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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



MAGDALEN STREET, EYE, IP23

Whittley Parish | Diss

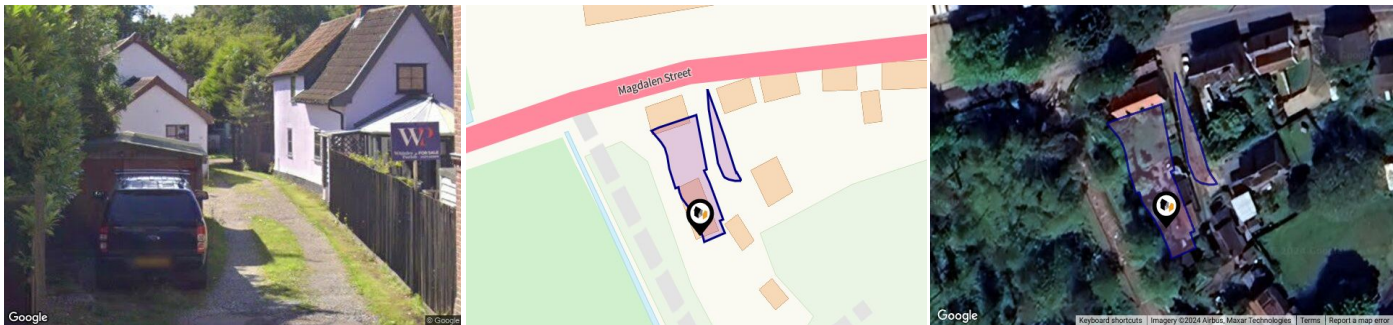
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.11 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,111		
Title Number:	SK164419		

Local Area

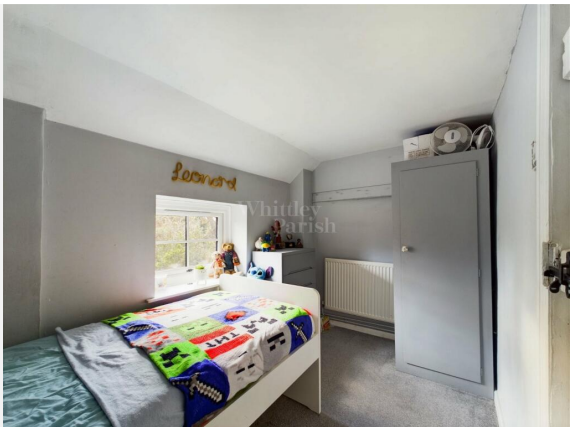
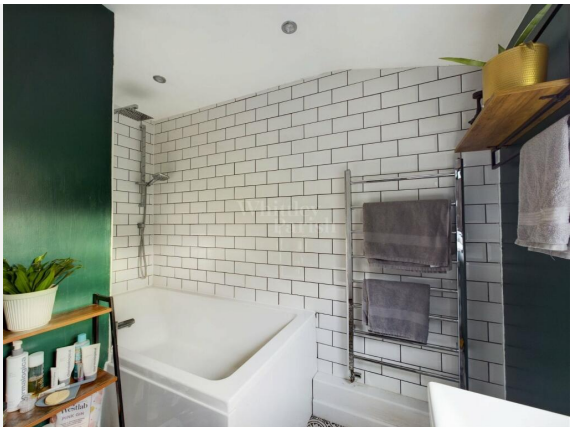
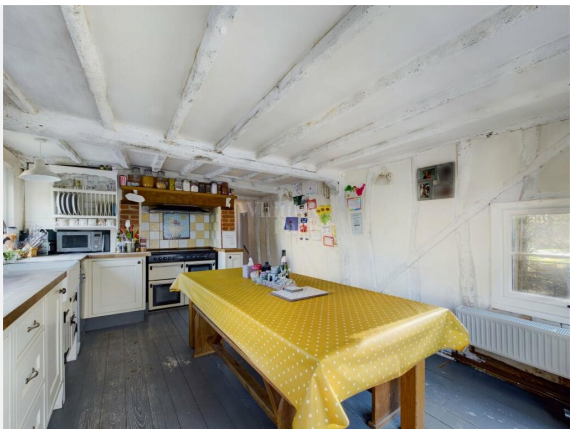
Local Authority:	Mid suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	76	-
• Rivers & Seas	Medium	mb/s	mb/s	mb/s
• Surface Water	Medium			

Mobile Coverage:
(based on calls indoors)

