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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th December 2024



BULLFINCH DRIVE, HARLESTON, IP20

Whittley Parish | Diss

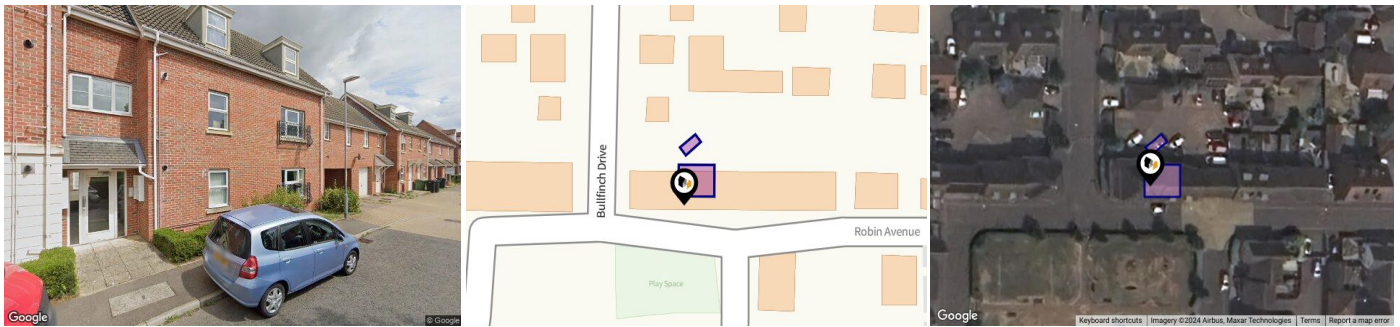
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start	14/05/2009
Floor Area:	602 ft ² / 56 m ²	Date:	
Plot Area:	0.04 acres	End Date:	01/01/2132
Year Built :	2008	Lease	125 years from and including 1 January
Council Tax :	Band A	Term:	2007 (less 10 days)
Annual Estimate:	£1,505	Term	107 years
Title Number:	NK377343	Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

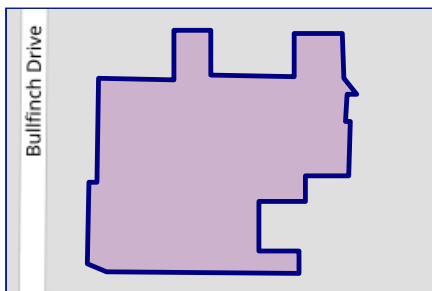


Property Multiple Title Plans



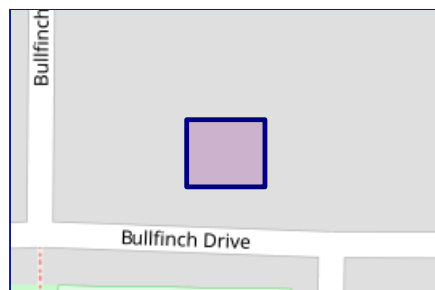
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



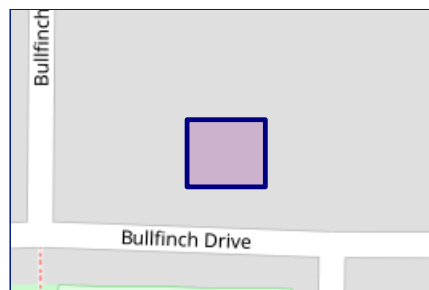
NK398521

Leasehold Title Plans



NK377343

Start Date: 13/04/2008
End Date: 01/01/2132
Lease Term: 125 years from 1
January 2007
Term Remaining: 107 years



NK388244

Start Date: 14/05/2009
End Date: 01/01/2132
Lease Term: 125 years from and including
1 January 2007 (less 10
days)
Term Remaining: 107 years







