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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03<sup>rd</sup> September 2024



## THE STREET, STOKE ASH, EYE, IP23

### Whittley Parish | Diss

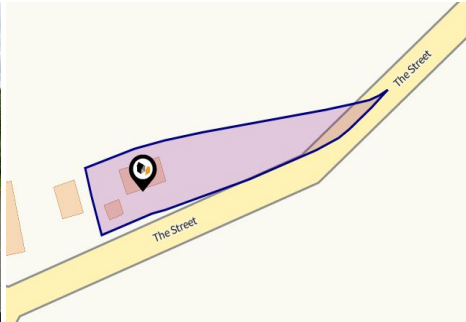
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>
<b>Plot Area:</b>	0.36 acres
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,642
<b>Title Number:</b>	SK183707

**Tenure:** Freehold

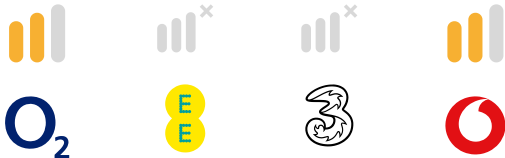
## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>21</b> mb/s	<b>-</b> mb/s

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

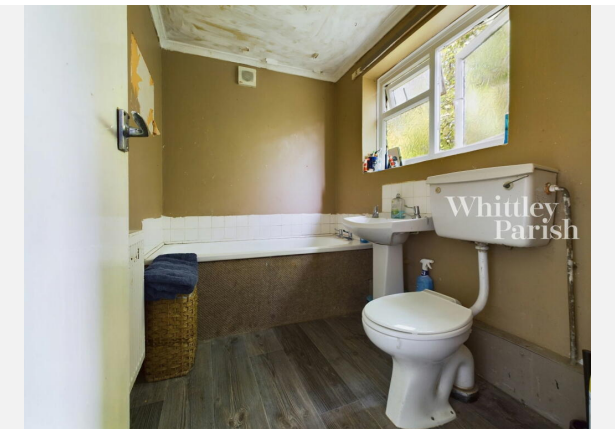


### Satellite/Fibre TV Availability:



# Gallery Photos









**THE STREET, STOKE ASH, EYE, IP23**



# Property EPC - Certificate



The Street, Stoke Ash, IP23