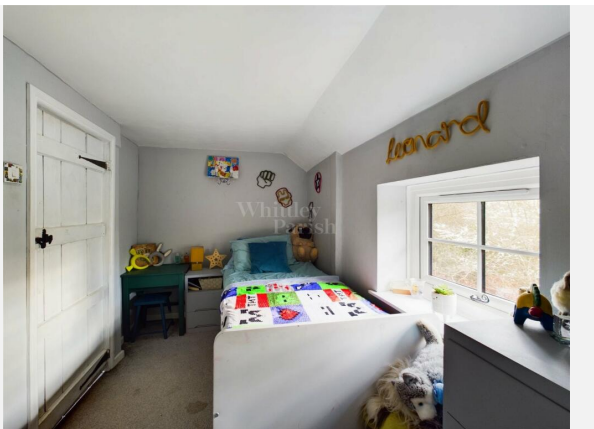


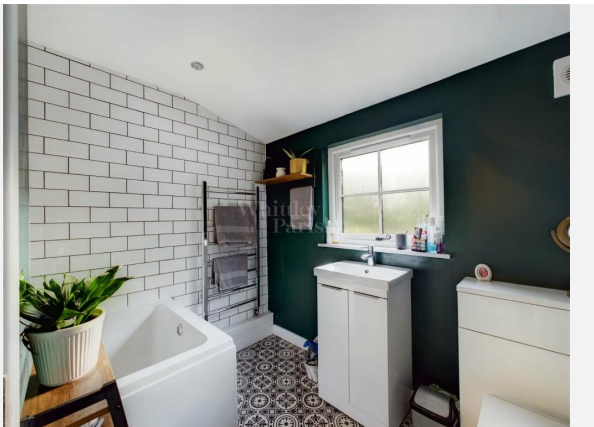
Satellite/Fibre TV Availability:





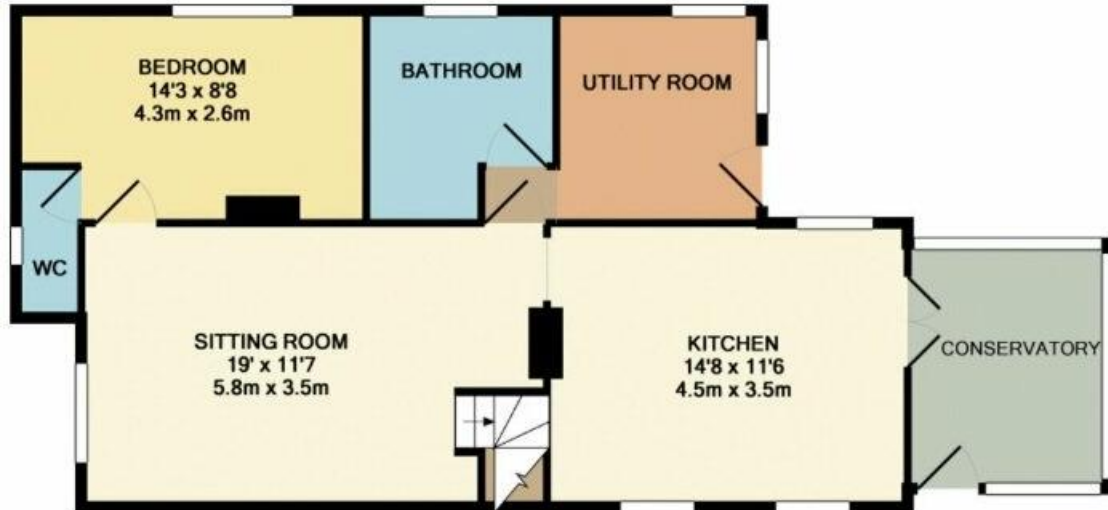
Gallery Photos



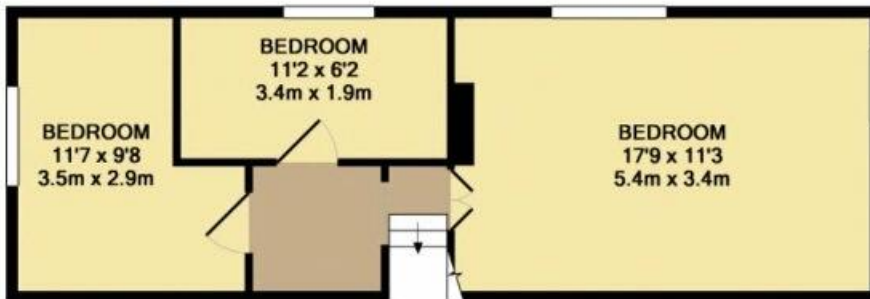




MAGDALEN STREET, EYE, IP23



GROUND FLOOR
 APPROX. FLOOR
 AREA 739 SQ.FT.
 (68.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 406 SQ.FT.
 (37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Magdalen Street, IP23

