

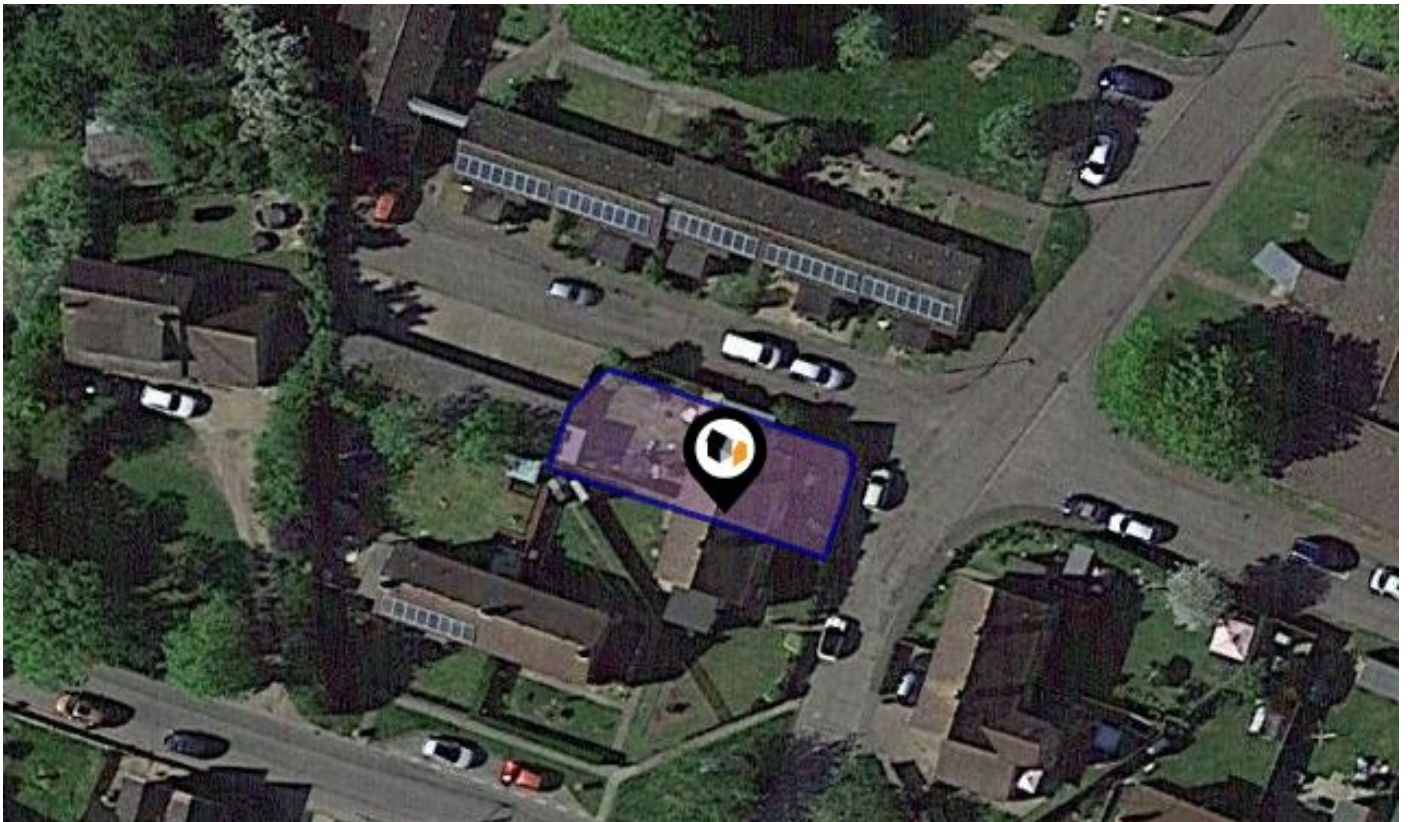


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th July 2024



HECKFIELD GREEN, HOXNE, EYE, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

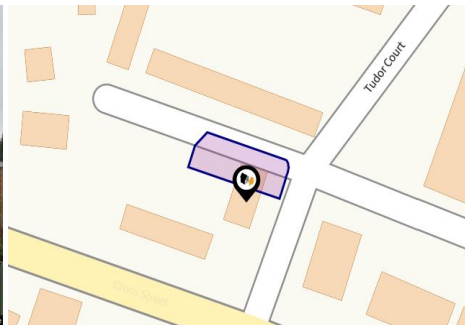
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,642		
Title Number:	SK178802		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

