

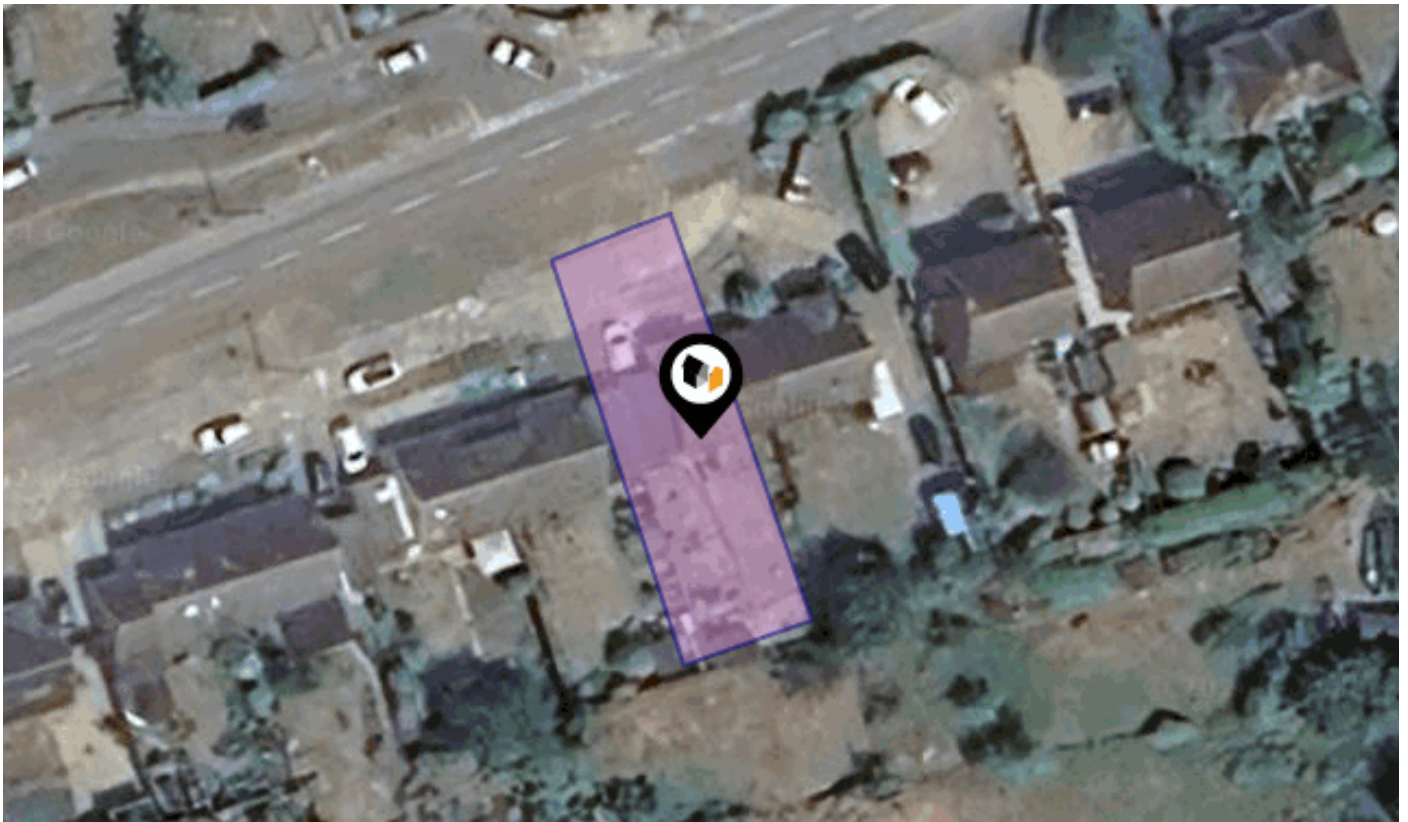


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25<sup>th</sup> June 2024



**HIGH ROAD, WORTWELL, HARLESTON, IP20**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

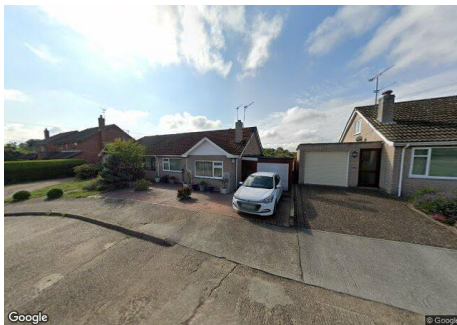
01379640808

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



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## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 635 ft<sup>2</sup> / 59 m<sup>2</sup>  
**Plot Area:** 0.1 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,756  
**Title Number:** NK367393

