

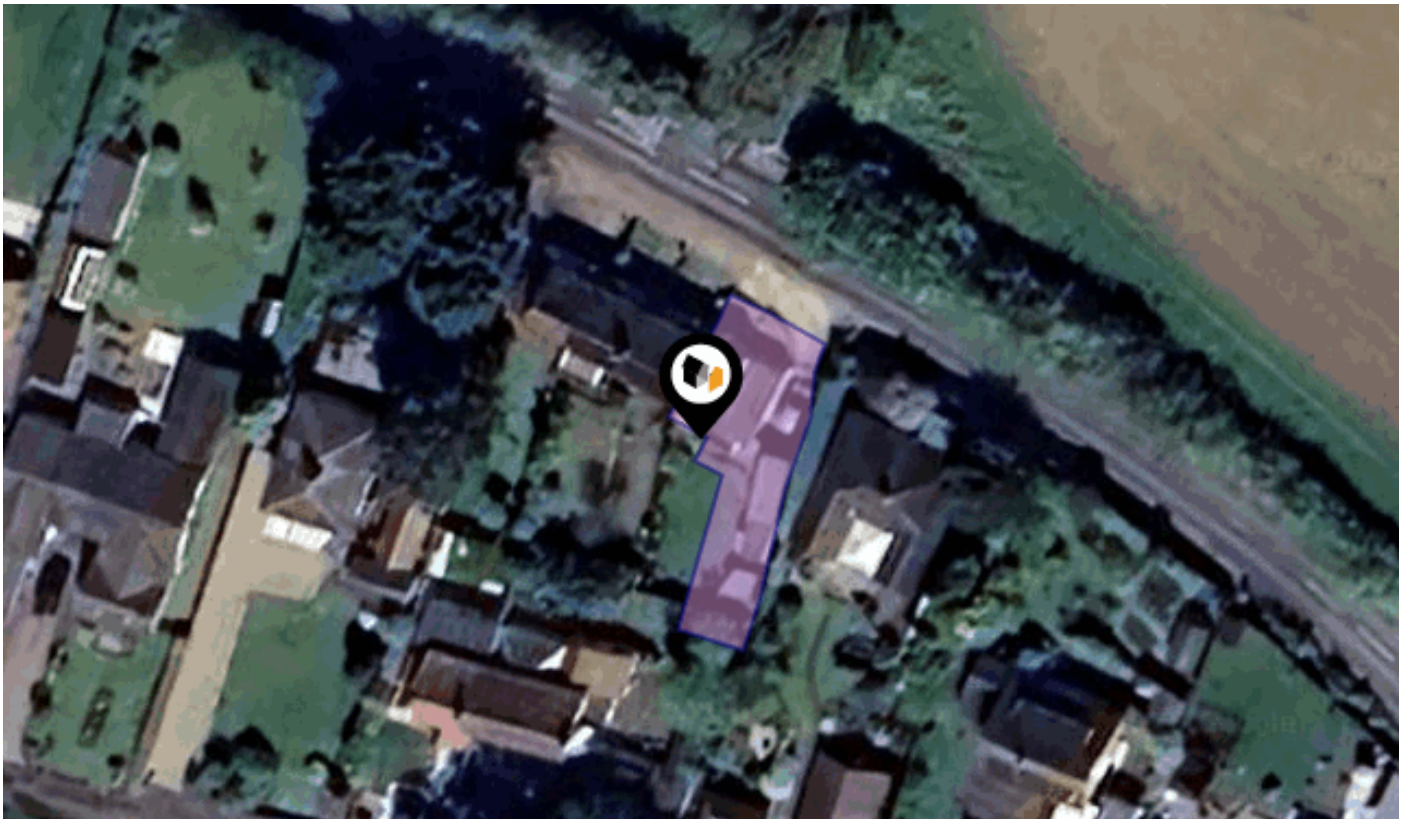


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



DISS ROAD, SCOLE, DISS, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

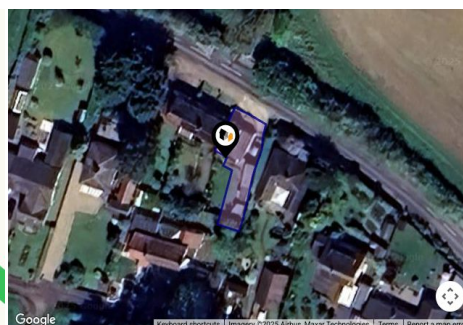
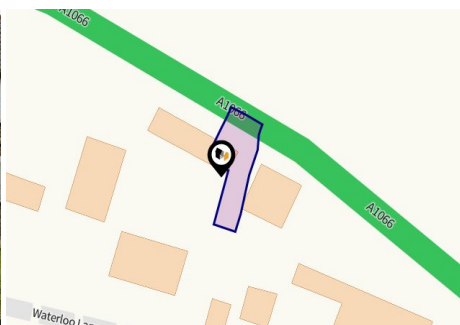
01379640808

admin@whittleyparish.com

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



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aprift
Know any property instantly



Property




Type:	Terraced
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.05 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,756
Title Number:	NK270095

