

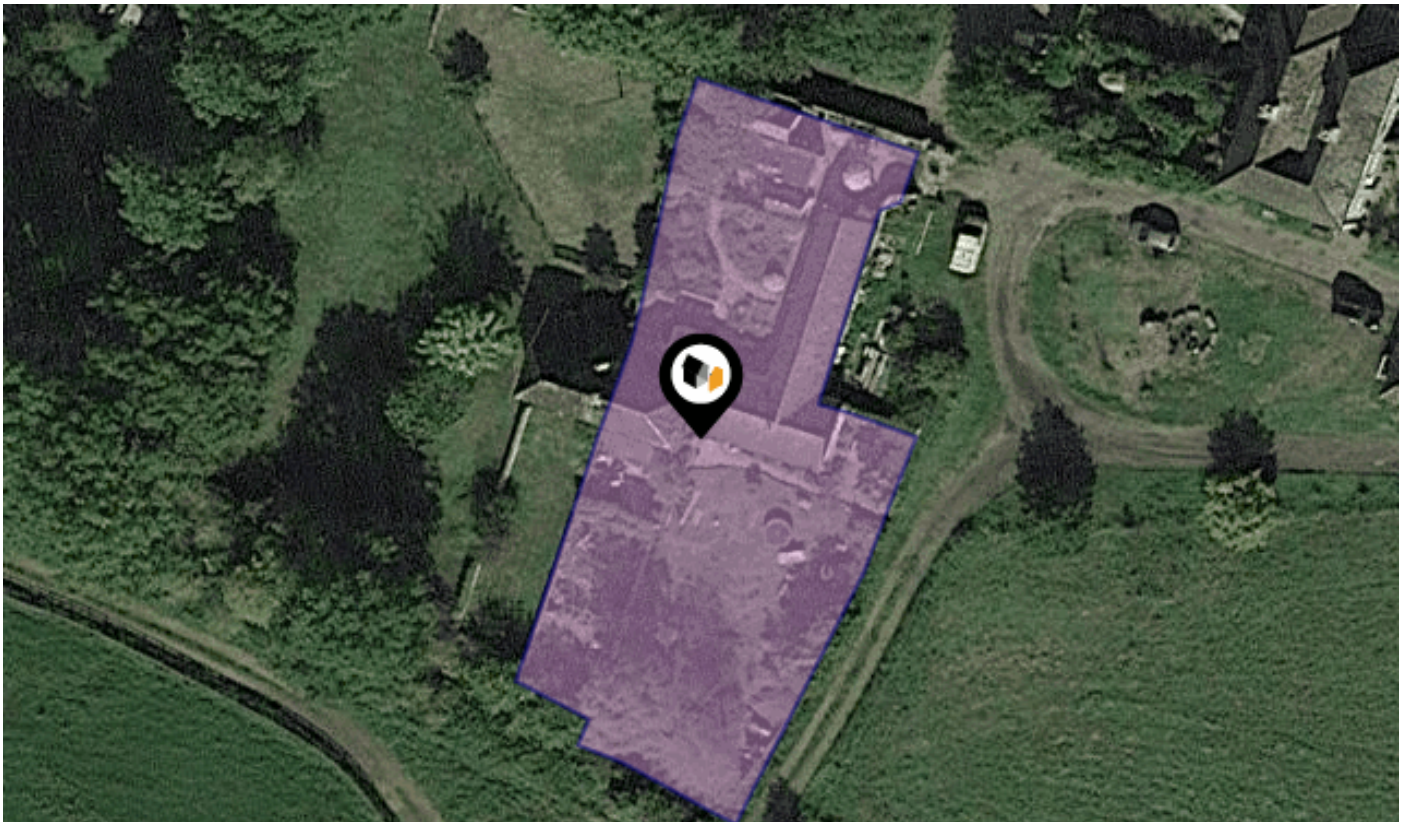


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



RIDDLESWORTH, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,668 ft ² / 155 m ²		
Plot Area:	0.29 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,480		
Title Number:	NK521088		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	3 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	No Risk		
• Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



