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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th July 2024



BROADFIELDS ROAD, GISLINGHAM, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

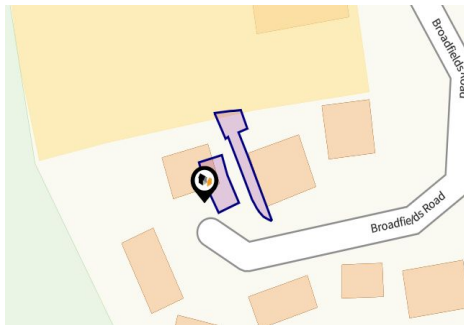
01379640808

admin@whittleyparish.com

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



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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	548 ft ² / 51 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,408		
Title Number:	SK57025		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

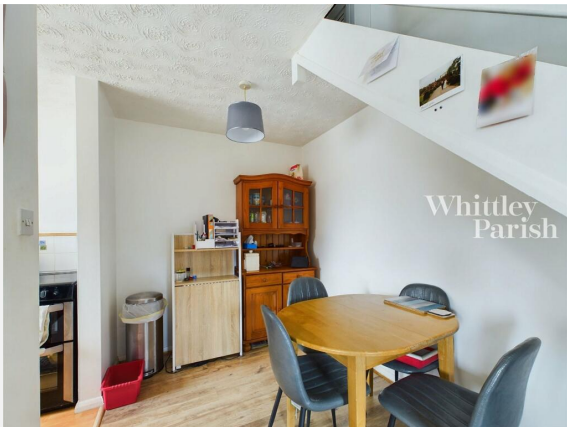
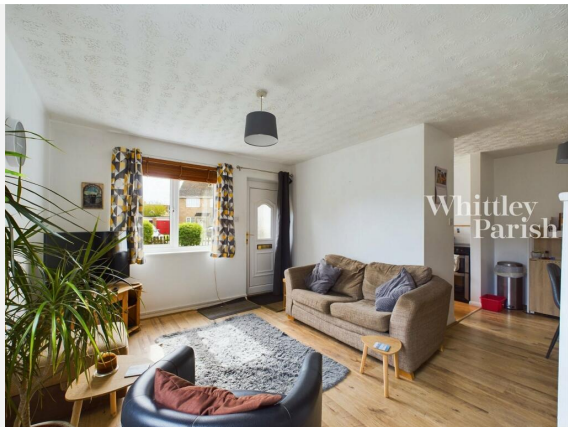
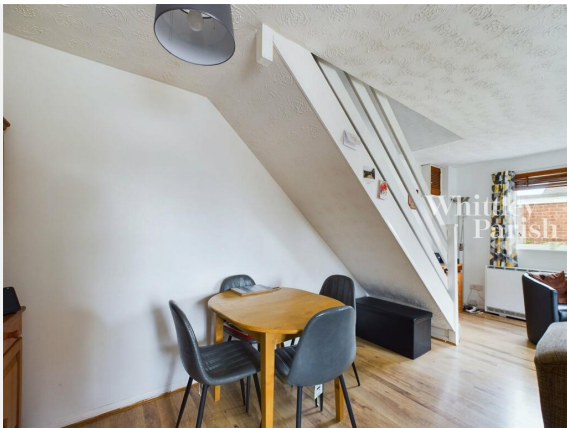
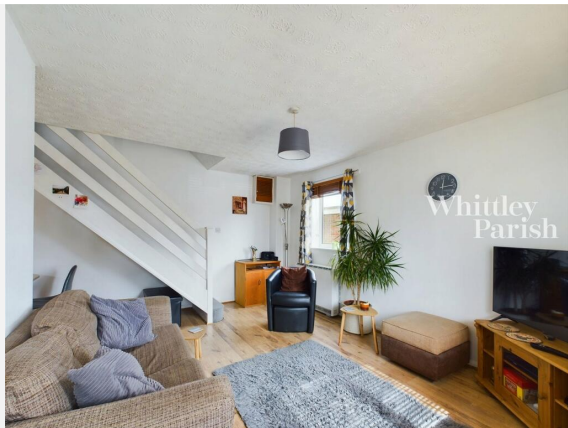
3 mb/s	52 mb/s	- mb/s

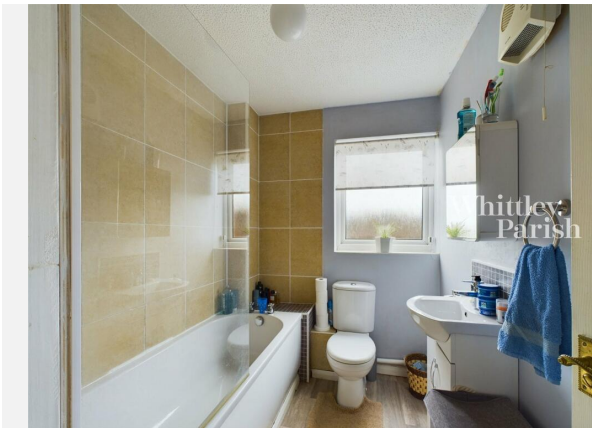
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