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	52 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Diss Road, Scole, Diss, IP21*

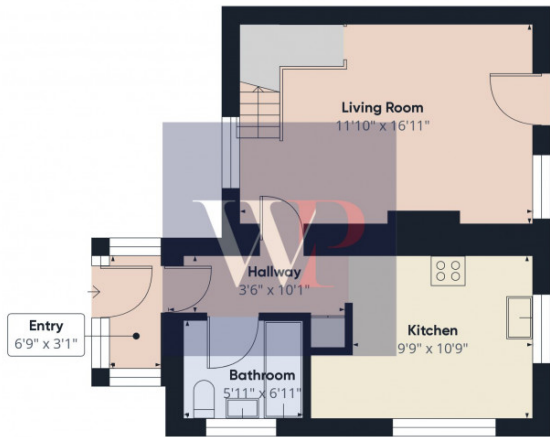
Reference - 2016/1600	
Decision:	Decided
Date:	05th July 2016
Description:	Windows and door replacement.
Reference - 1995/0859	
Decision:	Decided
Date:	29th June 1995
Description:	Alteration/replacement of windows to the front & side of the property
Reference - 2002/0948	
Decision:	Decided
Date:	13th May 2002
Description:	2no storey extension to side of dwelling
Reference - 2002/0947	
Decision:	Decided
Date:	13th May 2002
Description:	2no storey extension to side of dwelling