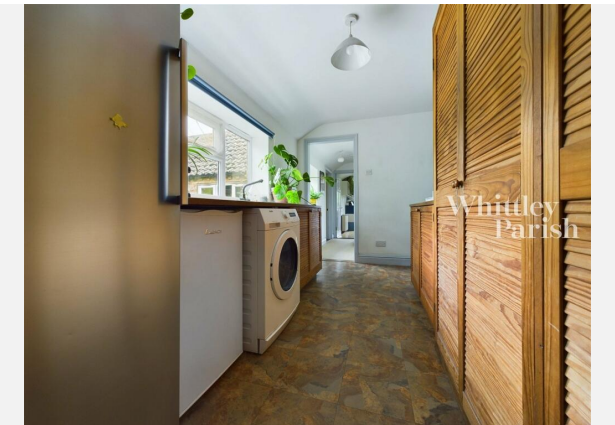
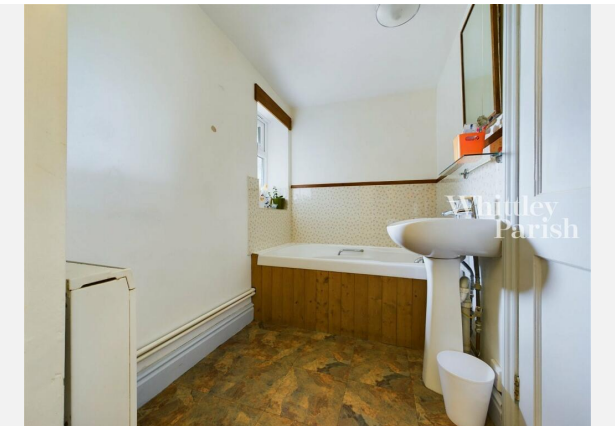
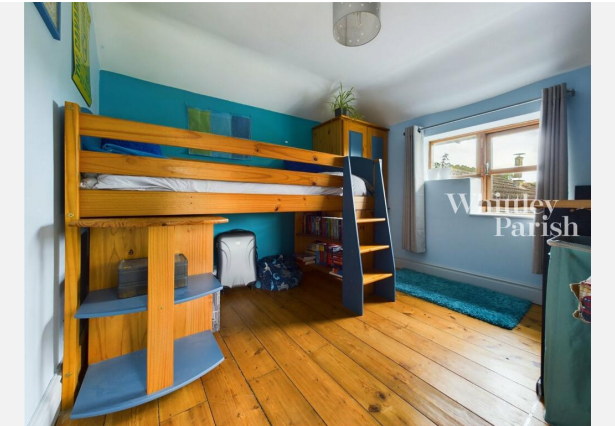
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