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

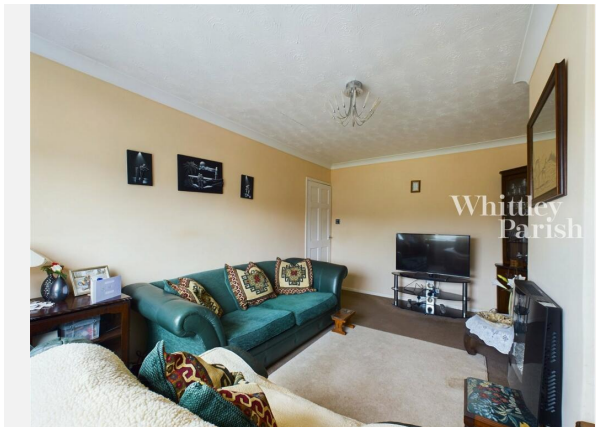
|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>3</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

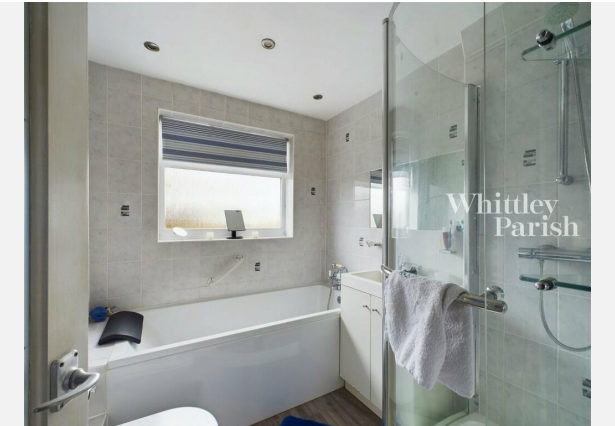
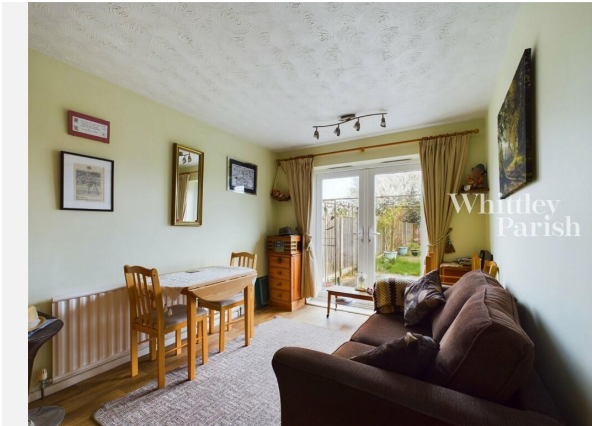
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**









**HIGH ROAD, WORTWELL, HARLESTON, IP20**





Energy rating

D

Valid until 12.06.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property









## EPC - Additional Data



### Additional EPC Data

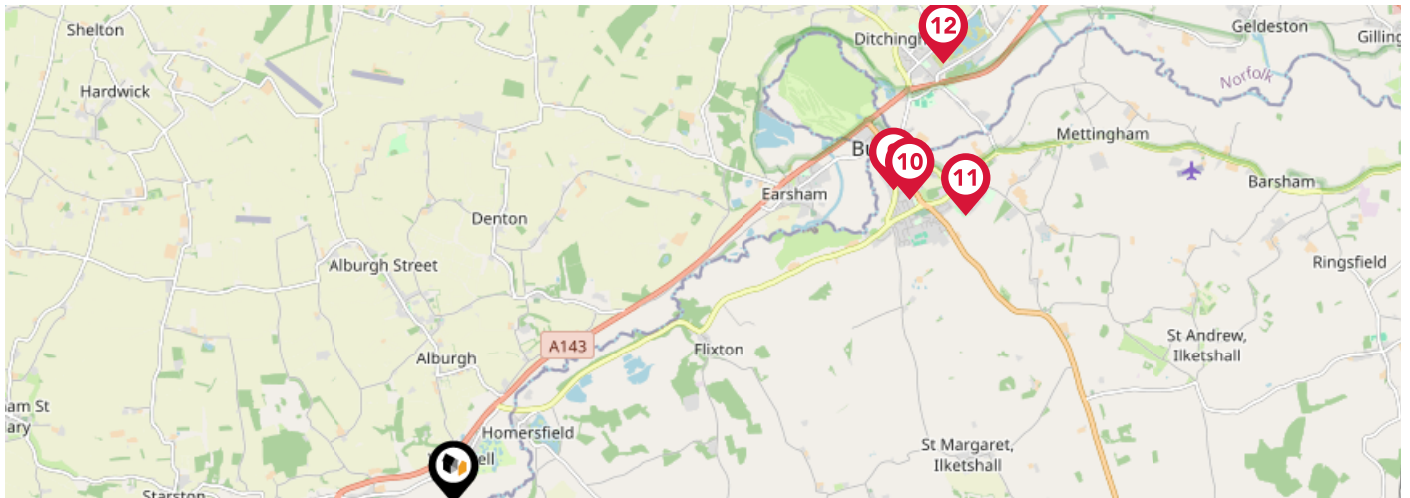
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Semi-detached bungalow                      |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Cavity wall filled cavity                   |
| <b>Walls Energy:</b>                | Average                                     |
| <b>Roof:</b>                        | Pitched 75 mm loft insulation               |
| <b>Roof Energy:</b>                 | Average                                     |
| <b>Main Heating:</b>                | Boiler and radiators mains gas              |
| <b>Main Heating Controls:</b>       | Programmer room thermostat and TRVs         |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 17% of fixed outlets |
| <b>Floors:</b>                      | Solid no insulation (assumed)               |
| <b>Total Floor Area:</b>            | 59 m <sup>2</sup>                           |



