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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th July 2024



GARDENERS ROAD, DEBENHAM, STOWMARKET, IP14

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

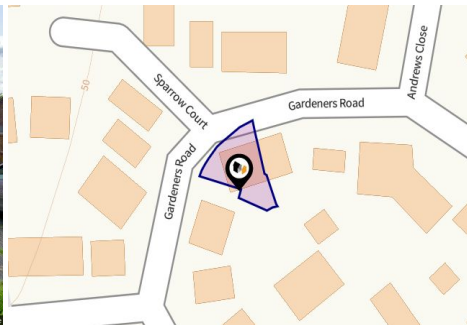
01379640808

admin@whittleyparish.com

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



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aprift
Know any property instantly



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,642		
Title Number:	SK54800		

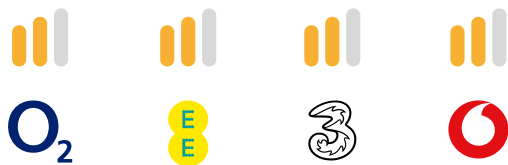
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

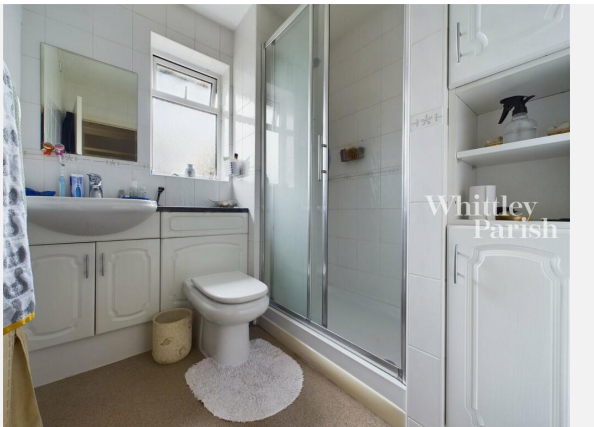
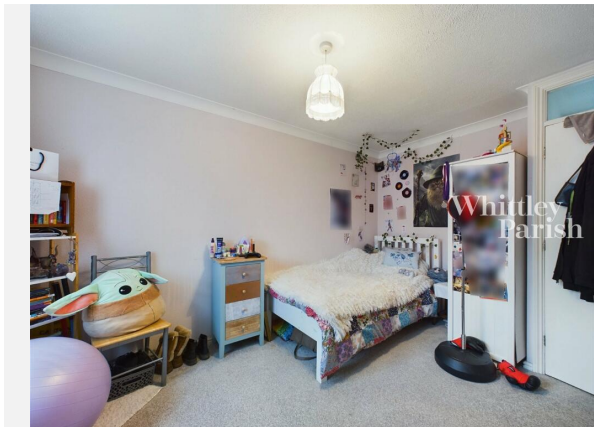
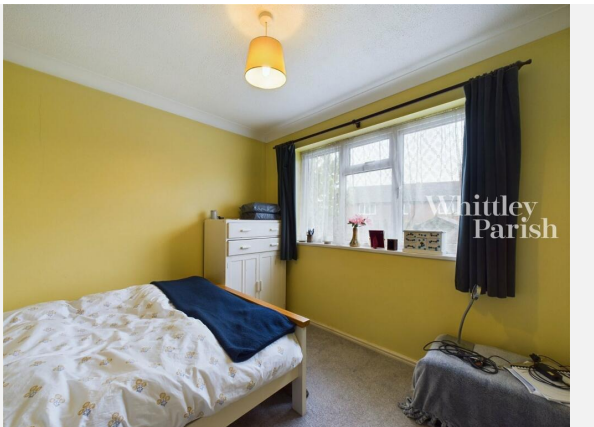
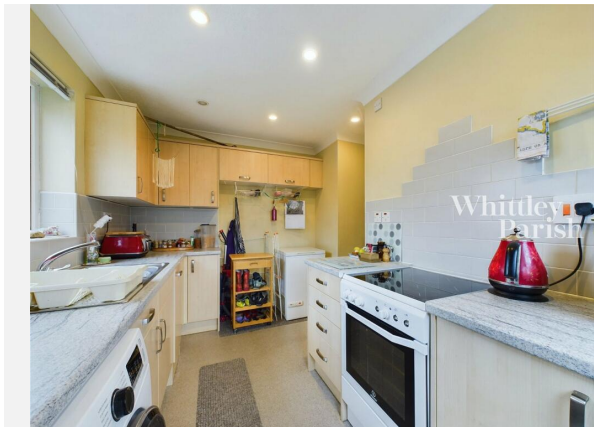
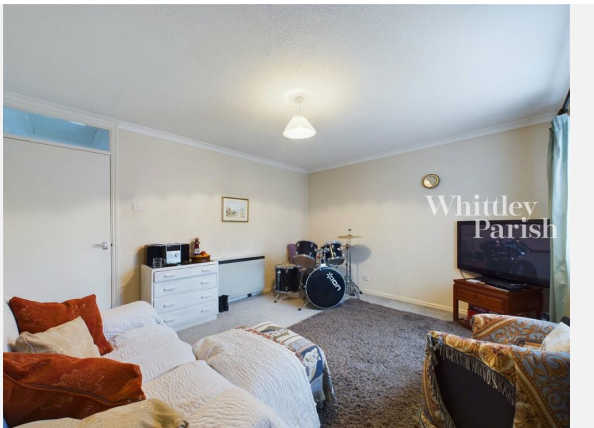
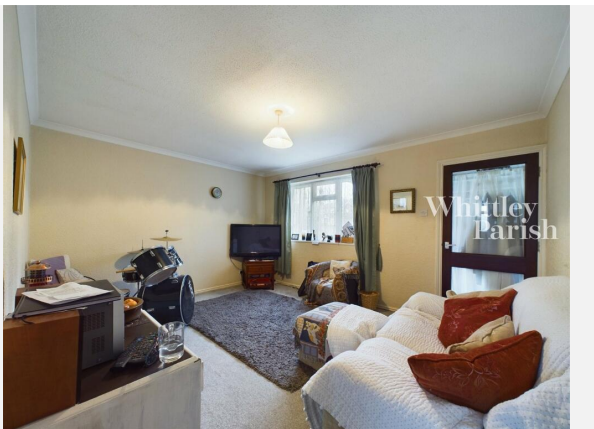
16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



