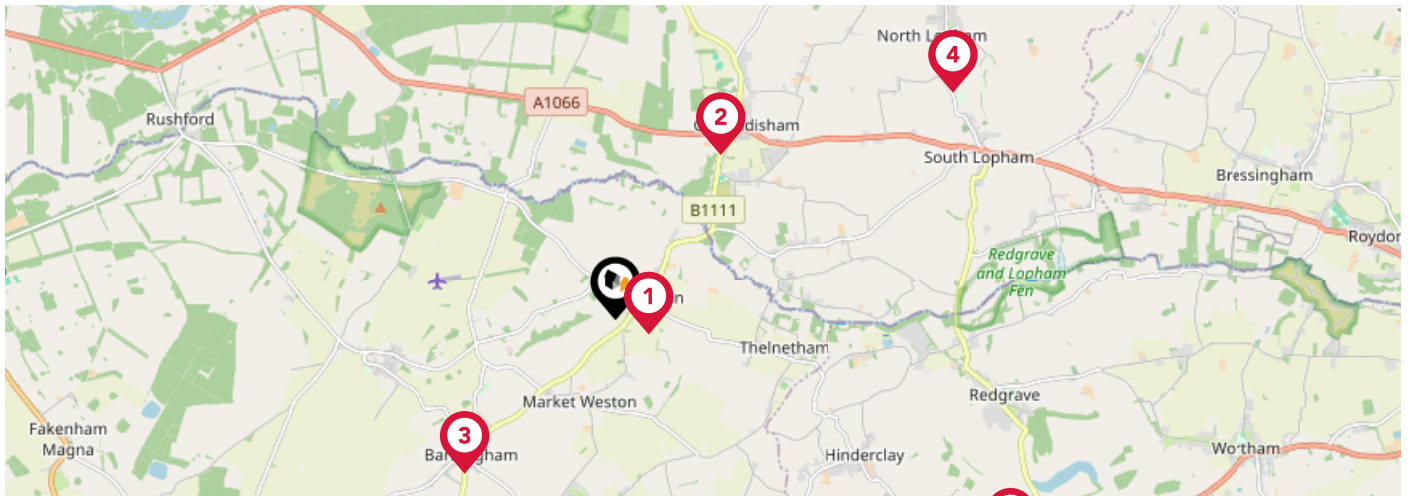
Valid until 19.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



### Additional EPC Data

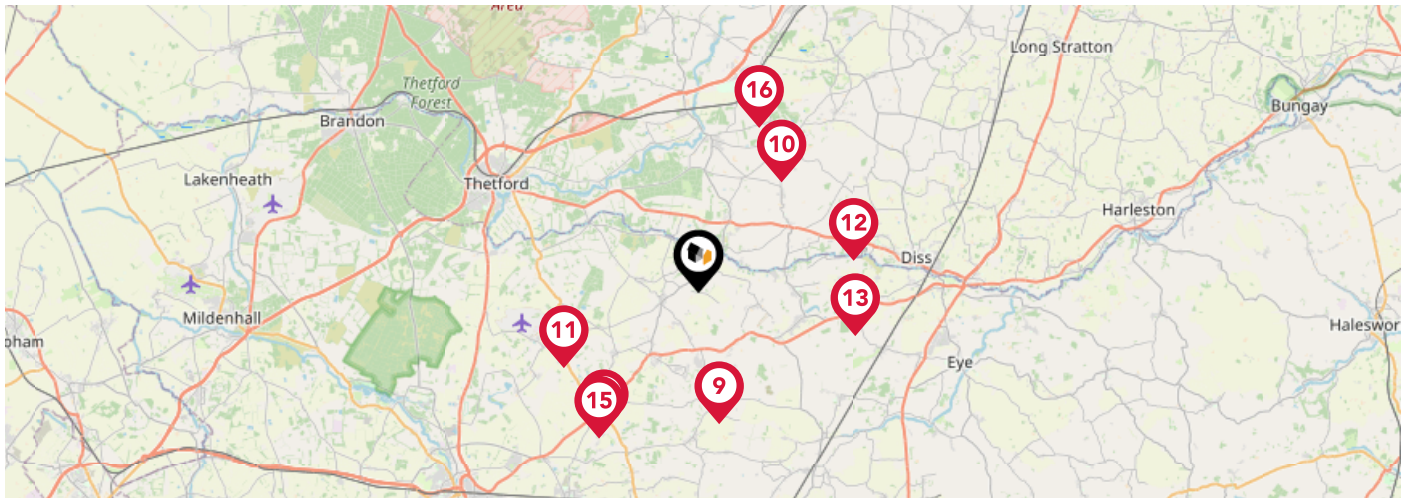
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	93 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Hopton Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 77   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Garboldisham Church of England Primary Academy</p> <p>Ofsted Rating: Good   Pupils: 73   Distance:1.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Barningham Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 81   Distance:1.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> St Andrew's CofE VA Primary School, Lopham</p> <p>Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Stanton Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 218   Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> St Botolph's Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 177   Distance:4.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Bardwell Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 59   Distance:4.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> East Harling Primary School and Nursery</p> <p>Ofsted Rating: Good   Pupils: 212   Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