BROADFIELDS ROAD, GISLINGHAM, EYE, IP23



Floor 0



Floor 1



Whitley Parish

Approximate total area⁽¹⁾
508.27 ft²

Reduced headroom
15.77 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



Broadfields Road, Gissingham, IP23

Energy rating

D

Valid until 12.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

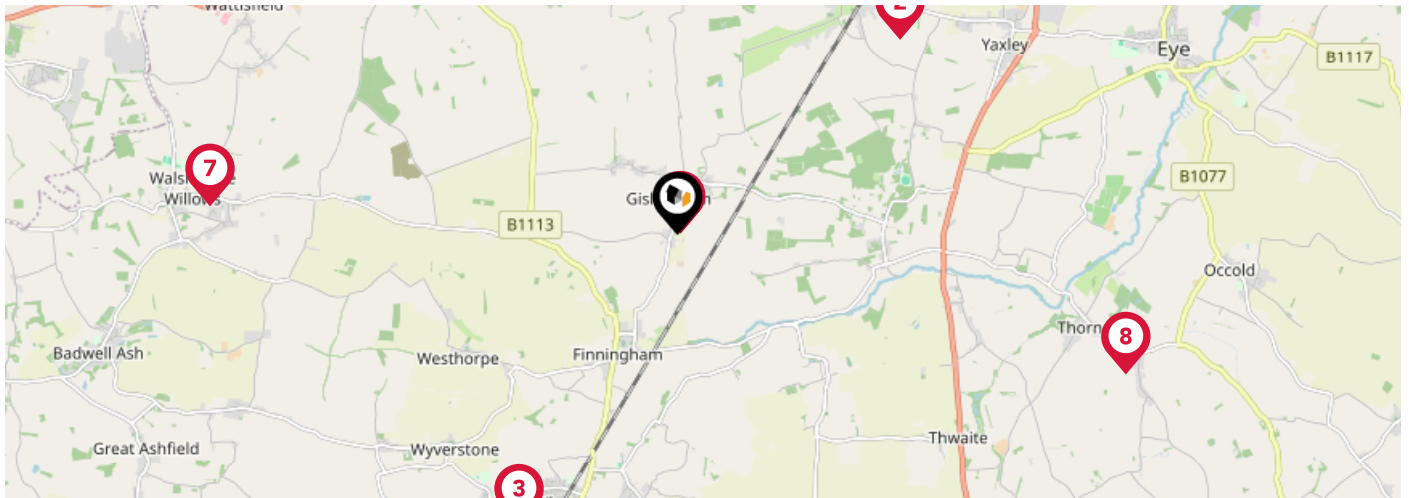
Property

EPC - Additional Data



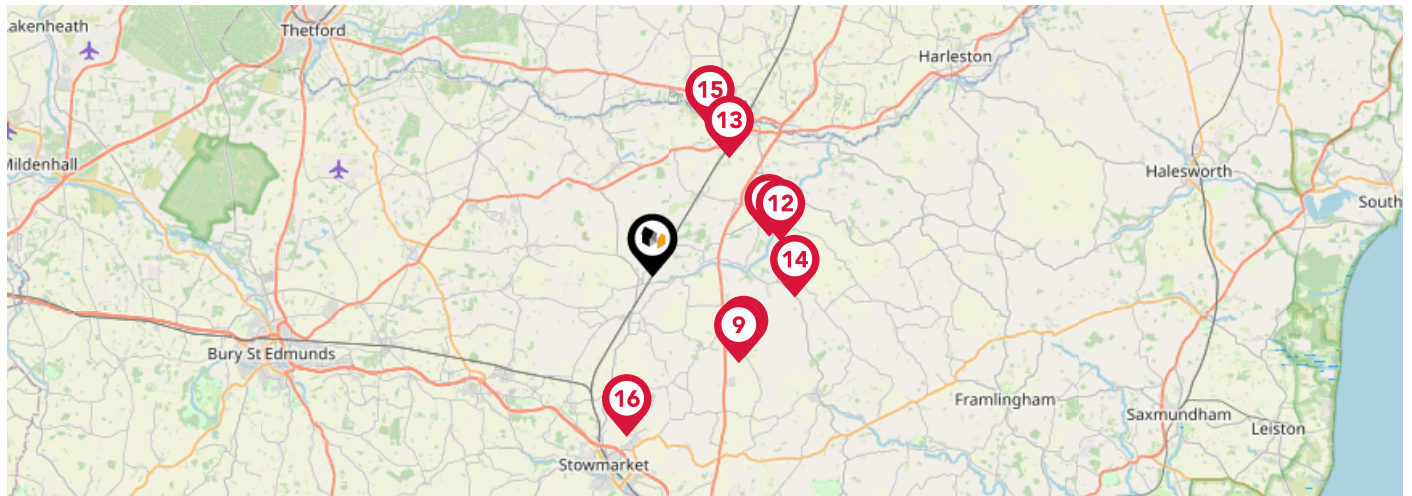
Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	51 m ²