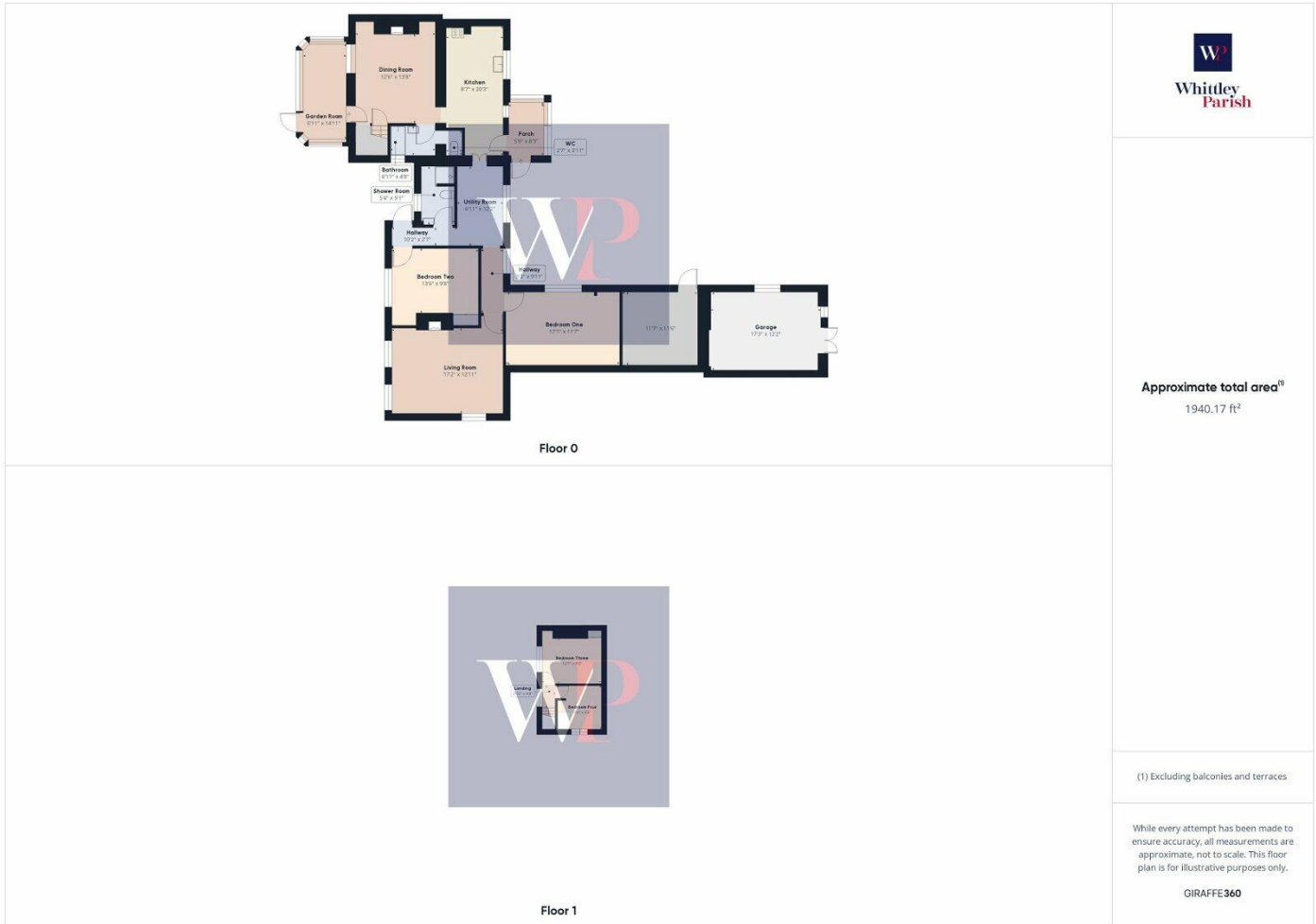








RIDDLESWORTH, DISS, IP22



Approximate total area⁽¹⁾
1940.17 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.

GIRAFFE 360



Riddlesworth, IP22

Energy rating

E

Valid until 14.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



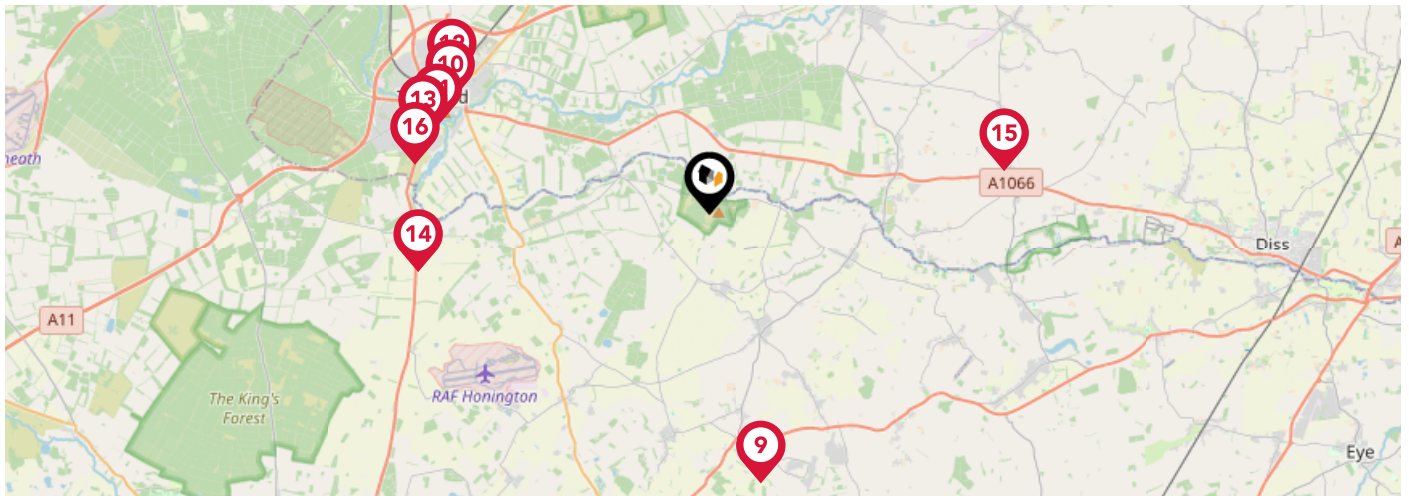
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	155 m ²