HARLESTON, IP20

Energy rating

B

Valid until 25.11.2034

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

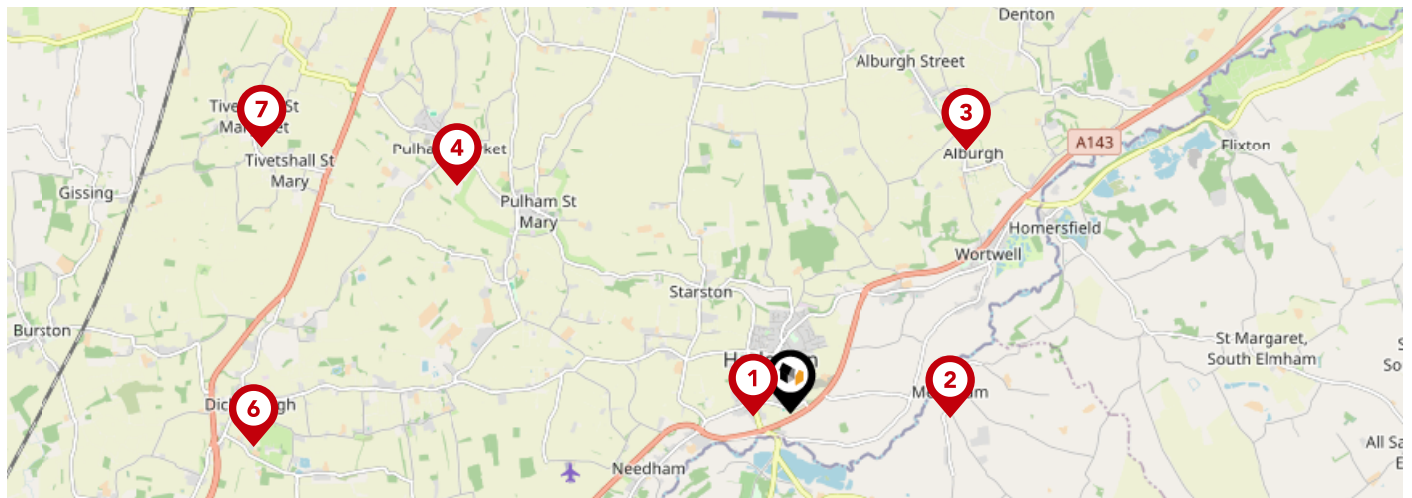
Property

EPC - Additional Data



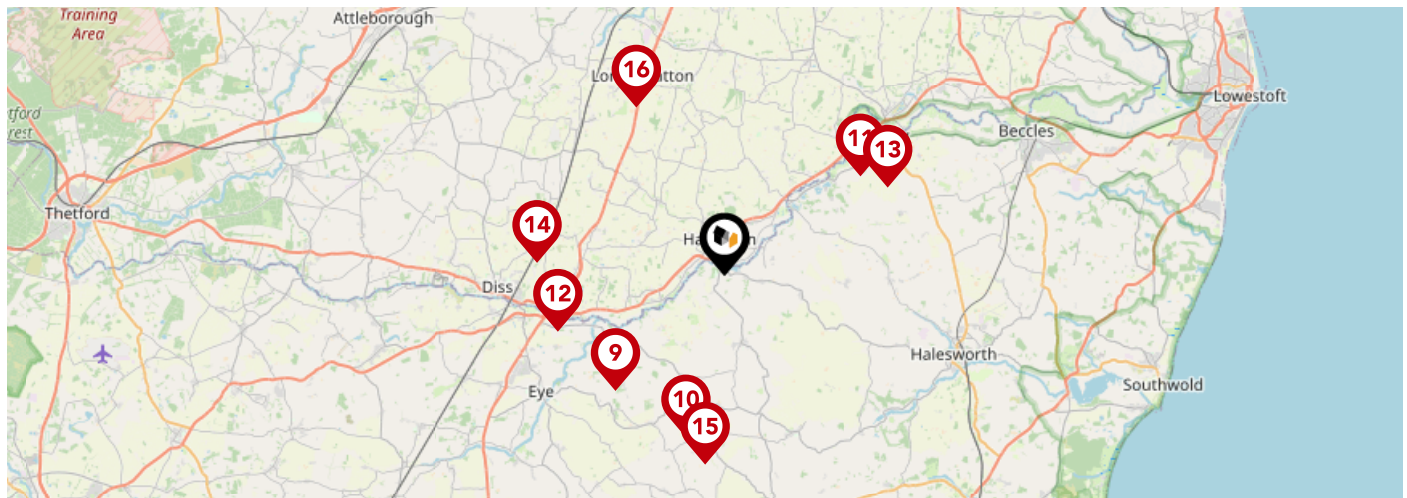
Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	56 m ²