Energy rating

E

Valid until 27.03.2034

Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

# Property

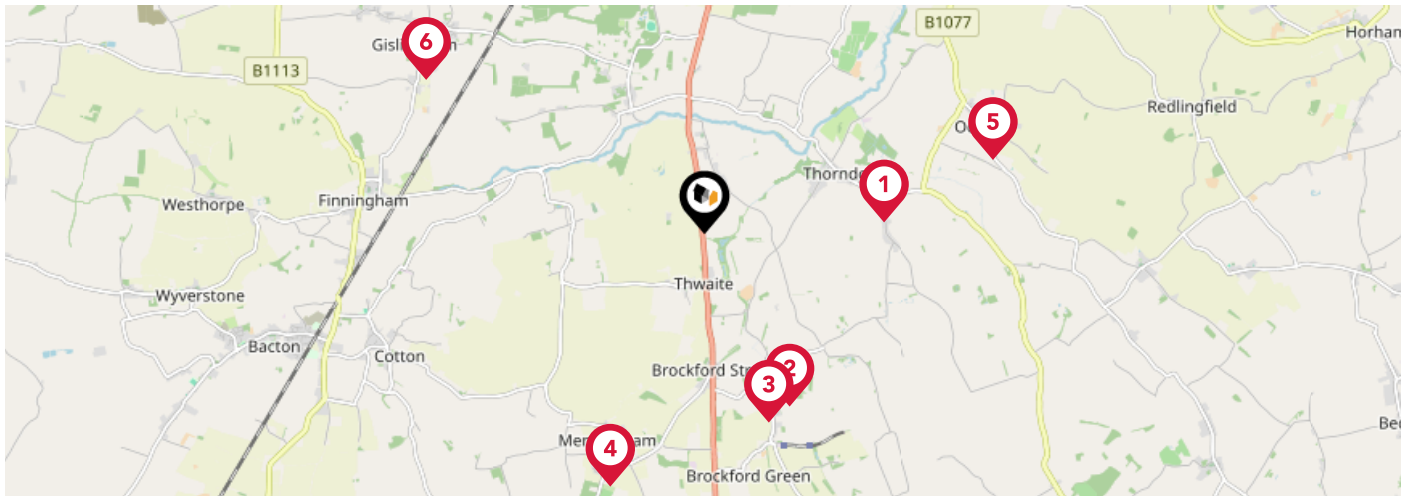
## EPC - Additional Data



### Additional EPC Data

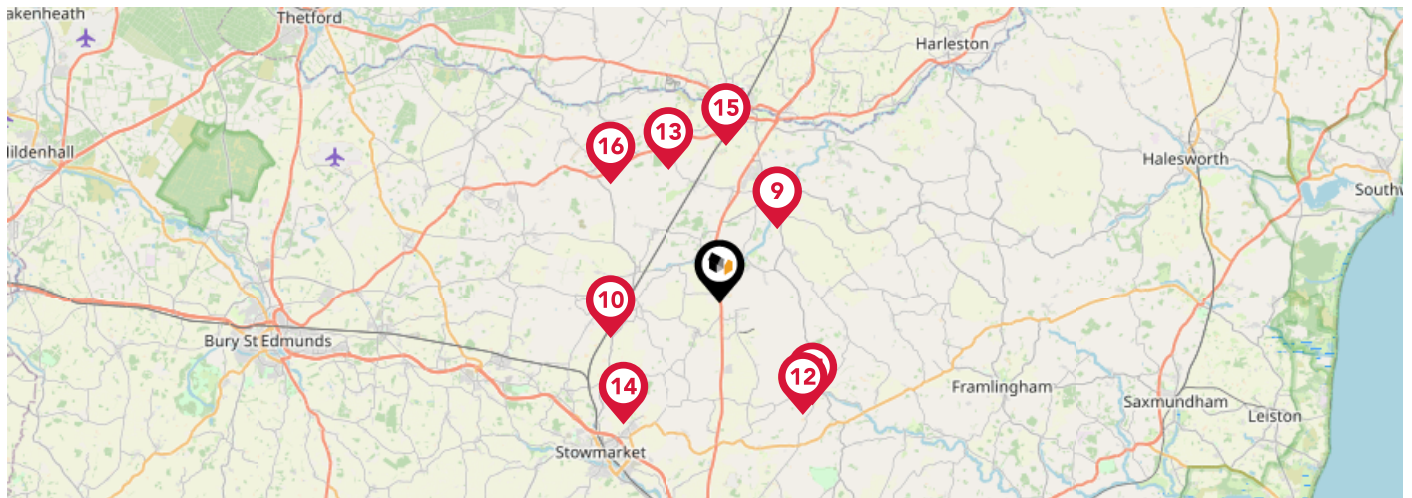
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>





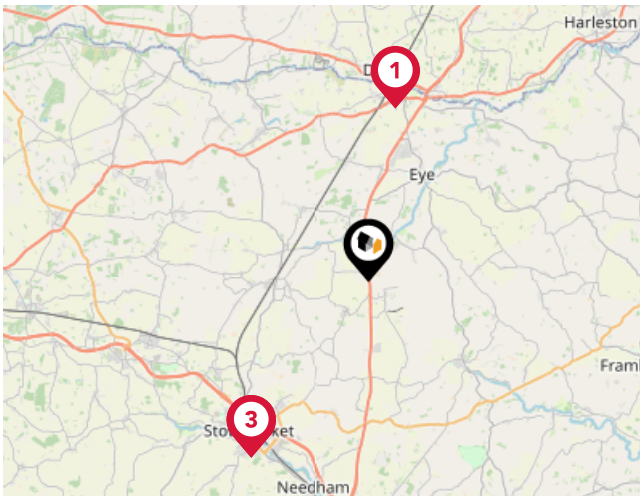
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wetheringsett Manor School</b> Ofsted Rating: Good   Pupils: 62   Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wetheringsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mendlesham Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Gislingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