DISS ROAD, SCOLE, DISS, IP21



Floor 0



Floor 1



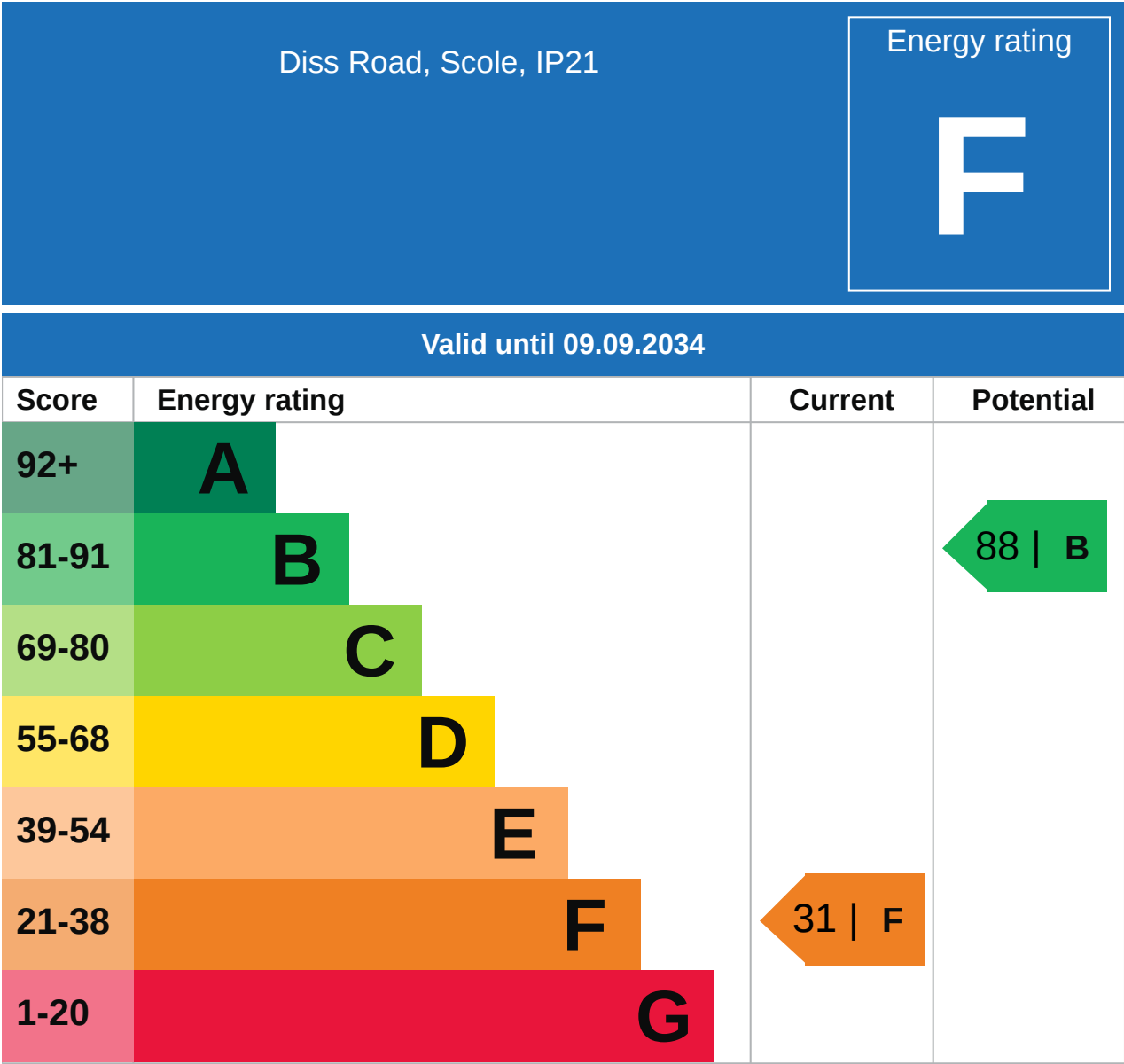
Approximate total area⁽¹⁾
584.16 ft²

(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.