Energy rating

D

Valid until 14.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

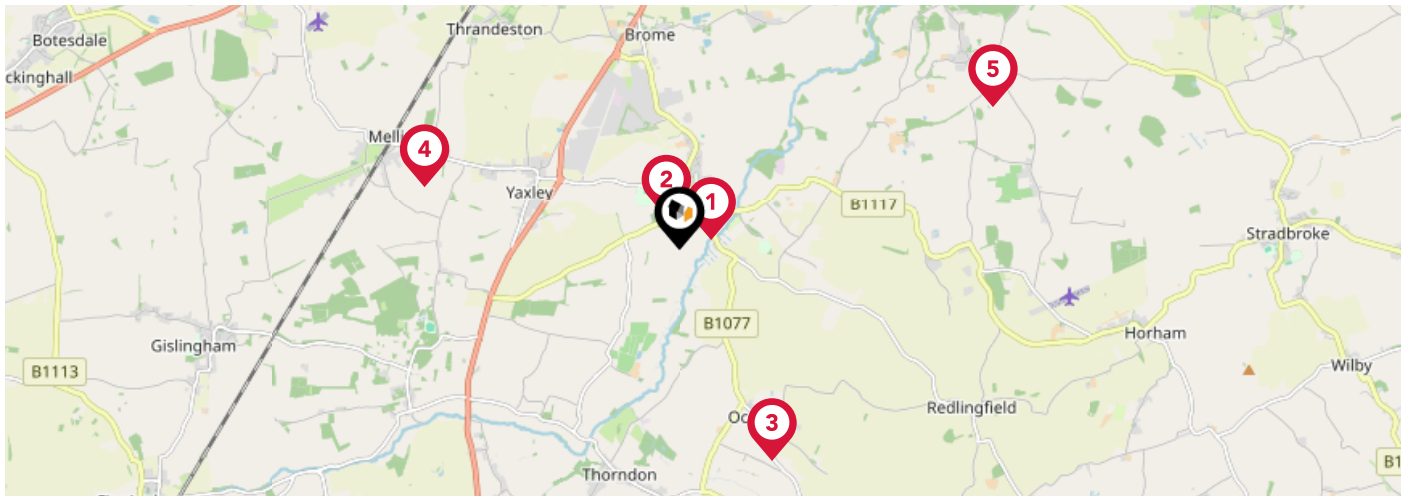
Property

EPC - Additional Data



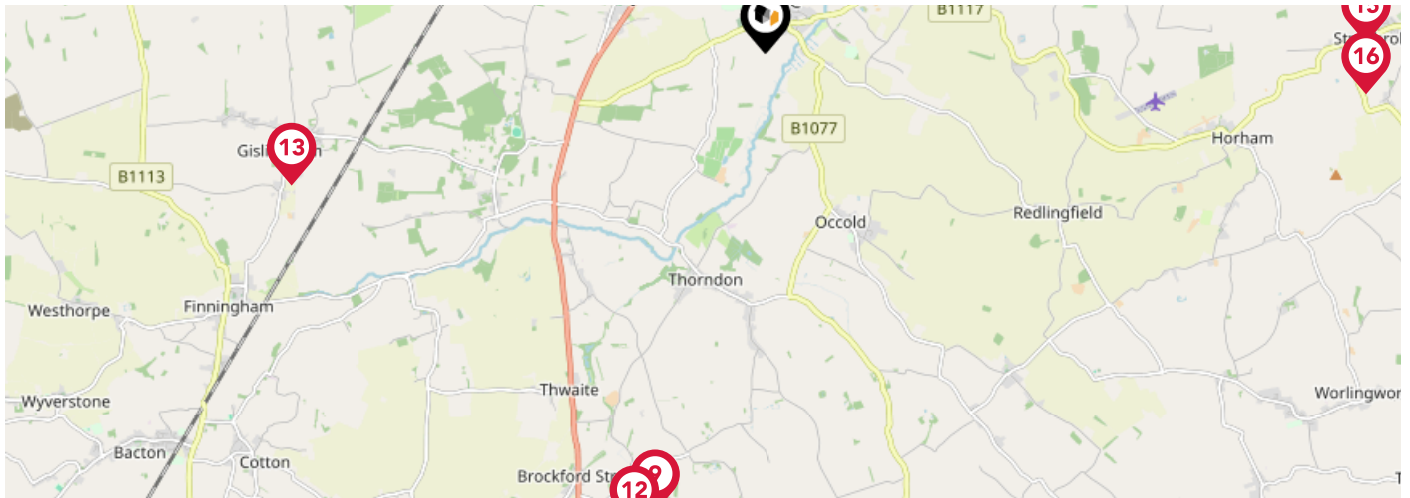
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	108 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:0.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ocold Primary School Ofsted Rating: Good Pupils: 67 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:3.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 164 Distance:4.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 209 Distance:4.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

