

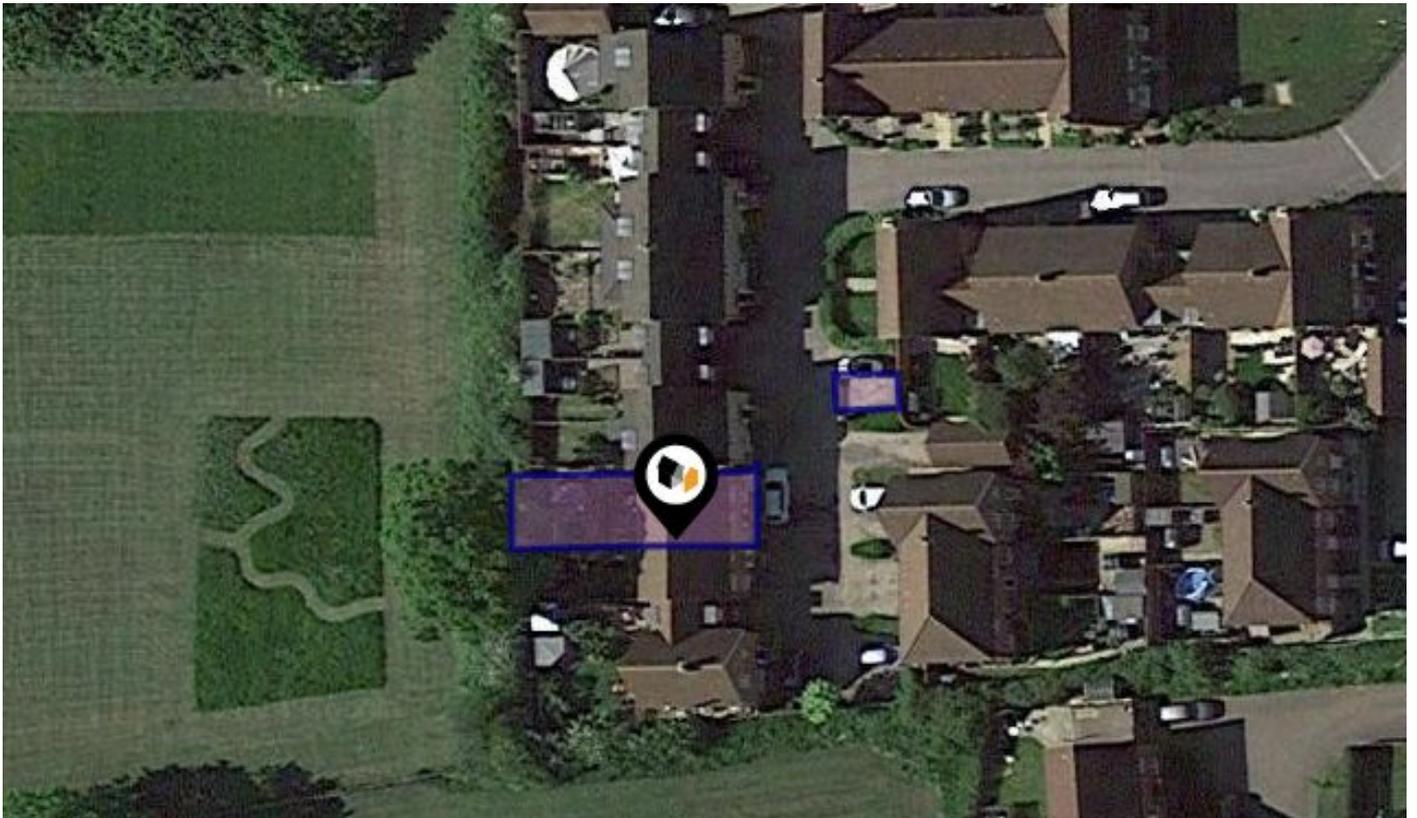


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



ASH PLOUGH, STRADBROKE, EYE, IP21

Whittley Parish | Diss

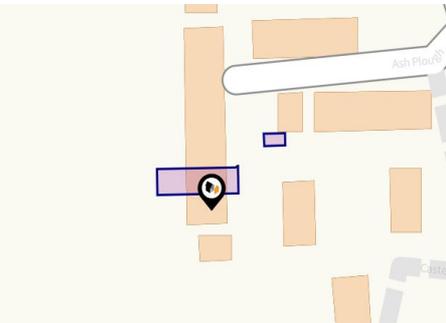
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 656 ft² / 61 m²
Plot Area: 0.03 acres
Year Built : 2006
Council Tax : Band B
Annual Estimate: £1,642
Title Number: SK322355

Tenure: Freehold

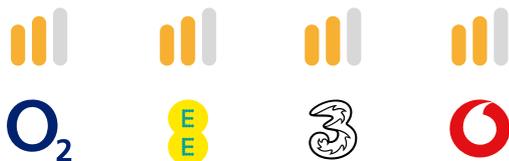
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