		Nursery	Primary	Secondary	College	Private
1	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils:0 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 56 Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 187 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Admirals Academy Ofsted Rating: Requires improvement Pupils: 278 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Raleigh Infant Academy Ofsted Rating: Good Pupils: 237 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

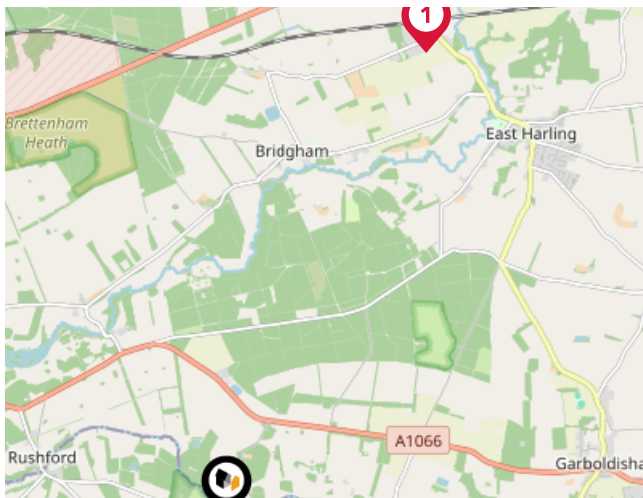
Area Schools



		Nursery	Primary	Secondary	College	Private
	Stanton Community Primary School Ofsted Rating: Good Pupils: 228 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drake Primary School Ofsted Rating: Good Pupils: 405 Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 344 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Thetford Academy Ofsted Rating: Good Pupils: 1121 Distance:5.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 203 Distance:5.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 171 Distance:5.37	<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: Requires improvement Pupils: 57 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pinetree School Ofsted Rating: Good Pupils: 37 Distance:5.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

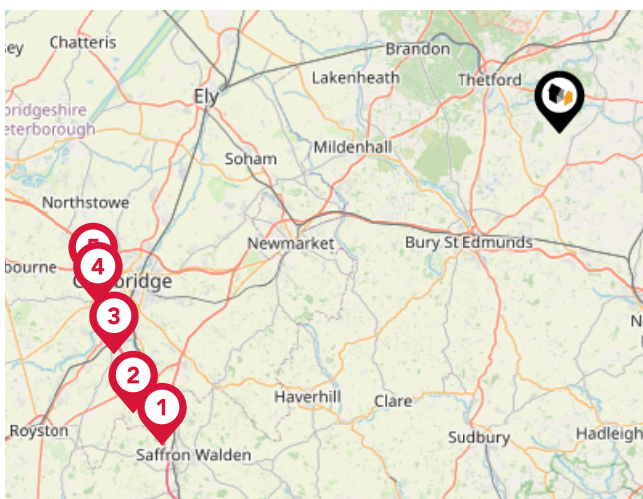
Area

Transport (National)



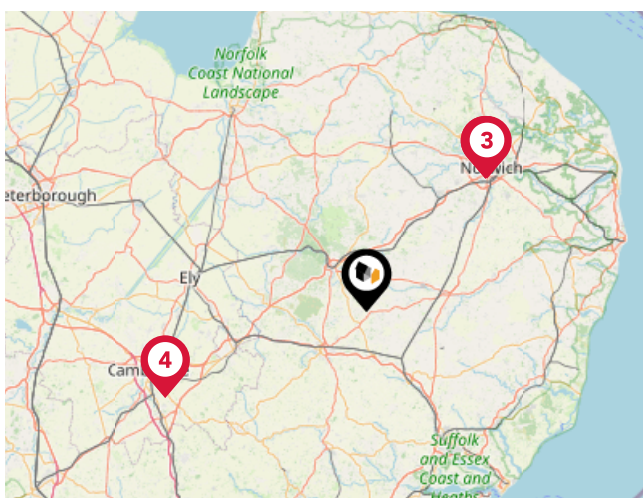
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	4.59 miles
2	Thetford Rail Station	5.45 miles
3	Eccles Road Rail Station	6.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	36.74 miles
2	M11 J10	36.99 miles
3	M11 J11	36.11 miles
4	M11 J13	35.65 miles
5	M11 J14	35.56 miles