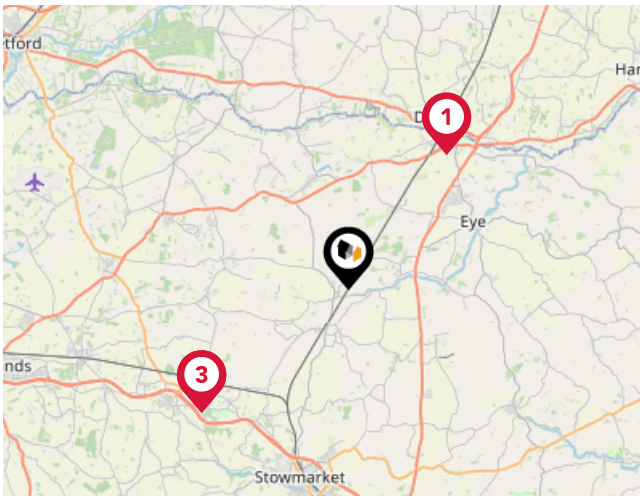
	Nursery	Primary	Secondary	College	Private
<p>1 Gillingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:0.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:2.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Bacton Primary School Ofsted Rating: Requires Improvement Pupils: 170 Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:3.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Mendlesham Primary School Ofsted Rating: Good Pupils: 111 Distance:4.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:4.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:4.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



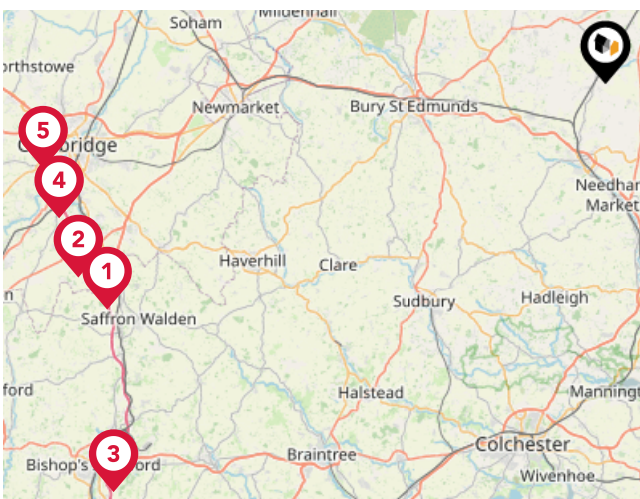
	Nursery	Primary	Secondary	College	Private
<p>9 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:4.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wetheringsett Manor School Ofsted Rating: Not Rated Pupils:0 Distance:4.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:4.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:4.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:5.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:5.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Roydon Primary School Ofsted Rating: Requires Improvement Pupils: 265 Distance:5.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:5.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



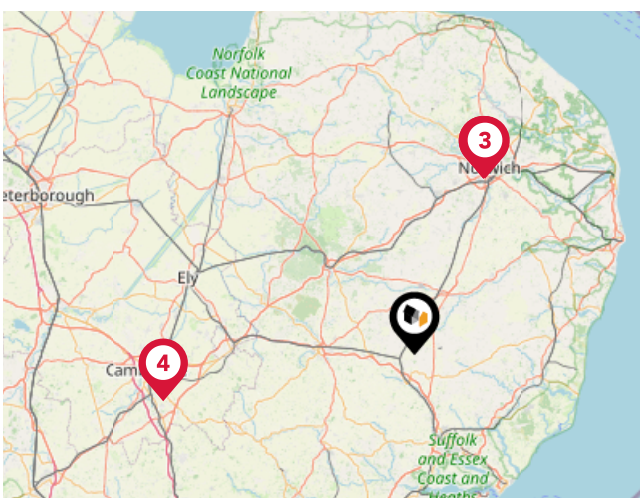
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.06 miles
2	Rail Station	6.97 miles
3	Entrance	6.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.79 miles
2	M11 J10	40.75 miles
3	M11 J8	46.57 miles
4	M11 J11	40.88 miles
5	M11 J13	41.21 miles

