

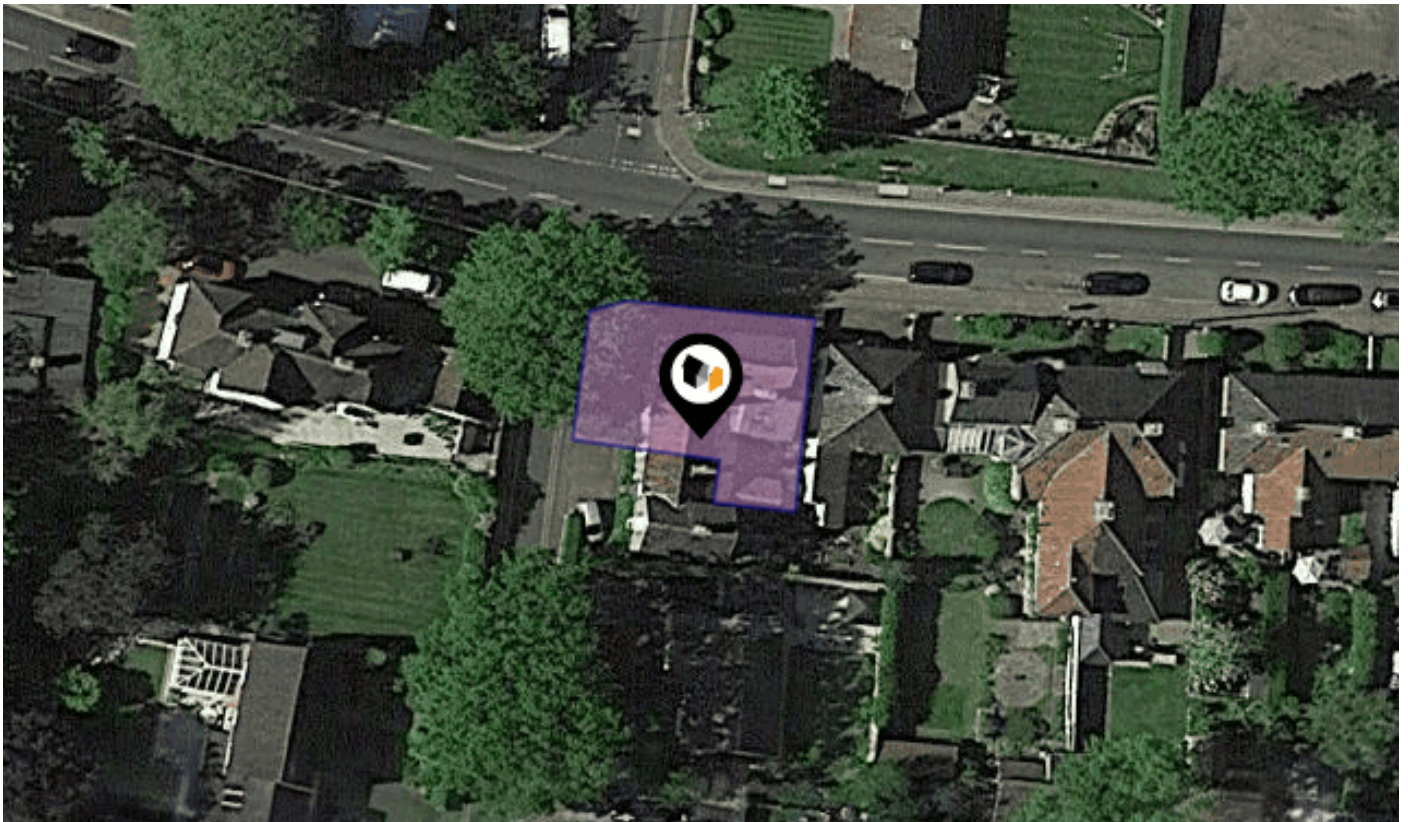


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th July 2024



ROYDON ROAD, DISS, IP22

Whittley Parish | Diss

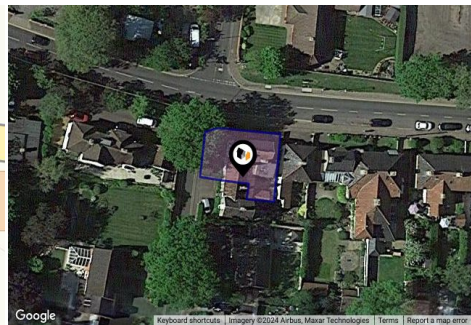
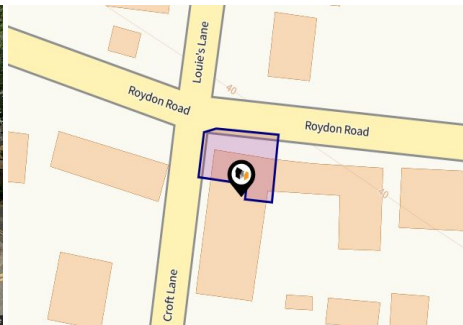
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,603 ft ² / 149 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Title Number:	NK389456		