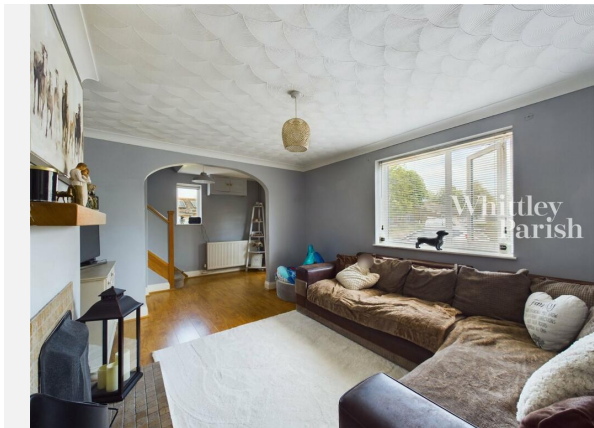
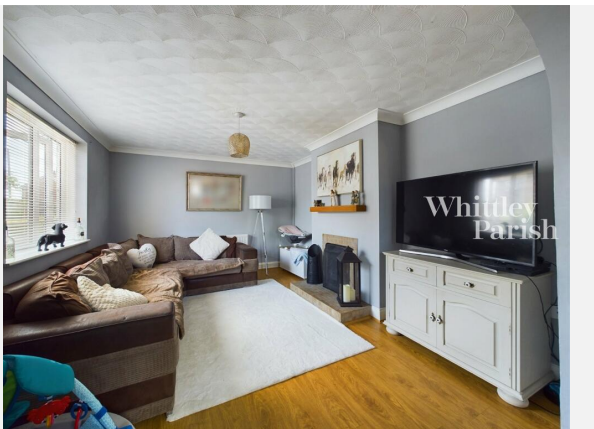
Mobile Coverage: (based on calls indoors)

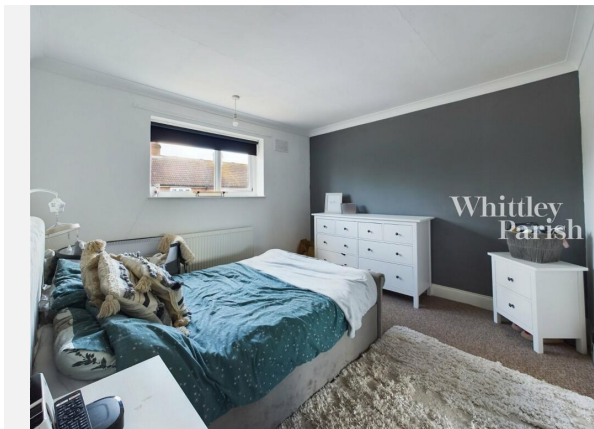


Satellite/Fibre TV Availability:



Gallery Photos







HECKFIELD GREEN, HOXNE, EYE, IP21





Heckfield Green, Hoxne, IP21

Energy rating

E

Valid until 01.01.2025

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Property

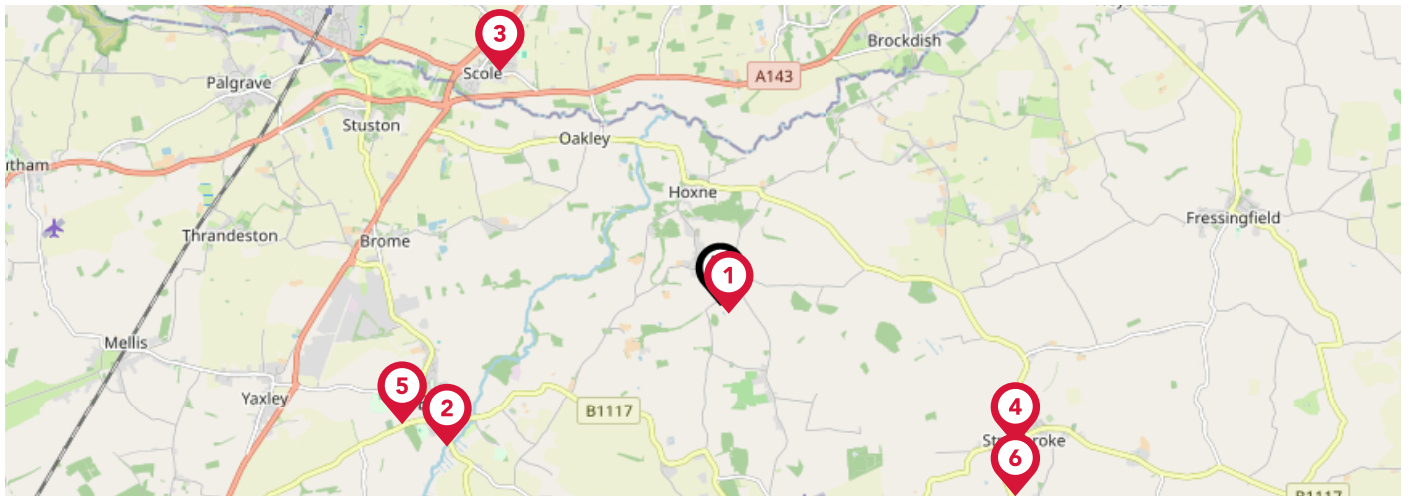
EPC - Additional Data



Additional EPC Data

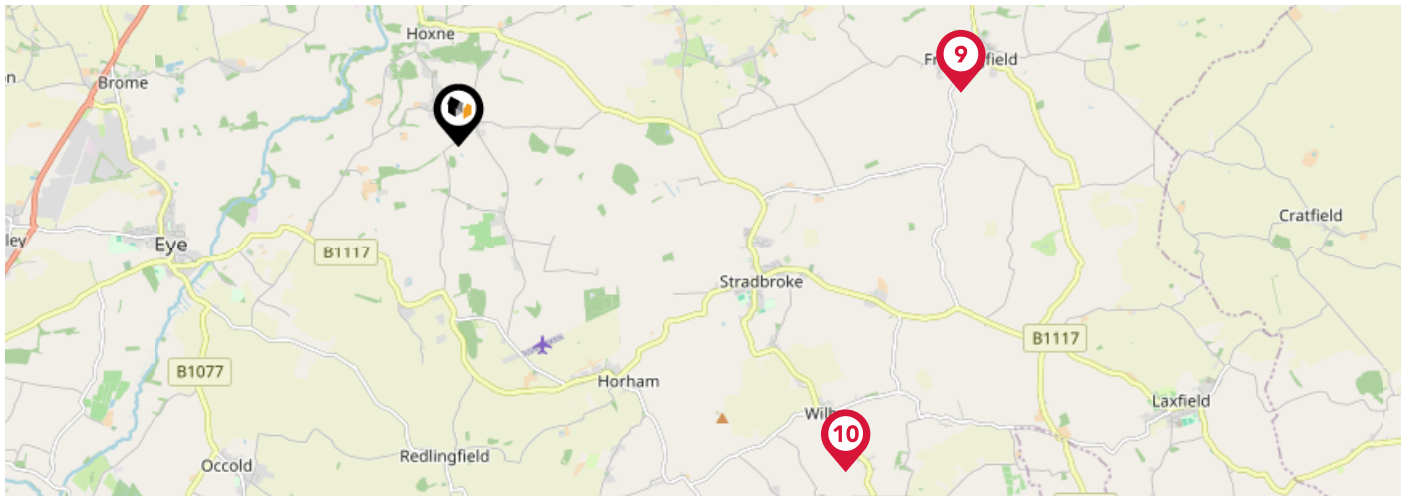
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 186 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Scole Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hartismere School Ofsted Rating: Outstanding Pupils: 991 Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Occold Primary School Ofsted Rating: Good Pupils: 67 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