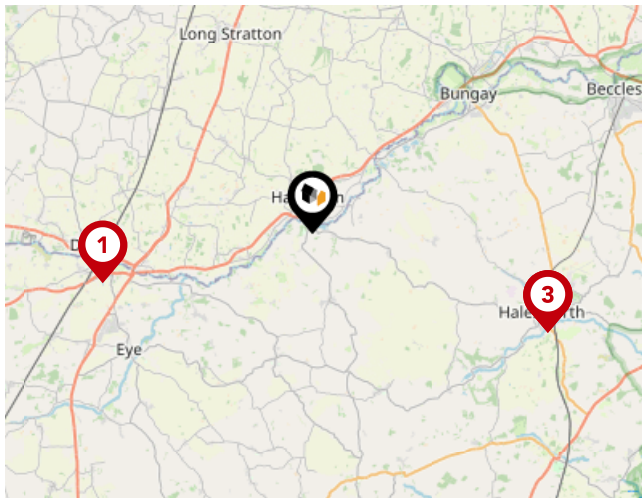
	Nursery	Primary	Secondary	College	Private
<p>1 The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:2.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:3.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:5.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:5.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



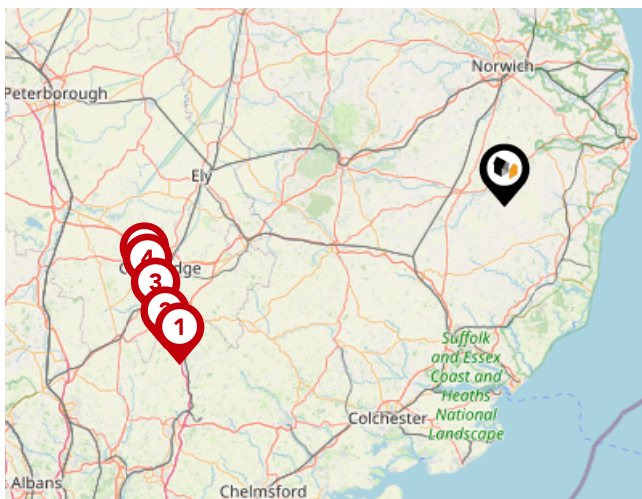
		Nursery	Primary	Secondary	College	Private
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:5.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance:6.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:6.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bungay High School Ofsted Rating: Good Pupils: 985 Distance:6.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:6.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:6.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:6.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



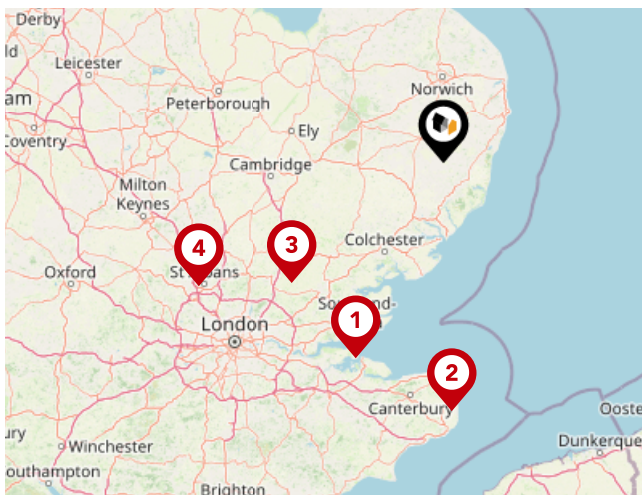
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.8 miles
2	Entrance1	9.27 miles
3	Halesworth Rail Station	9.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.69 miles
2	M11 J10	53.54 miles
3	M11 J11	53.39 miles
4	M11 J13	53.42 miles
5	M11 J14	53.49 miles

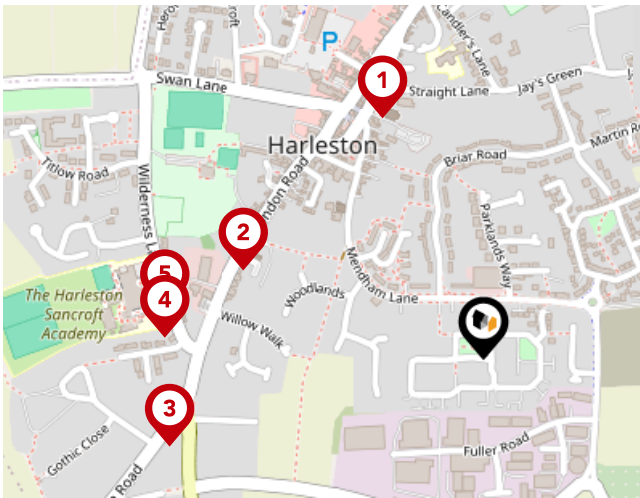


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	62.83 miles
2	Manston	72.8 miles
3	Stansted Airport	56.51 miles
4	Luton Airport	79.82 miles