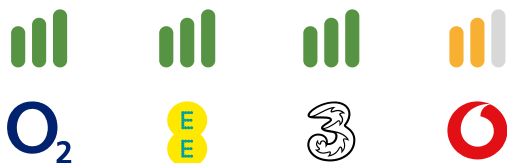
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	10000 mb/s

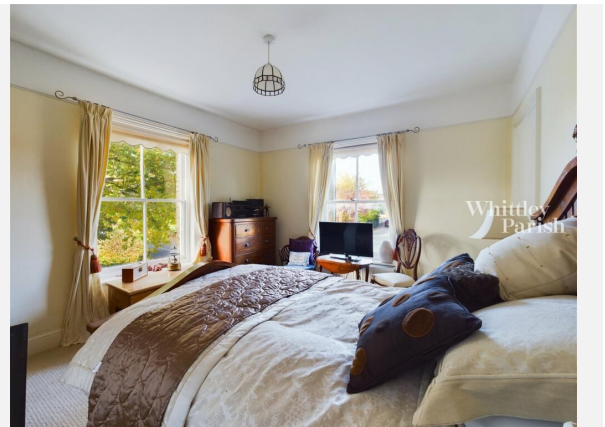
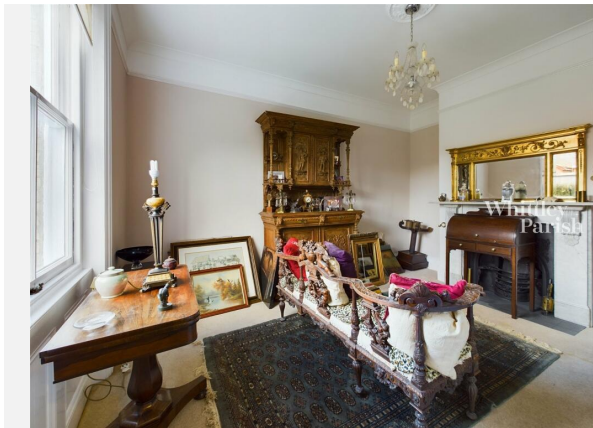
Mobile Coverage: (based on calls indoors)