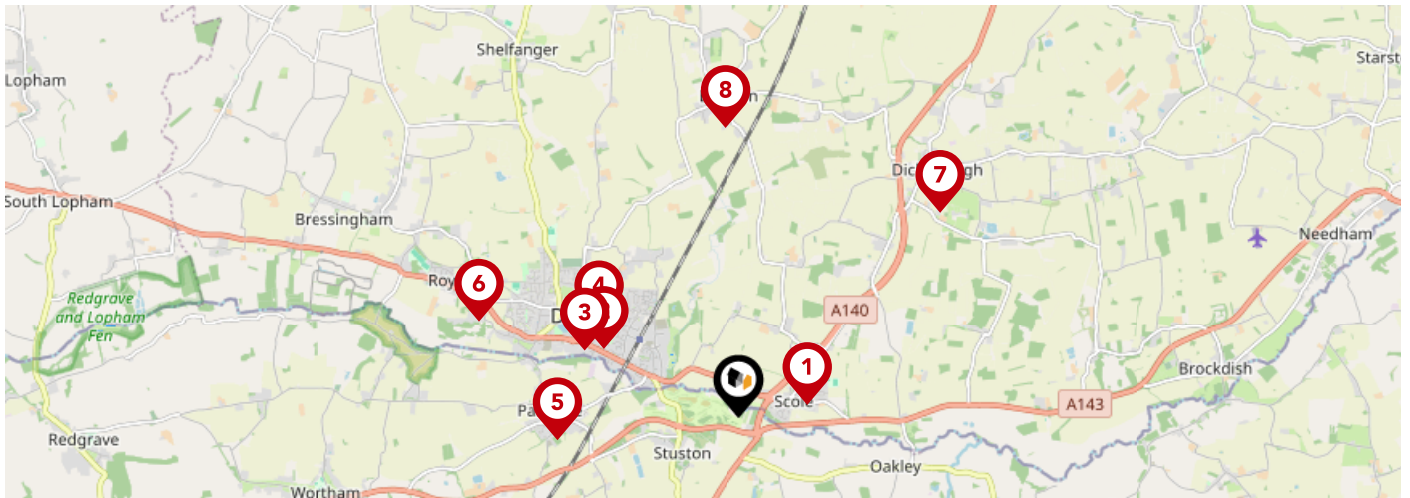
GIRAFFE360



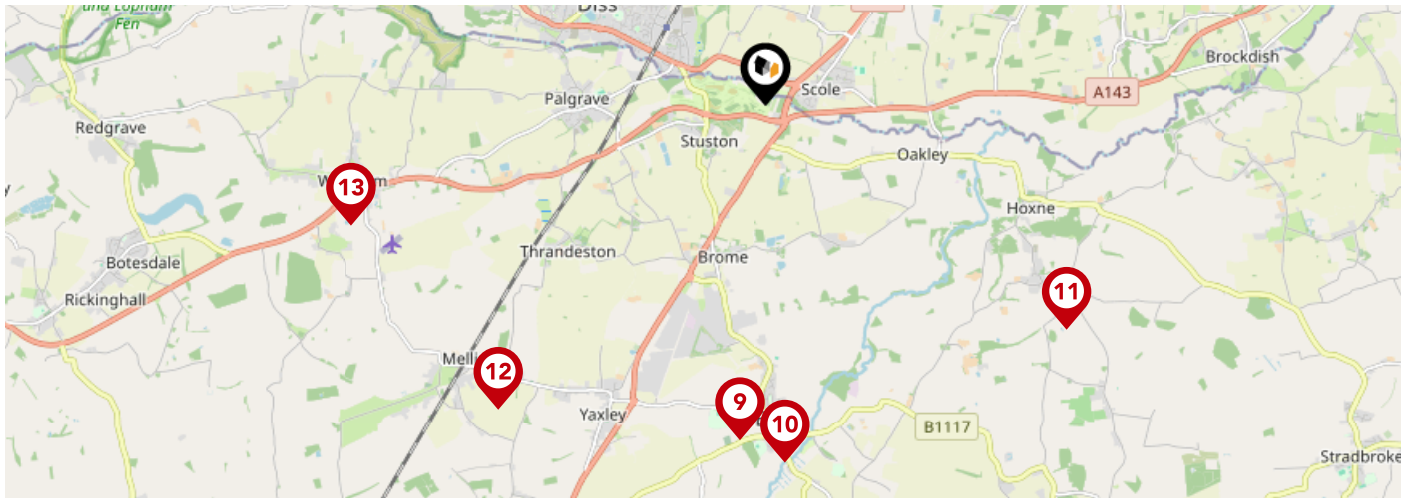










Additional EPC Data

Property Type:	House
Build Form:	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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	59 m ²



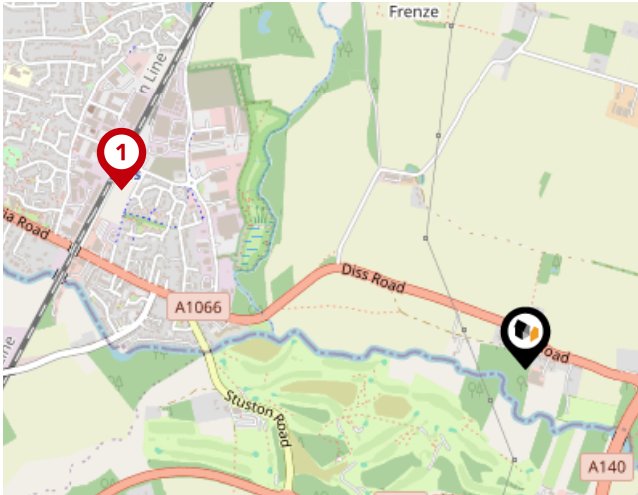
		Nursery	Primary	Secondary	College	Private
1	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Diss High School Ofsted Rating: Good Pupils: 941 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