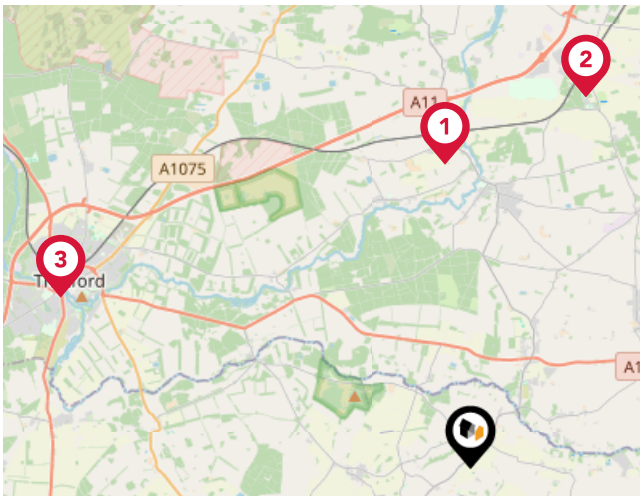
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Honington Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:5.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:5.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ixworth High School</b> Ofsted Rating: Good   Pupils: 528   Distance:6.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ixworth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 134   Distance:6.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:6.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

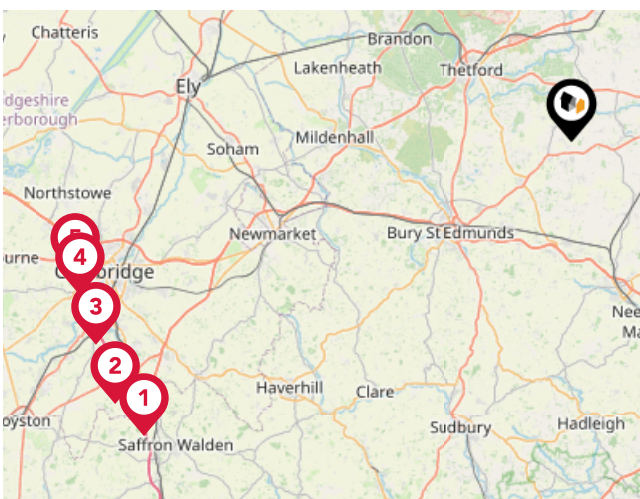
# Area

## Transport (National)



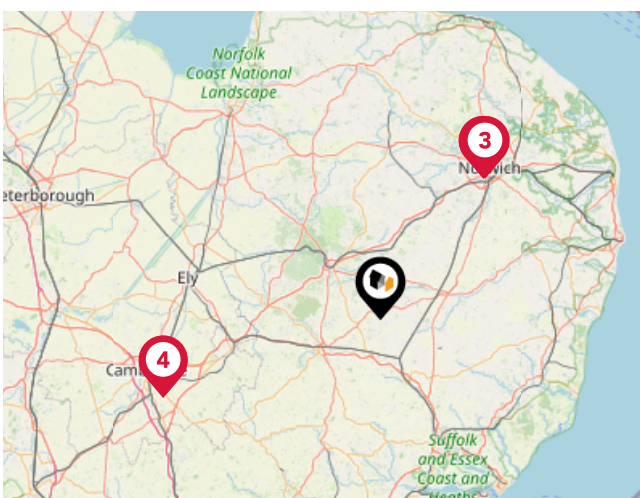
### National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	5.51 miles
2	Eccles Road Rail Station	7.03 miles
3	Thetford Rail Station	8.03 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.82 miles
2	M11 J10	38.27 miles
3	M11 J11	37.65 miles
4	M11 J13	37.4 miles
5	M11 J14	37.39 miles