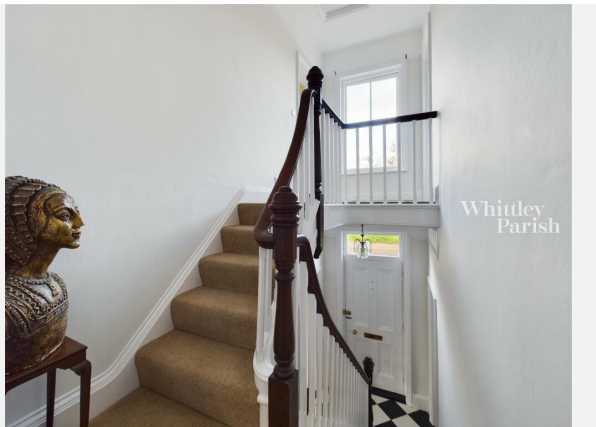
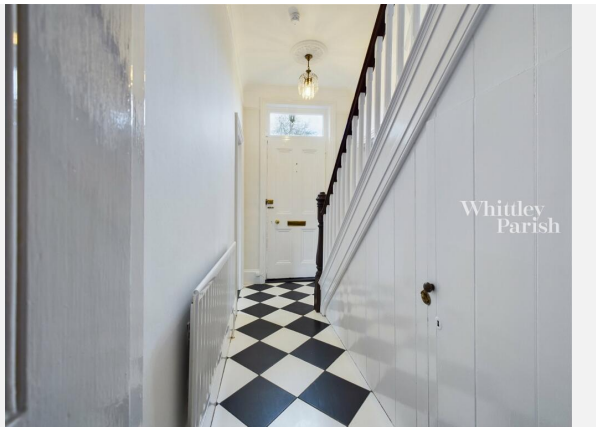
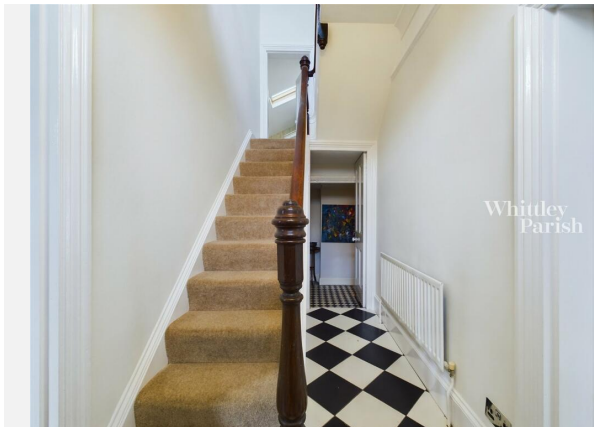
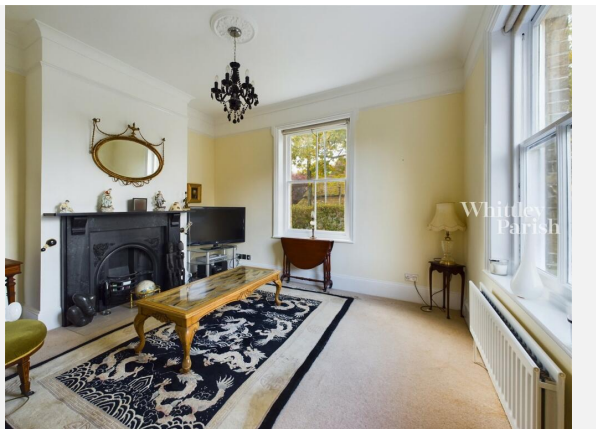
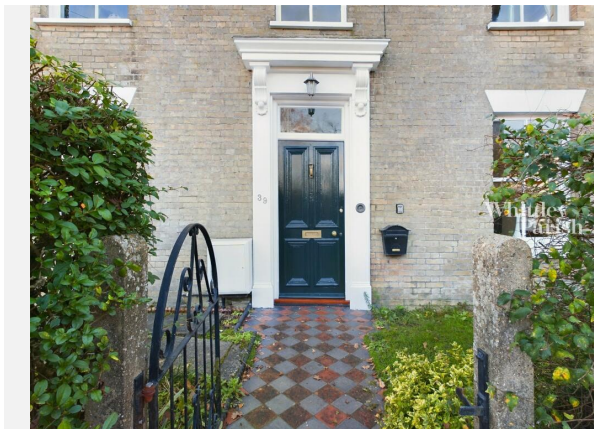


Satellite/Fibre TV Availability:



Gallery Photos





Gallery Photos

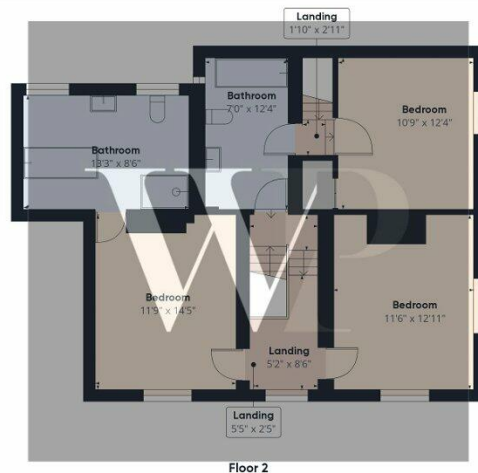




ROYDON ROAD, DISS, IP22



Approximate total area[†]
1492.42 ft²



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.