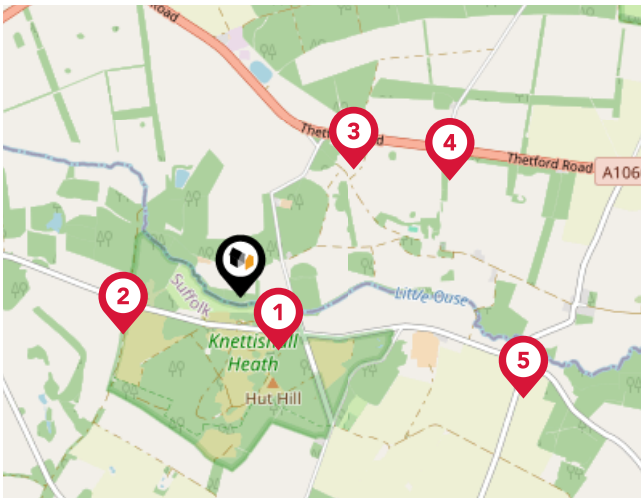


Airports/HELIPADS

Pin	Name	Distance
1	International Airport	25.76 miles
2	Norwich International Airport	25.76 miles
3	Airport Passenger Terminal	25.81 miles
4	Cambridge Airport	31.96 miles

Area

Transport (Local)



Bus Stops/Stations

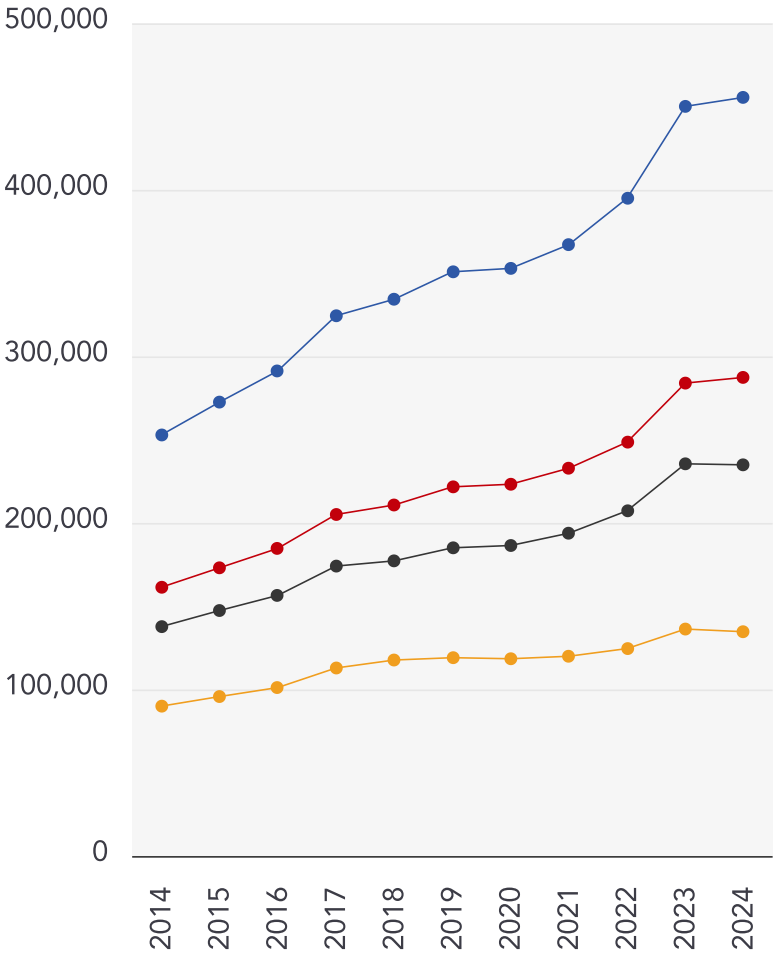
Pin	Name	Distance
1	Country Park	0.29 miles
2	Peddars Way	0.55 miles
3	Home Farm	0.78 miles
4	Hall Gates	1.09 miles
5	Post Box Cottages	1.36 miles

Market

House Price Statistics



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



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%



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