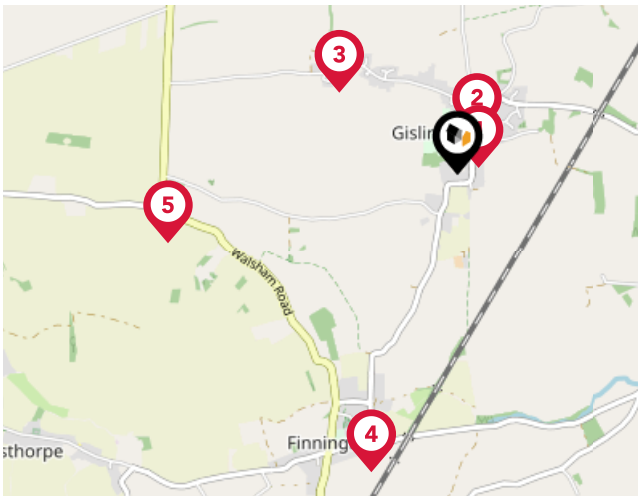


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	27.29 miles
2	International Airport	27.29 miles
3	Airport Passenger Terminal	27.33 miles
4	Cambridge Airport	37.24 miles

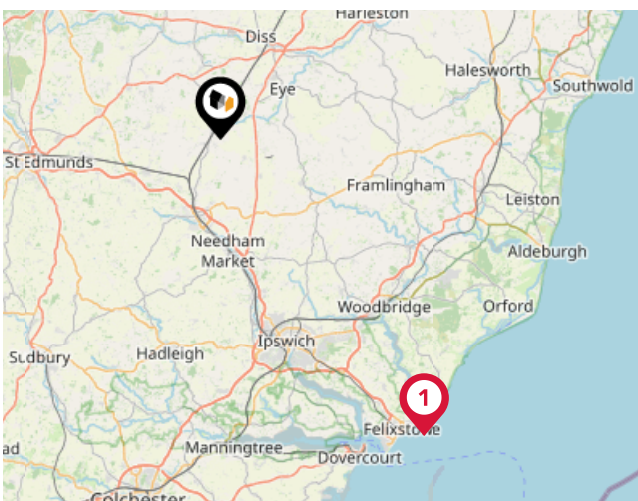
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.1 miles
2	Village Hall	0.2 miles
3	Northlands Lane	0.65 miles
4	Gisingham Road	1.41 miles
5	Rob Hall Corner	1.35 miles



Ferry Terminals

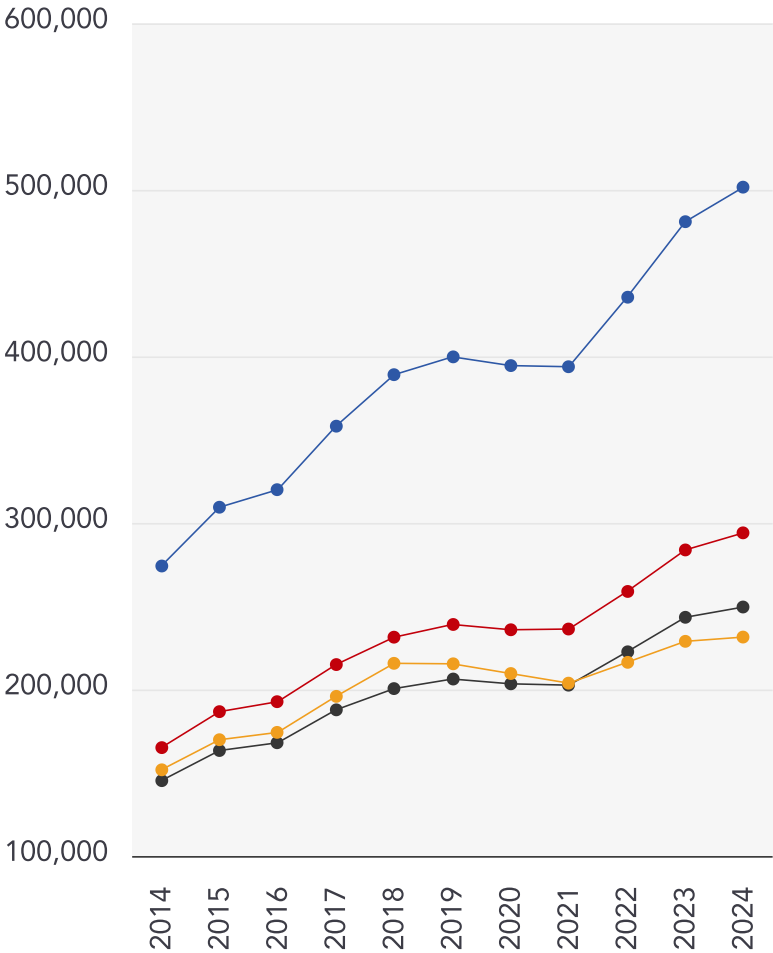
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	26.27 miles

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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Whittley Parish | Diss

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