ASH PLOUGH, STRADBROKE, EYE, IP21



Floor 0



Floor 1



Approximate total area⁽¹⁾
 574.16 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ash Plough, Stradbroke, IP21

Energy rating

C

Valid until 14.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

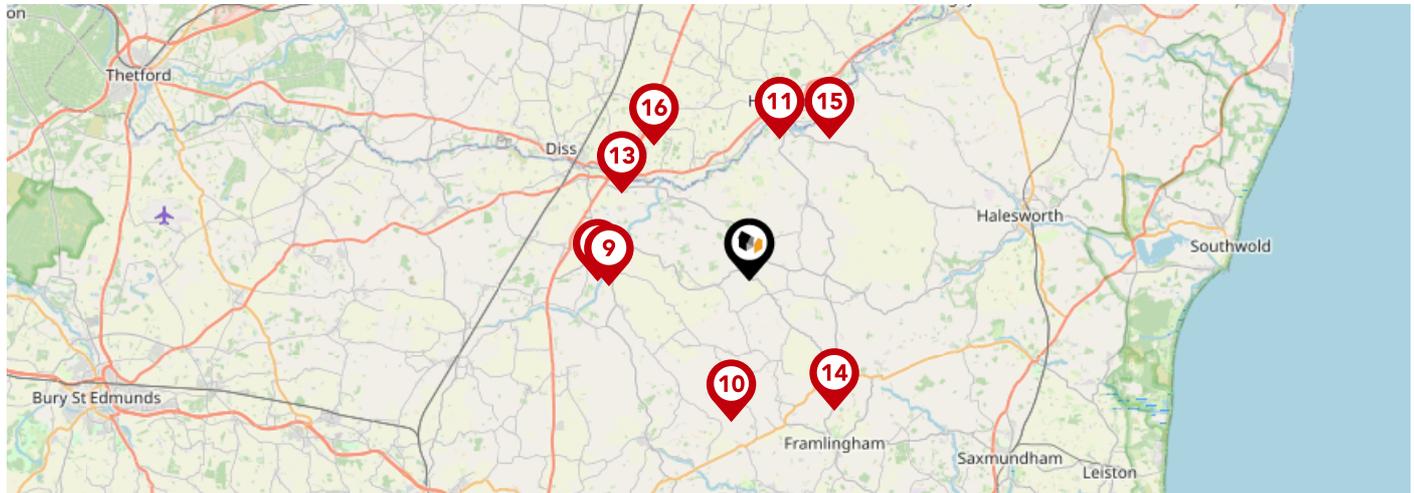


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	61 m ²



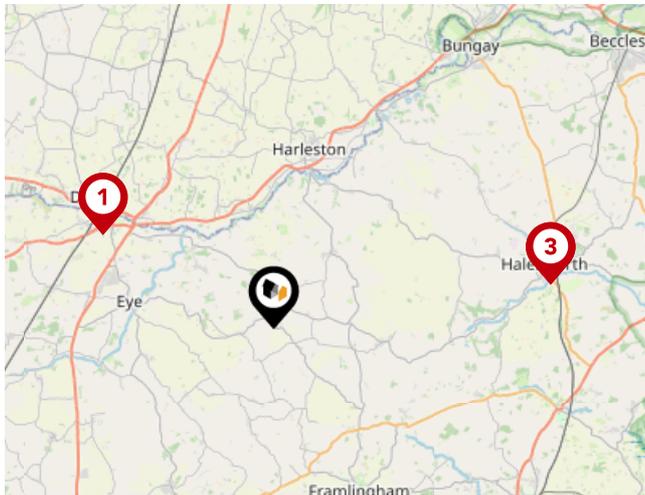
	Nursery	Primary	Secondary	College	Private
1 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:5.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:5.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dennington Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:5.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:5.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

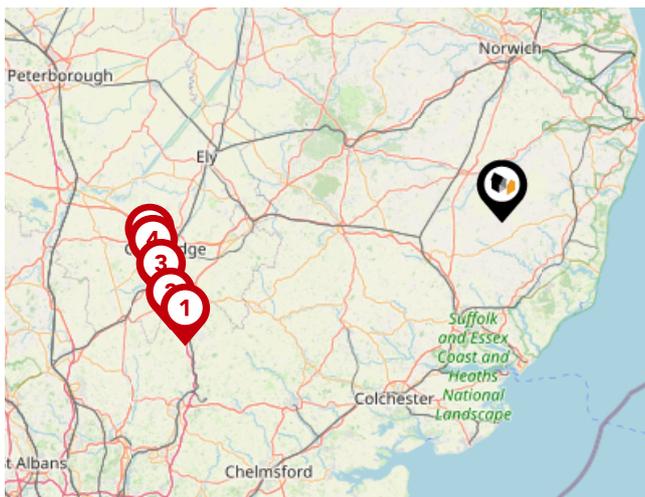
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.06 miles
2	Entrance1	10.12 miles
3	Halesworth Rail Station	10.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.31 miles
2	M11 J10	50.41 miles
3	M11 J11	50.65 miles
4	M11 J13	51.01 miles
5	M11 J14	51.23 miles