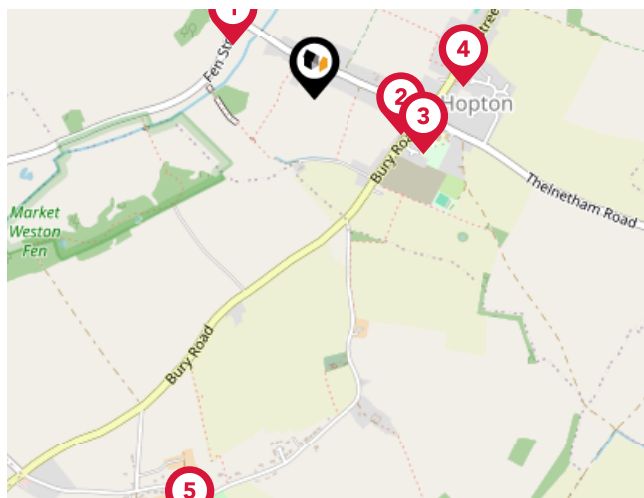


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.31 miles
2	International Airport	25.31 miles
3	Airport Passenger Terminal	25.36 miles
4	Cambridge Airport	33.61 miles

# Area

## Transport (Local)



### Bus Stops/Stations

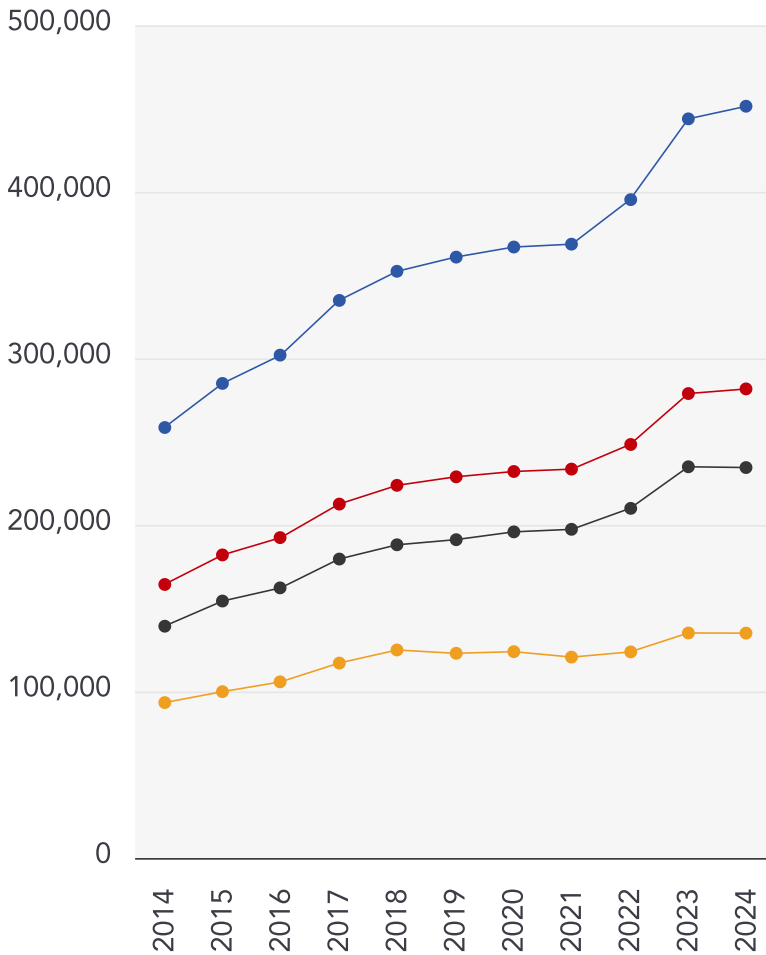
Pin	Name	Distance
1	Bethany	0.22 miles
2	Methodist Church	0.21 miles
3	Post Office	0.27 miles
4	Chapel	0.34 miles
5	Phone Box	1.01 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

**+74.63%**

Semi-Detached

**+71.48%**

Terraced

**+68.43%**

Flat

**+44.68%**





### Whittley Parish | Diss

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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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# Whittleby Parish | Diss

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