GIRAFFE 360



IP22

Energy rating

E

Valid until 19.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Property

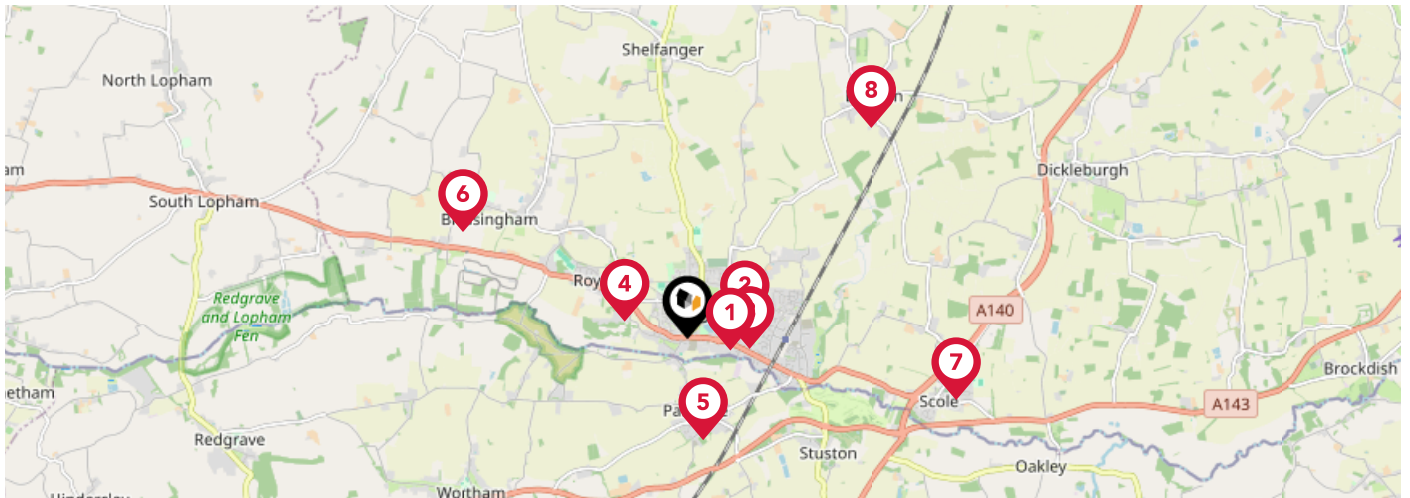
EPC - Additional Data



Additional EPC Data

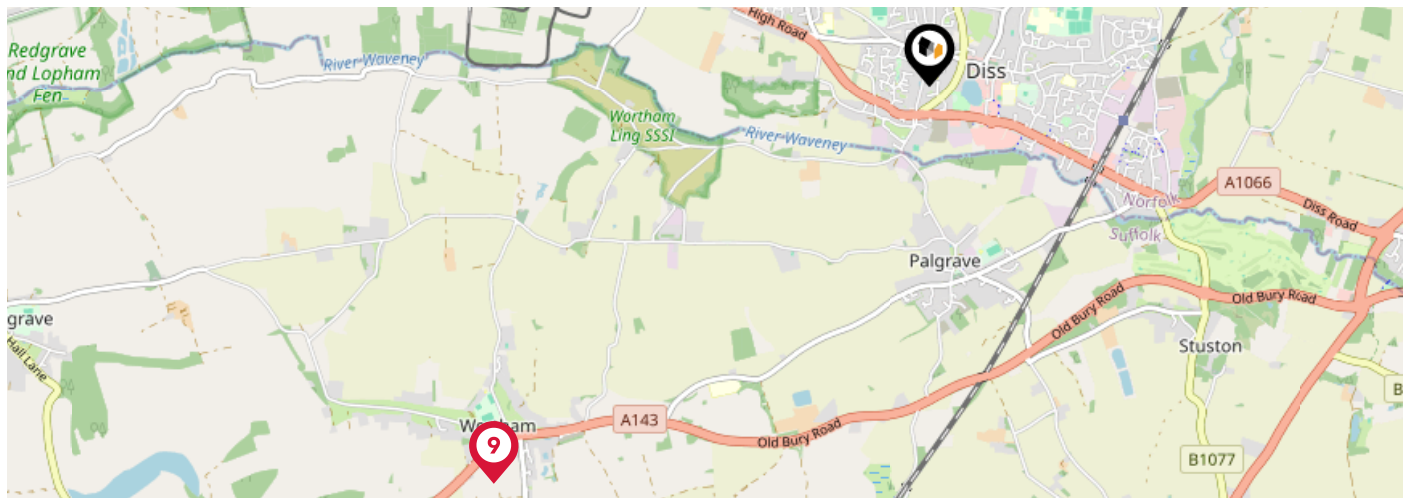
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cob, as built
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 47% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	149 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Diss High School Ofsted Rating: Good Pupils: 931 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Roydon Primary School Ofsted Rating: Requires Improvement Pupils: 265 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Scole Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:2.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