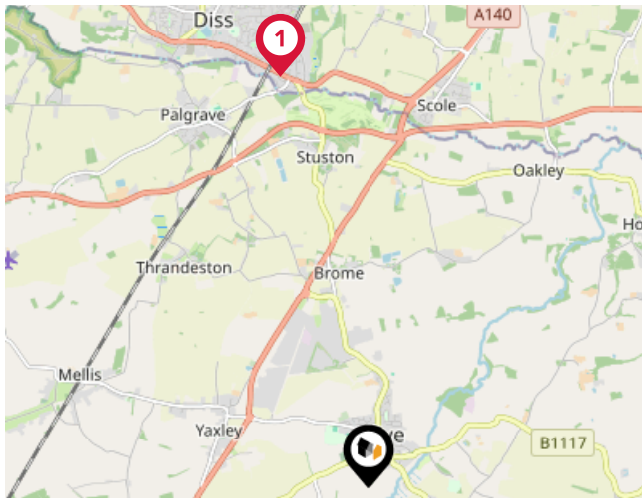
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Wetheringsett Manor School</p> <p>Ofsted Rating: Good Pupils:0 Distance:4.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wortham Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 101 Distance:4.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Diss High School</p> <p>Ofsted Rating: Good Pupils: 931 Distance:4.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wetheringsett Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 28 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Gislingham Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 132 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Roydon Primary School</p> <p>Ofsted Rating: Good Pupils: 265 Distance:4.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Stradbroke Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 101 Distance:5.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Stradbroke High School</p> <p>Ofsted Rating: Good Pupils: 319 Distance:5.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

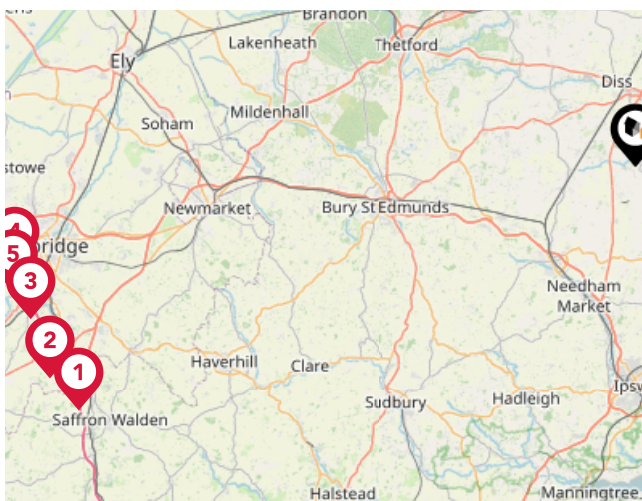
Area

Transport (National)



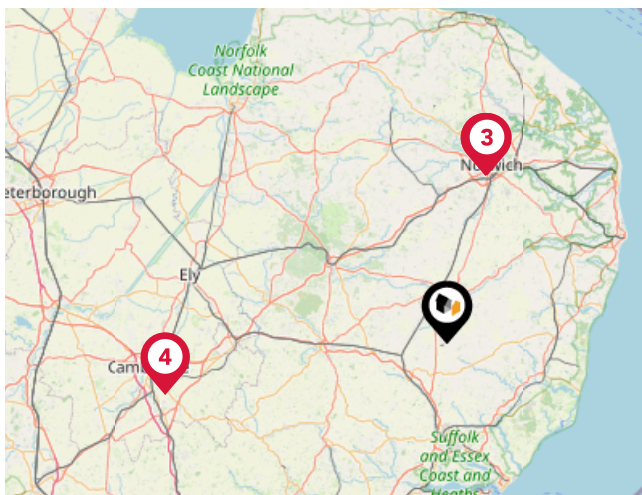
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.81 miles
2	Entrance2	10.79 miles
3	Entrance1	10.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.23 miles
2	M11 J10	45.23 miles
3	M11 J11	45.36 miles
4	M11 J13	45.67 miles
5	M11 J12	46.1 miles