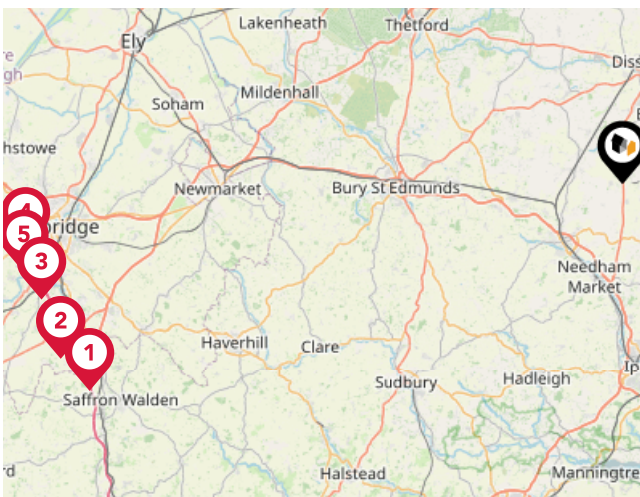
		Nursery	Primary	Secondary	College	Private
	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bacton Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Robert Hitcham Church of England Voluntary Aided School</b> Ofsted Rating: Good   Pupils: 160   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Debenham High School</b> Ofsted Rating: Good   Pupils: 687   Distance:5.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Newton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Botolph's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:5.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



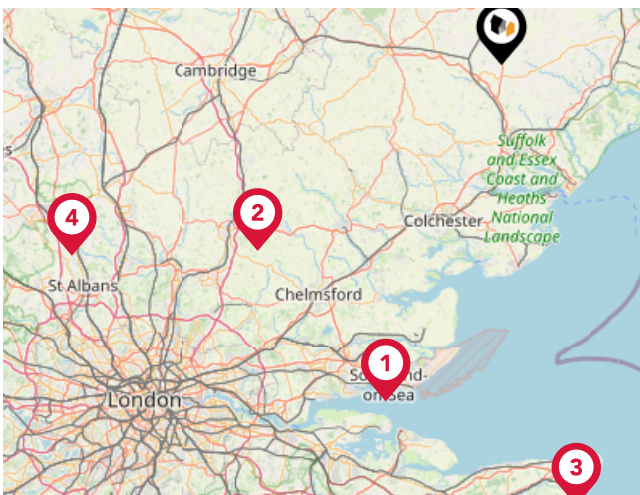
## National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.39 miles
2	Entrance2	7.65 miles
3	Entrance1	7.67 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.61 miles
2	M11 J10	42.73 miles
3	M11 J11	43.08 miles
4	M11 J13	43.57 miles
5	M11 J12	43.92 miles

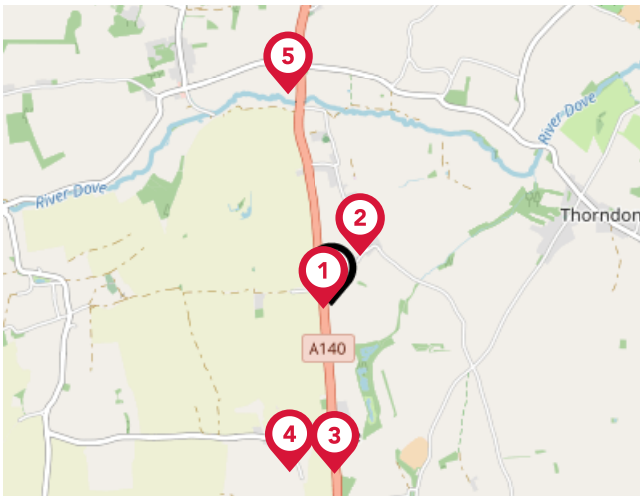


## Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	52.15 miles
2	Stansted Airport	44.79 miles
3	Manston	65.63 miles
4	Luton Airport	68.64 miles