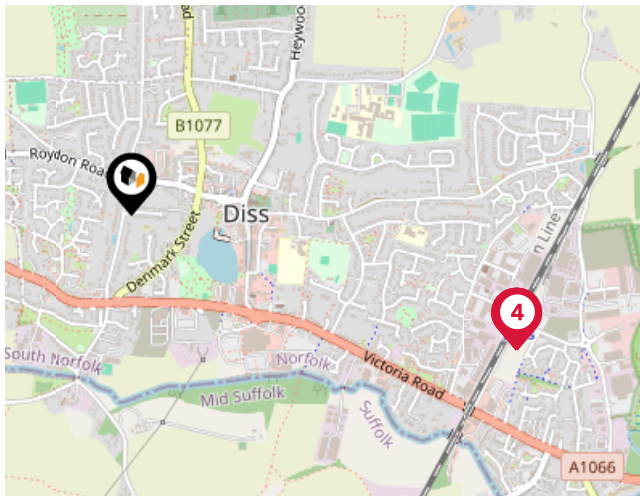
Area Schools



		Nursery	Primary	Secondary	College	Private
Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:2.67	<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: 71 Distance:3.33	<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: 171 Distance:3.52	<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: 184 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:4.05	<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: 186 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

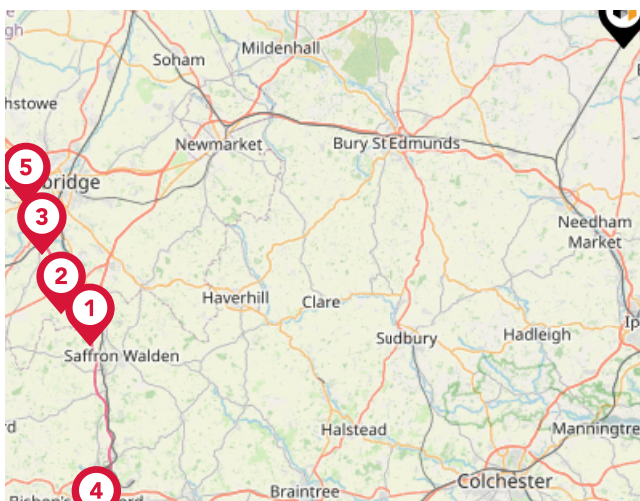
Area

Transport (National)



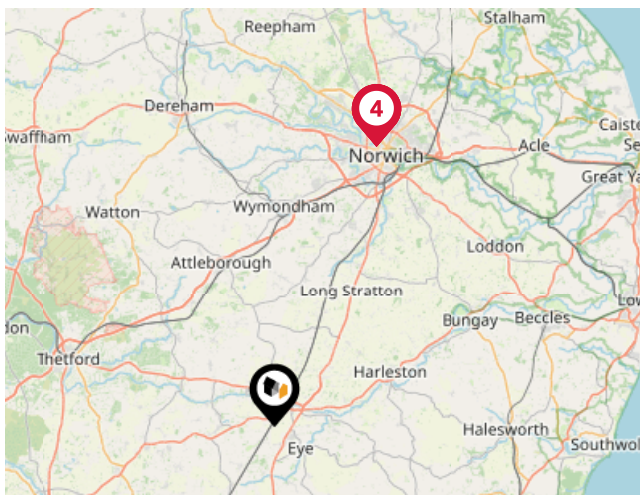
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	0.92 miles
2	Diss Rail Station	0.92 miles
3	Diss Rail Station	0.93 miles
4	Diss Rail Station	0.93 miles



Trunk Roads/Motorways

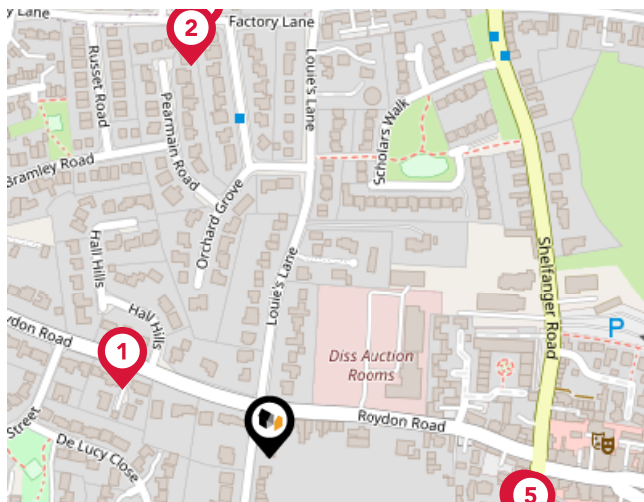
Pin	Name	Distance
1	M11 J9	44.49 miles
2	M11 J10	45.2 miles
3	M11 J11	44.9 miles
4	M11 J8	51.99 miles
5	M11 J13	44.85 miles