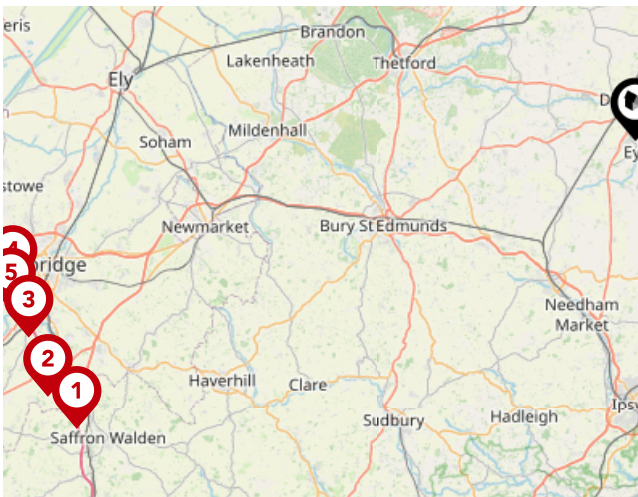
Area

Transport (National)



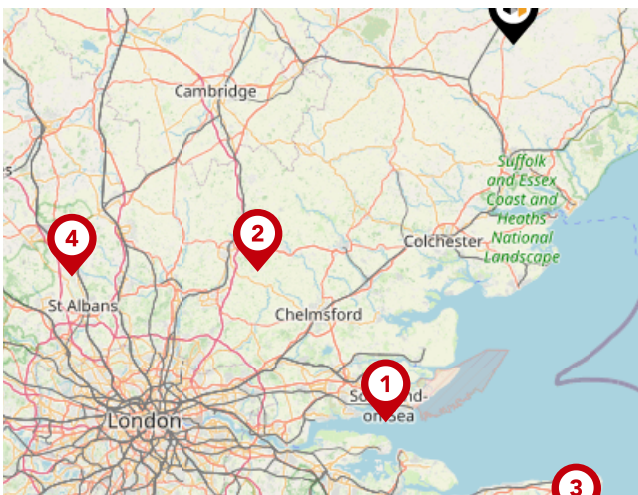
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	1 miles
2	Attleborough Rail Station	11.41 miles
3	Eccles Road Rail Station	10.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.74 miles
2	M11 J10	46.54 miles
3	M11 J11	46.37 miles
4	M11 J13	46.41 miles
5	M11 J12	46.94 miles

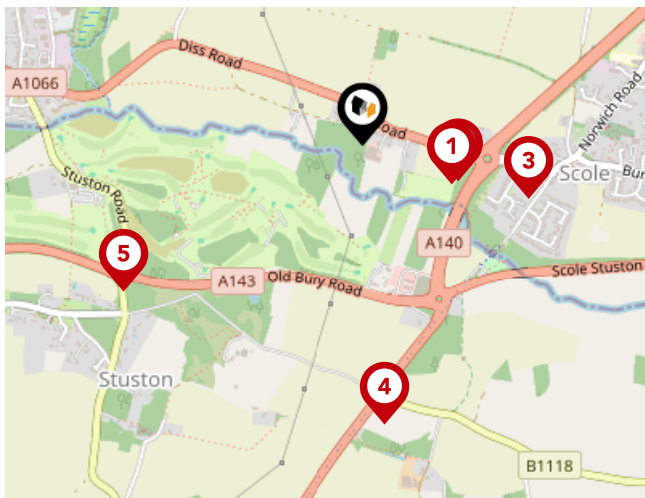


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	58.35 miles
2	Stansted Airport	49.99 miles
3	Manston	71.19 miles
4	Luton Airport	72.87 miles

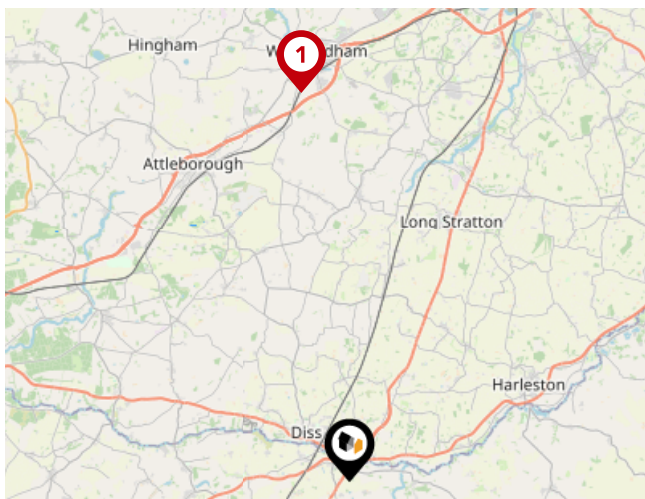
Area

Transport (Local)