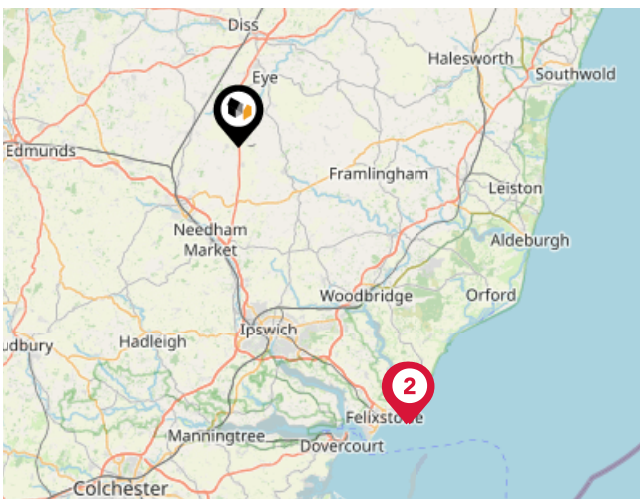
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.04 miles
2	Post Office	0.26 miles
3	The Walnut Tree	0.76 miles
4	St Georges Church	0.78 miles
5	White Horse	0.98 miles



### Ferry Terminals

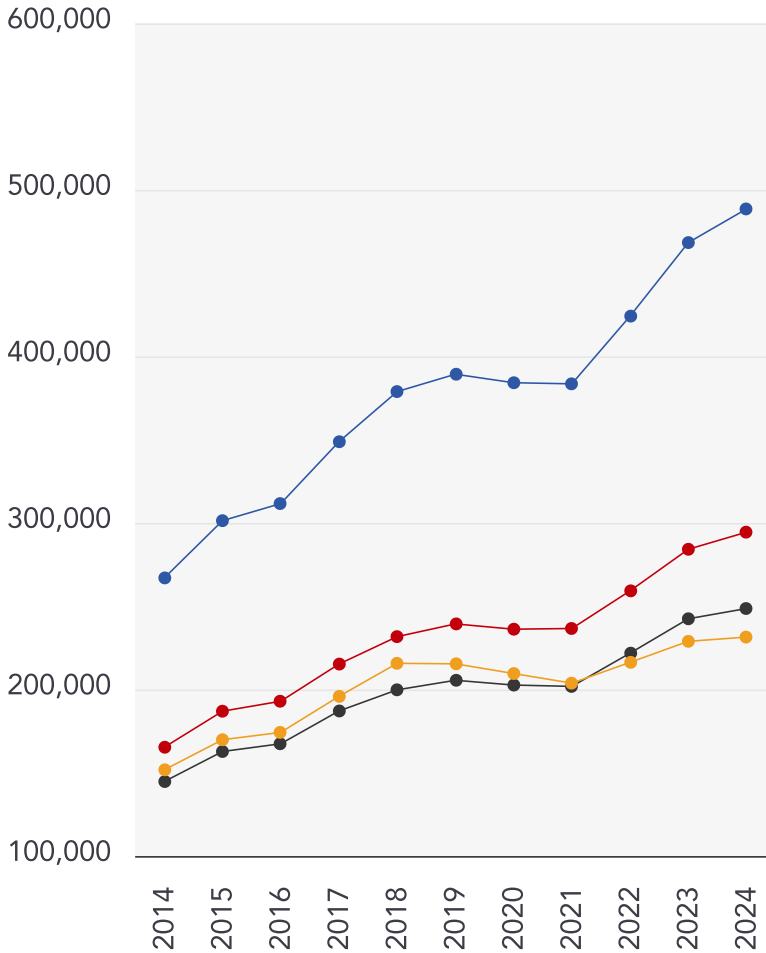
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	23.72 miles
2	Bawdsey Ferry Landing	23.75 miles

# 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

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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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# Whittley Parish | Diss

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Valuation Office  
Agency



Royal Mail