Airports/Helipads

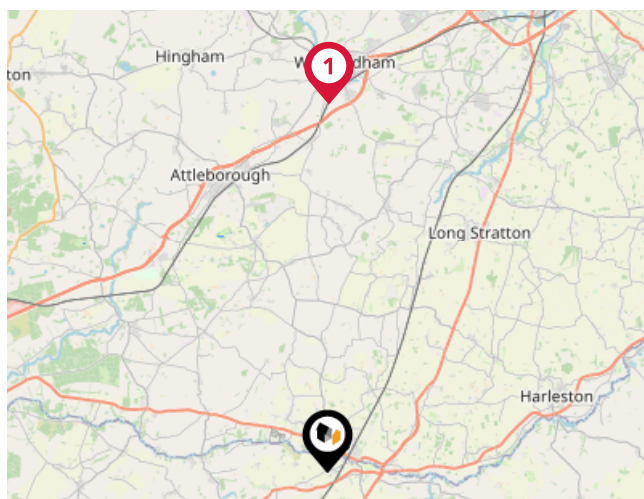
Pin	Name	Distance
1	Norwich International Airport	21.46 miles
2	International Airport	21.46 miles
3	Airport Passenger Terminal	21.5 miles
4	Norwich International Airport	21.5 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hall Hills	0.09 miles
2	Factory Lane	0.23 miles
3	Roydon Road	0.15 miles
4	Orchard Close	0.24 miles
5	Roydon Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13.31 miles



Ferry Terminals

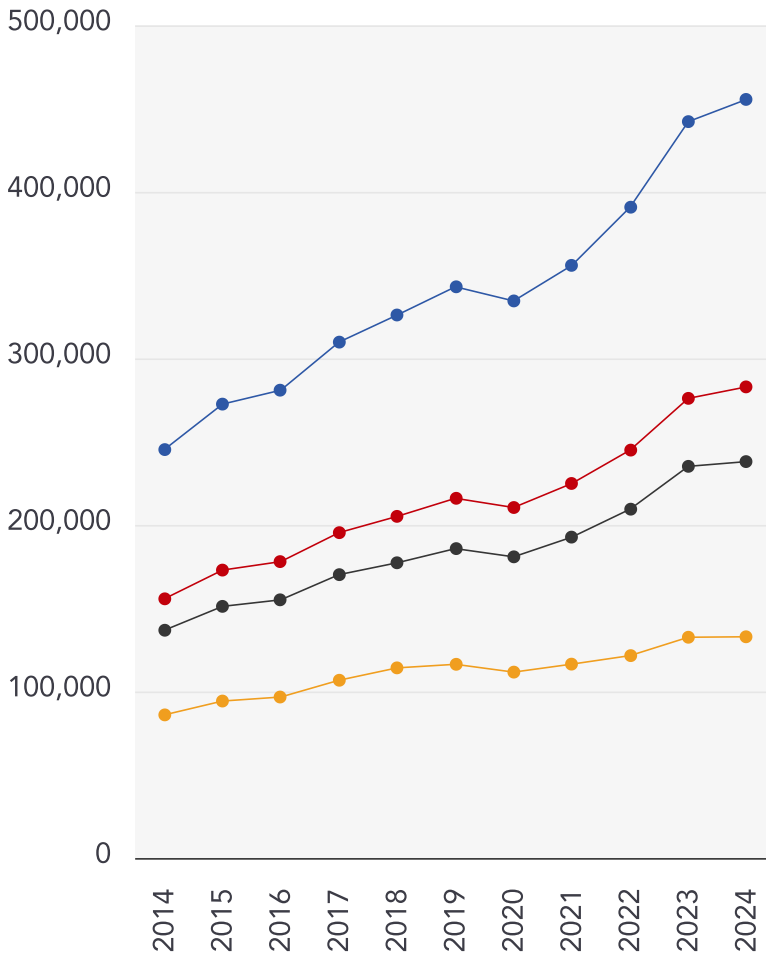
Pin	Name	Distance
1	Reedham Ferry North	22.6 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



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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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