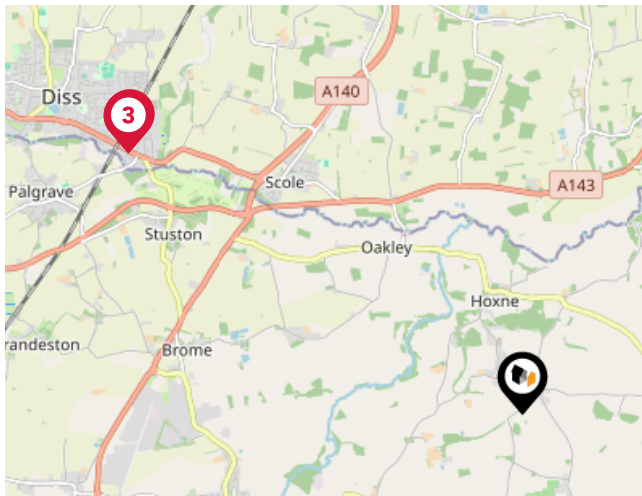
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 136 Distance:4.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wilby Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 87 Distance:4.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:4.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:4.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Diss High School Ofsted Rating: Good Pupils: 931 Distance:4.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Thorndon Church of England Voluntary Controlled Primary School Ofsted Rating: Requires Improvement Pupils: 66 Distance:4.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:5.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

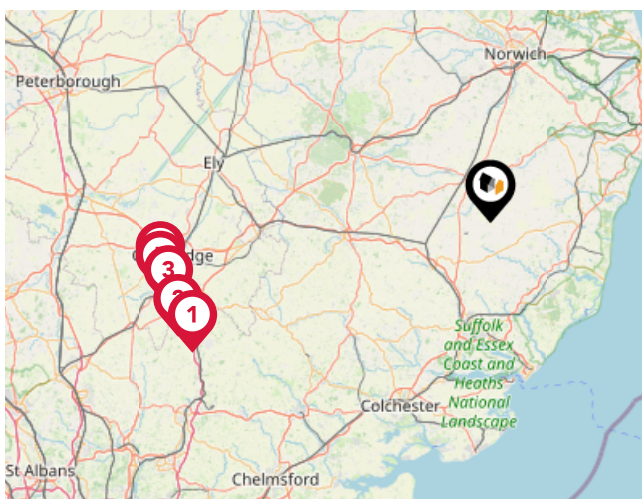
Area

Transport (National)



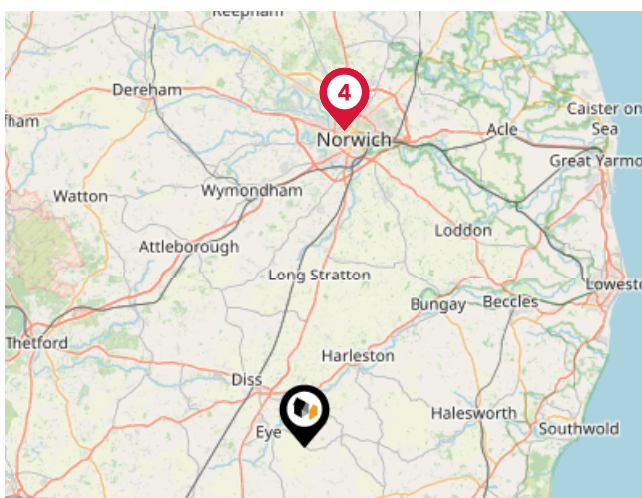
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	4.27 miles
2	Diss Rail Station	4.27 miles
3	Diss Rail Station	4.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.32 miles
2	M11 J10	48.3 miles
3	M11 J11	48.38 miles
4	M11 J13	48.63 miles
5	M11 J12	49.08 miles

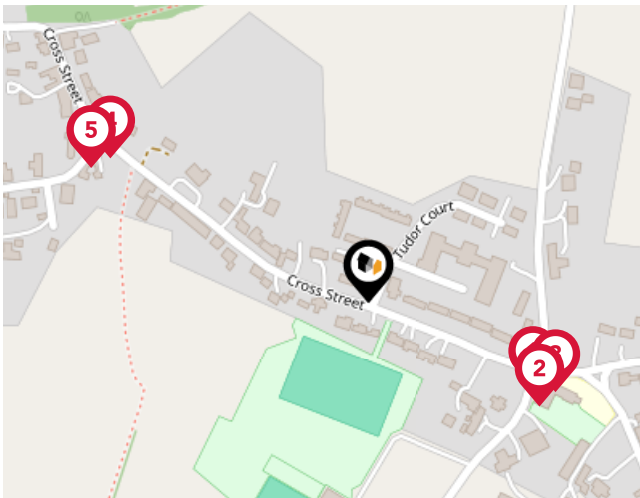


Airports/Helipads

Pin	Name	Distance
1	International Airport	23.02 miles
2	Norwich International Airport	23.02 miles
3	Airport Passenger Terminal	23.04 miles
4	Norwich International Airport	23.04 miles