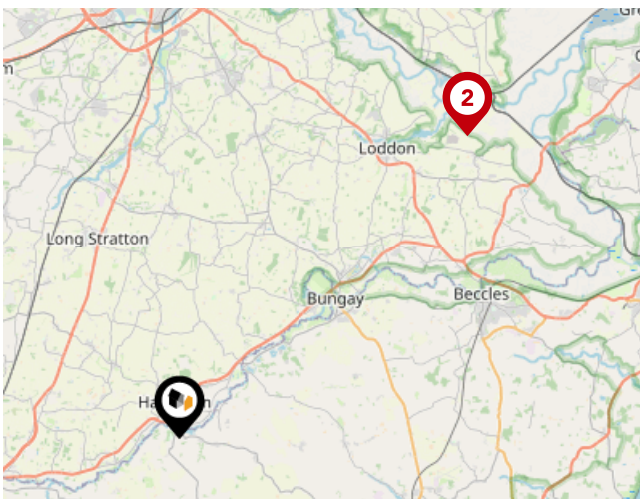
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Street	0.3 miles
2	Love Lane	0.29 miles
3	Shotford Road	0.37 miles
4	Sancroft Academy	0.36 miles
5	Sancroft Academy	0.36 miles



Ferry Terminals

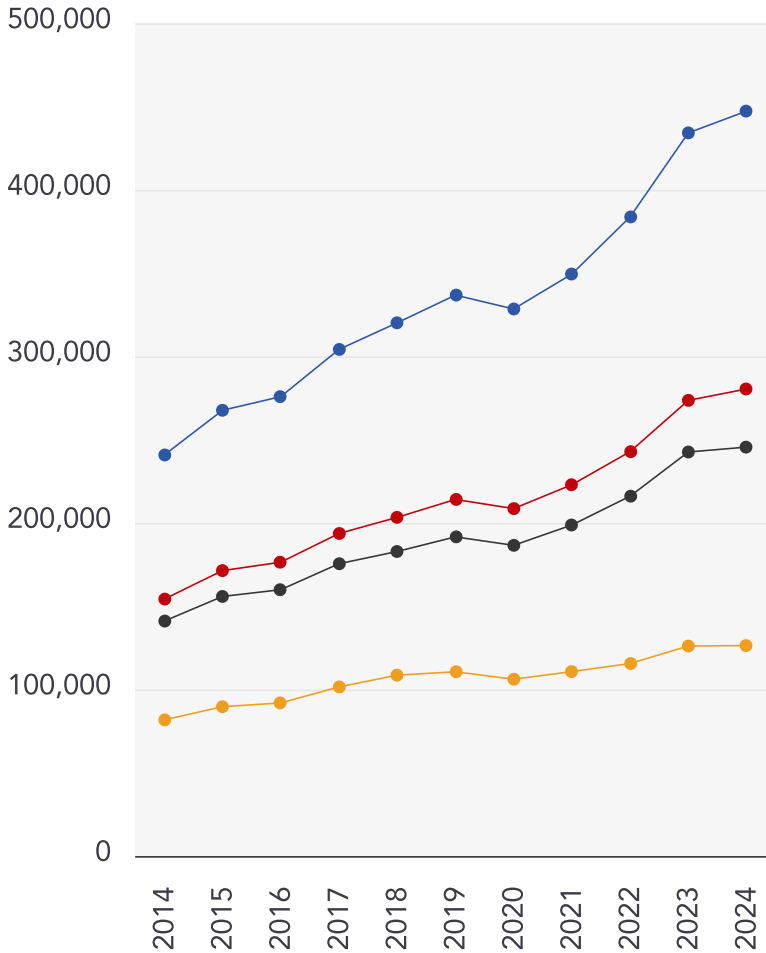
Pin	Name	Distance
1	Reedham Ferry North	15.15 miles
2	Reedham Ferry South	15.13 miles

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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