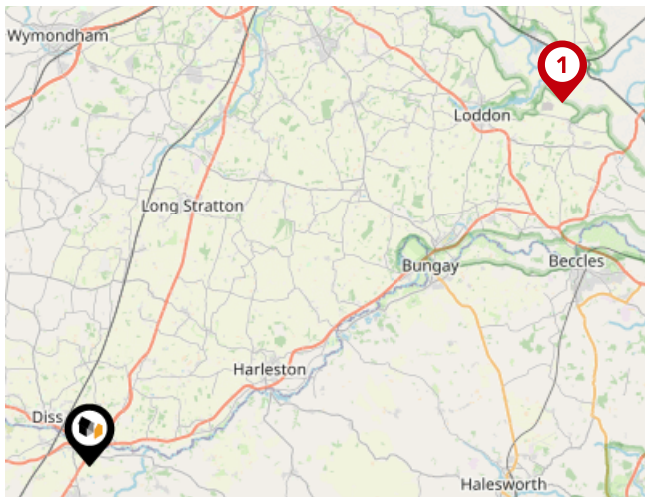
Bus Stops/Stations

Pin	Name	Distance
	Cedar House	0.22 miles
	Cedar House	0.23 miles
	Karen Close	0.4 miles
	Crossroads	0.63 miles
	Roundabout	0.63 miles



Local Connections

Pin	Name	Distance
	Wymondham Abbey (Mid Norfolk Railway)	14.12 miles



Ferry Terminals

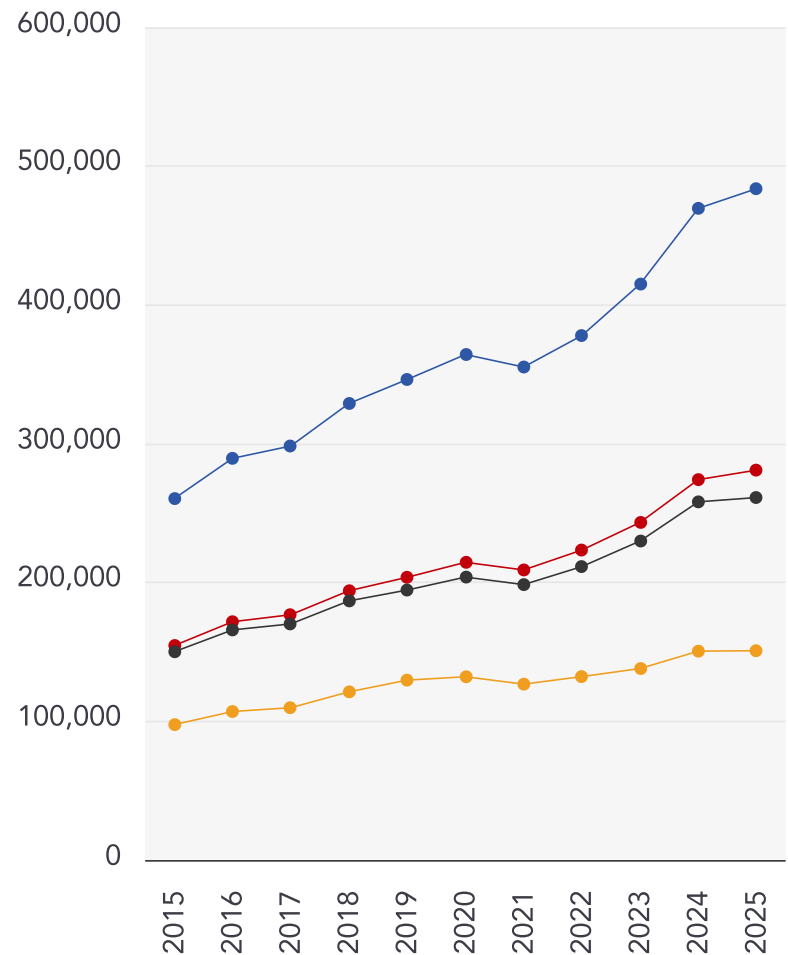
Pin	Name	Distance
	Reedham Ferry South	21.56 miles

Market

House Price Statistics



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



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?hl=en

Whittley Parish | Diss

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Whittley Parish | Diss

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