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  <b>Mendham Primary School</b><br>Ofsted Rating: Good   Pupils: 86   Distance:1.1   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Alburgh with Denton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 101   Distance:1.33          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Harleston CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 456   Distance:1.72                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Archbishop Sancroft High School (A Church of England Academy)</b><br>Ofsted Rating: Good   Pupils: 455   Distance:2.29 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Earsham CE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:4.12                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Bungay High School</b><br>Ofsted Rating: Good   Pupils: 900   Distance:4.72  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Fressingfield Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 136   Distance:4.81                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Pulham Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 131   Distance:4.85                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Area Schools



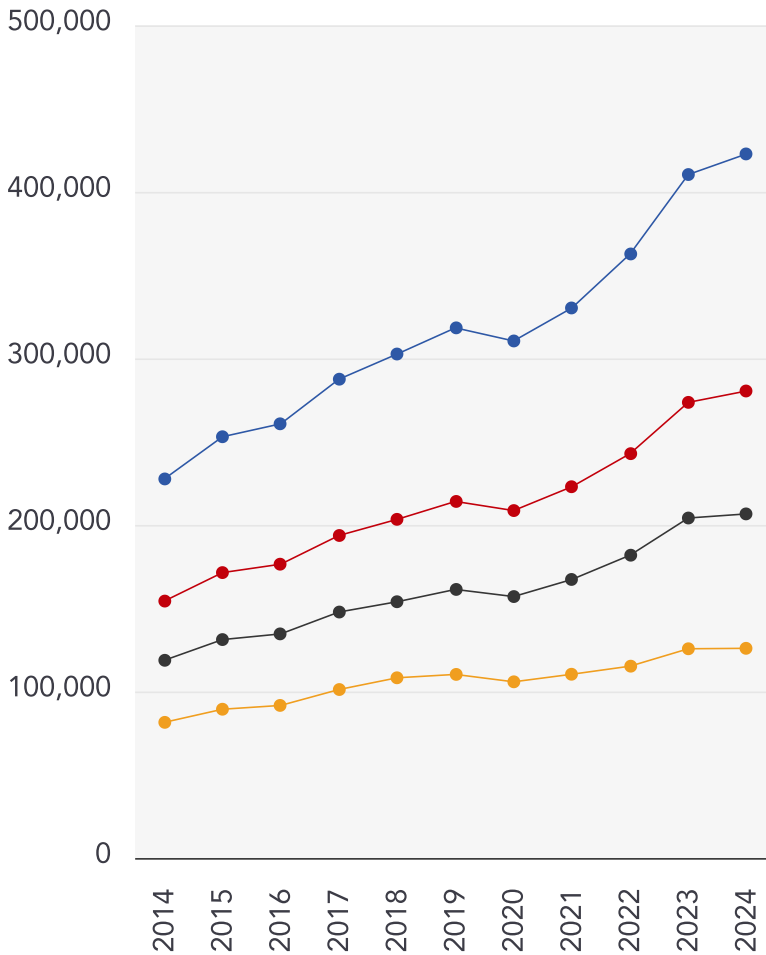
|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>St Edmund's Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 86   Distance:4.88</p>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Bungay Primary School</b><br/>Ofsted Rating: Good   Pupils: 216   Distance:4.95</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>The Attic</b><br/>Ofsted Rating: Good   Pupils: 14   Distance:5.31</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Ditchingham Church of England Primary Academy</b><br/>Ofsted Rating: Good   Pupils: 104   Distance:5.96</p>                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Woodton Primary School</b><br/>Ofsted Rating: Good   Pupils: 50   Distance:6.18</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Hempnall Primary School</b><br/>Ofsted Rating: Good   Pupils: 137   Distance:6.48</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Tivetshall Community Primary School</b><br/>Ofsted Rating: Good   Pupils: 14   Distance:6.65</p>                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b><br/>Ofsted Rating: Outstanding   Pupils: 184   Distance:6.72</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

**+74.03%**

Flat

**+54.55%**



### Whittley Parish | Diss

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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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Valuation Office  
Agency



Royal Mail