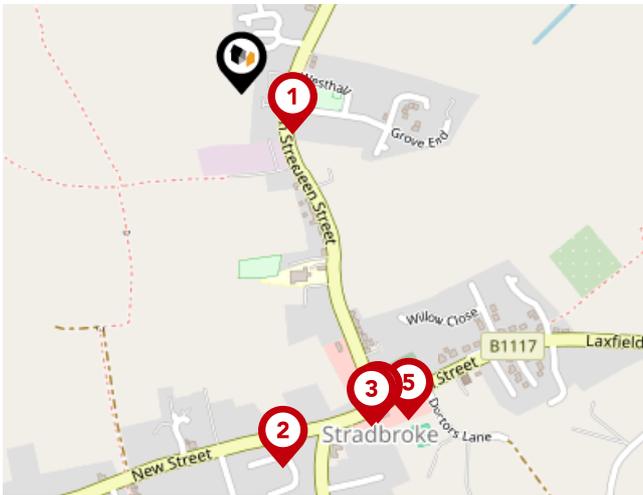


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	57.5 miles
2	Manston	67.67 miles
3	Stansted Airport	52.26 miles
4	Luton Airport	76.34 miles

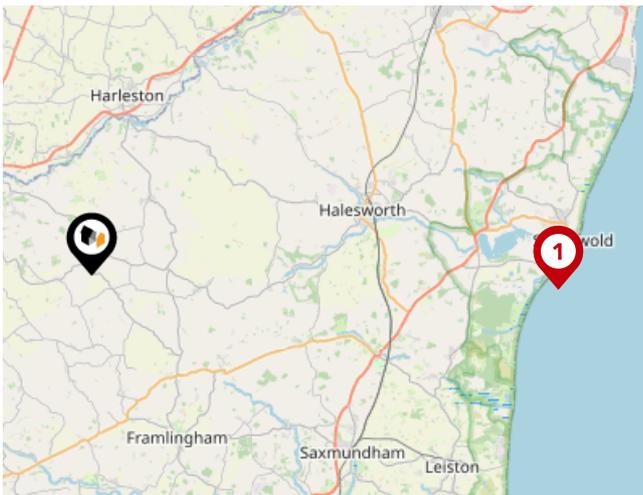
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westhall	0.07 miles
2	Bishops Way	0.43 miles
3	Church	0.41 miles
4	Church	0.4 miles
5	White Hart	0.42 miles



Ferry Terminals

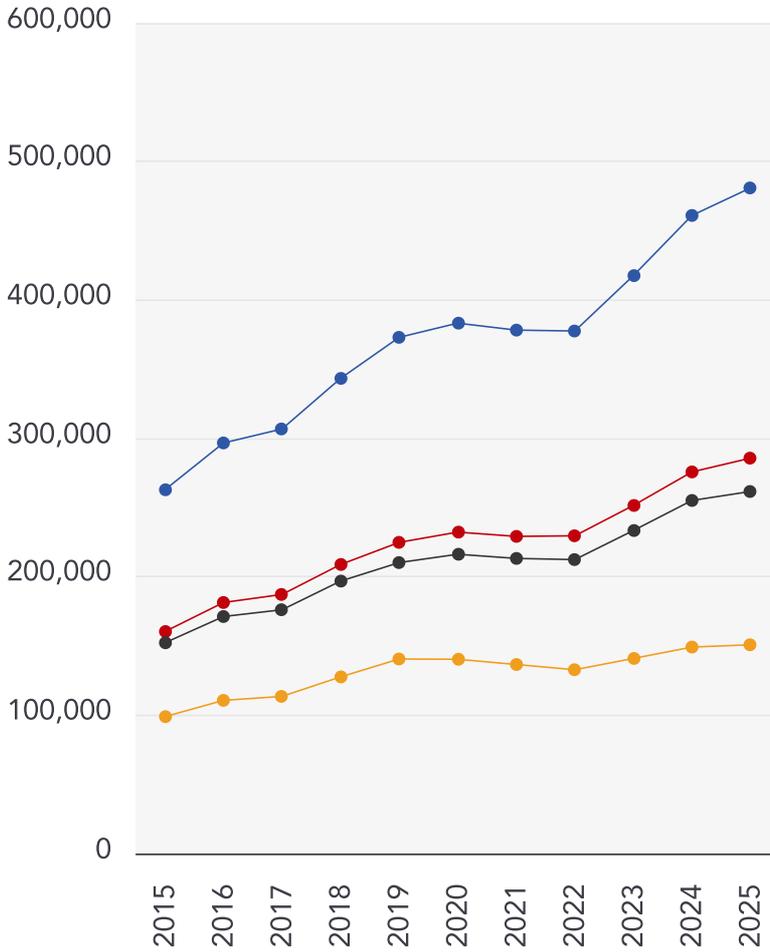
Pin	Name	Distance
1	Walberswick Ferry Landing	16.85 miles
2	Southwold Ferry Landing	16.85 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



Whittleby Parish | Diss

At Whittleby 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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