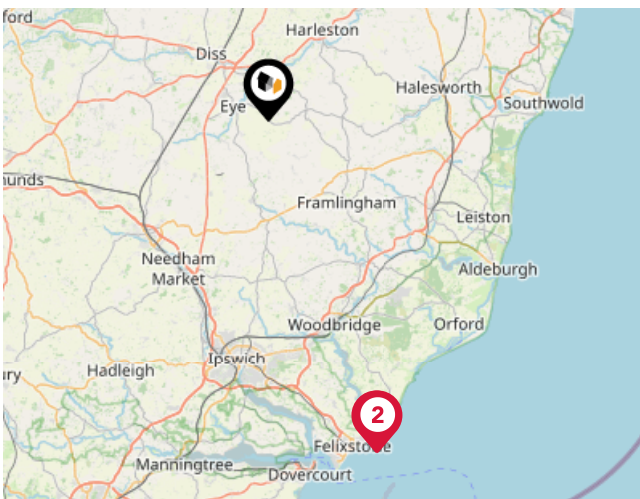
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School	0.11 miles
2	School	0.11 miles
3	School	0.12 miles
4	Nuttery Vale	0.17 miles
5	Nuttery Vale	0.17 miles



Ferry Terminals

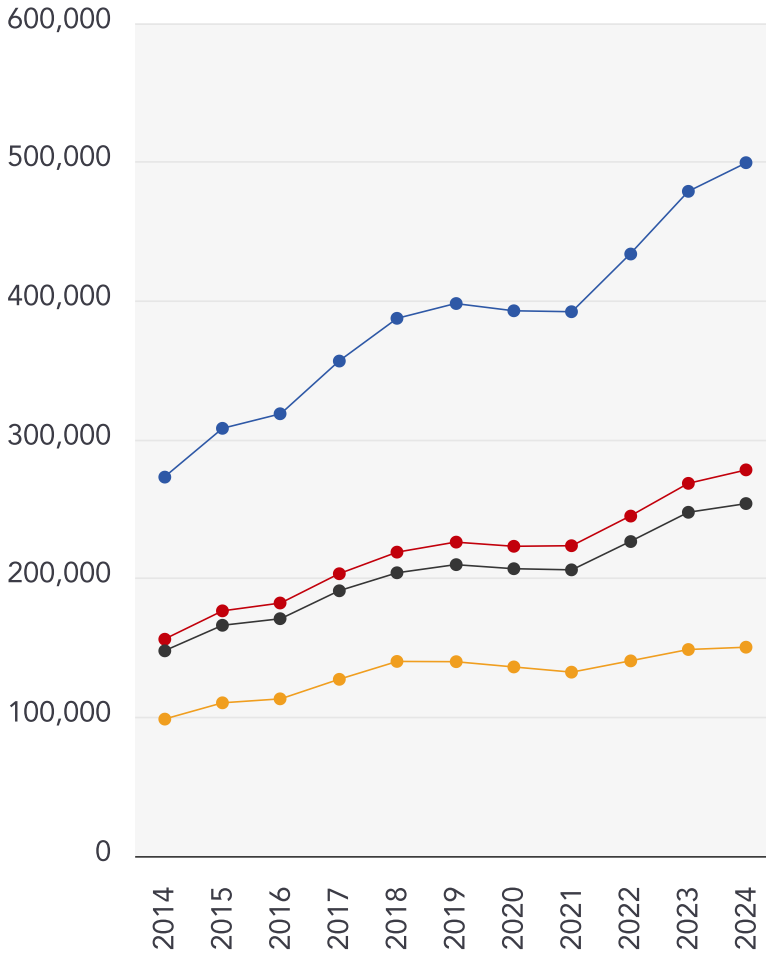
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	25.41 miles
2	Bawdsey Ferry Landing	25.4 miles

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%



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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Whittley Parish | Diss

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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