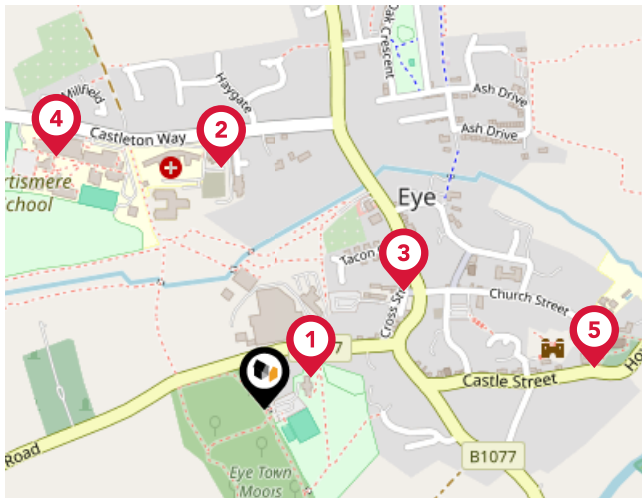


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	24.85 miles
2	International Airport	24.85 miles
3	Airport Passenger Terminal	24.89 miles
4	Cambridge Airport	41.71 miles

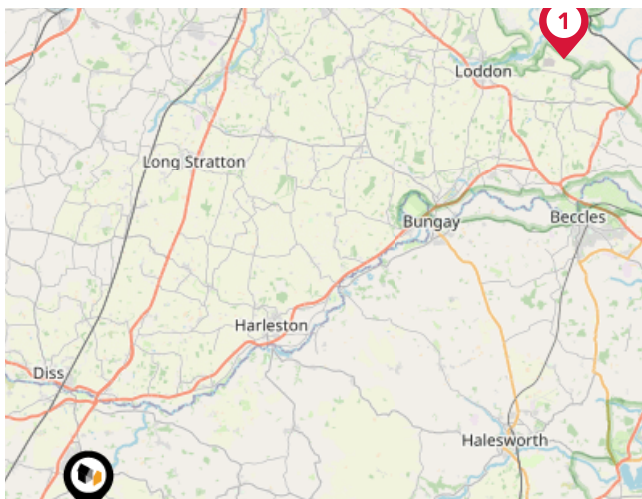
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Vion Food	0.06 miles
2	Hartismere Hospital	0.28 miles
3	Town Hall	0.21 miles
4	High School	0.37 miles
5	Primary School	0.38 miles



Ferry Terminals

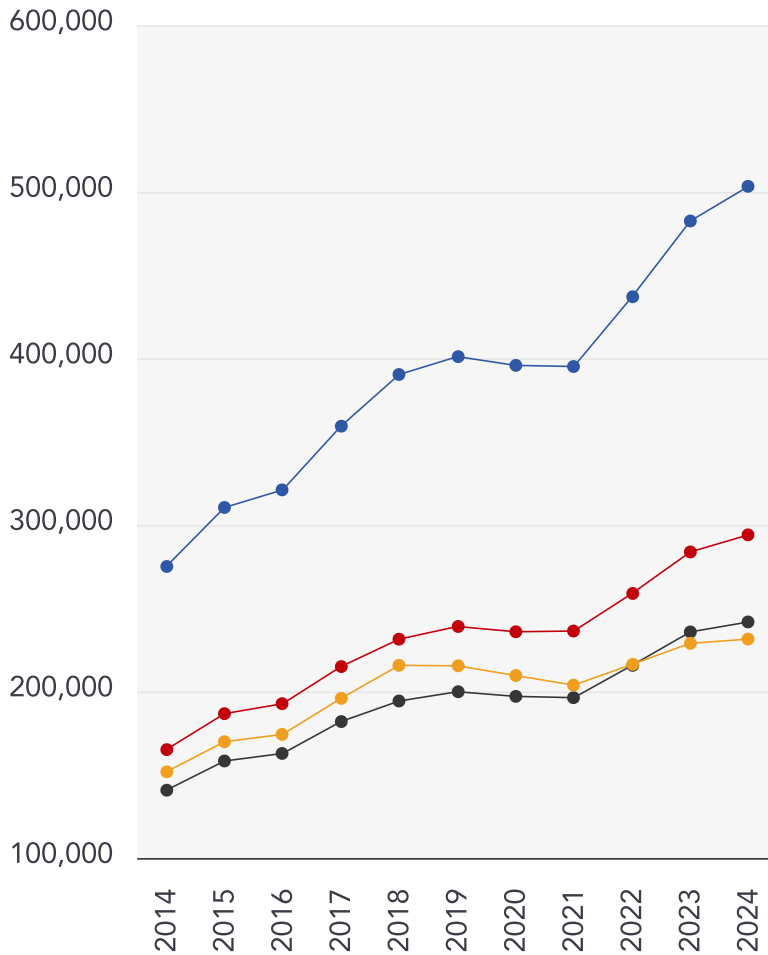
Pin	Name	Distance
1	Reedham Ferry South	23.82 miles

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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