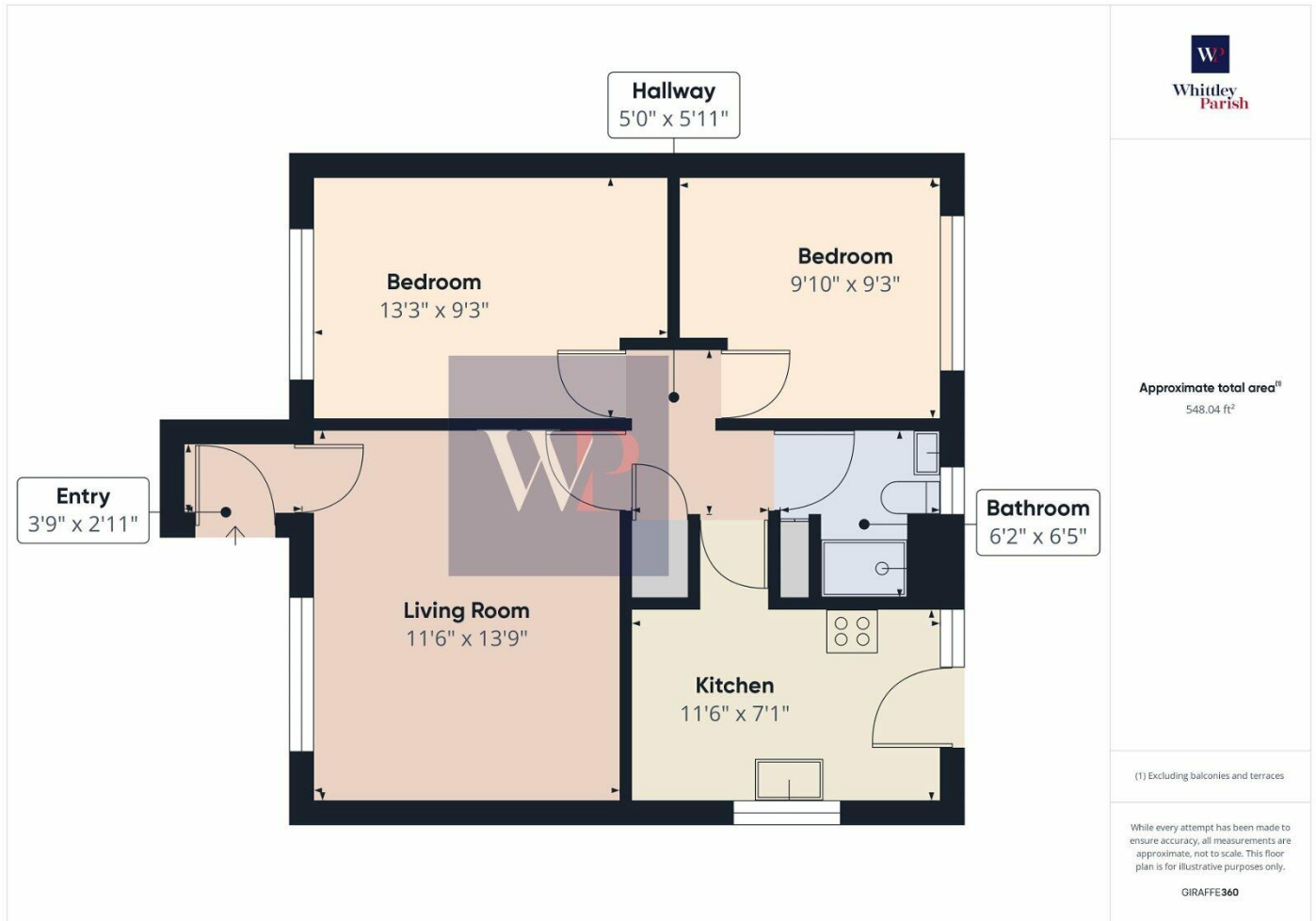
Satellite/Fibre TV Availability:







GARDENERS ROAD, DEBENHAM, STOWMARKET, IP14





Gardeners Road, Debenham, IP14

Energy rating

E

Valid until 08.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 88 B
69-80	C		
55-68	D		
39-54	E	← 46 E	
21-38	F		
1-20	G		

Property

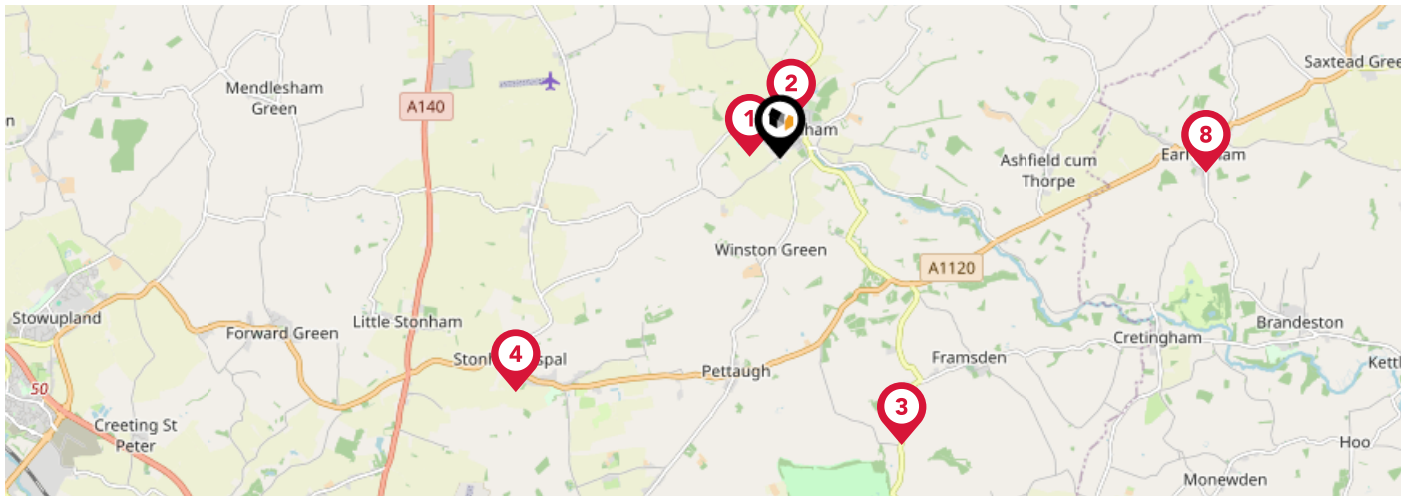
EPC - Additional Data



Additional EPC Data

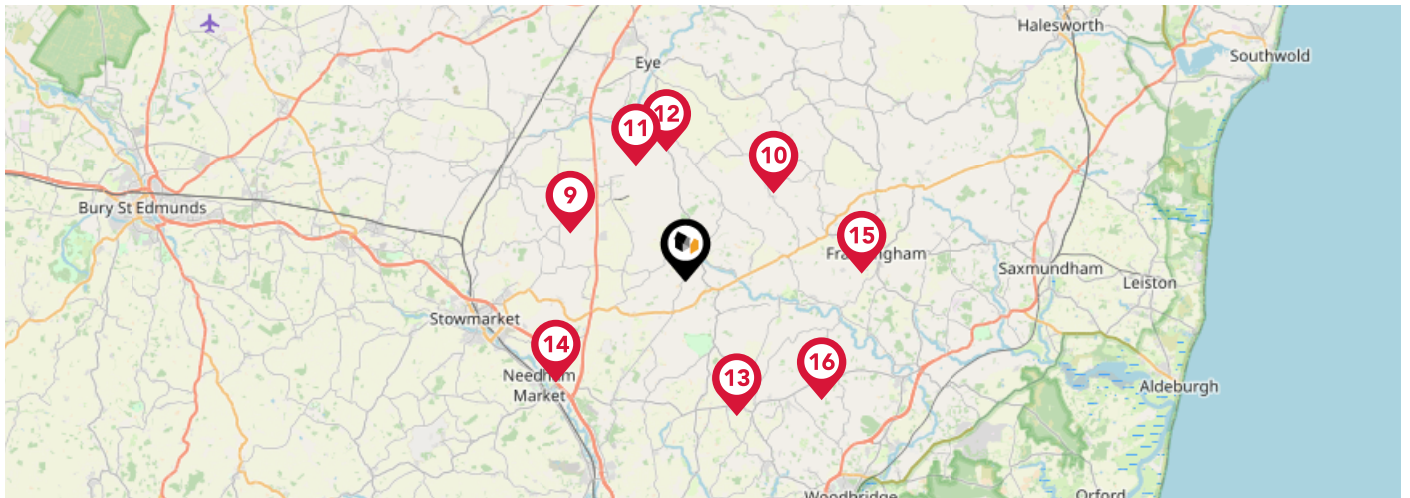
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 31% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²

Area Schools



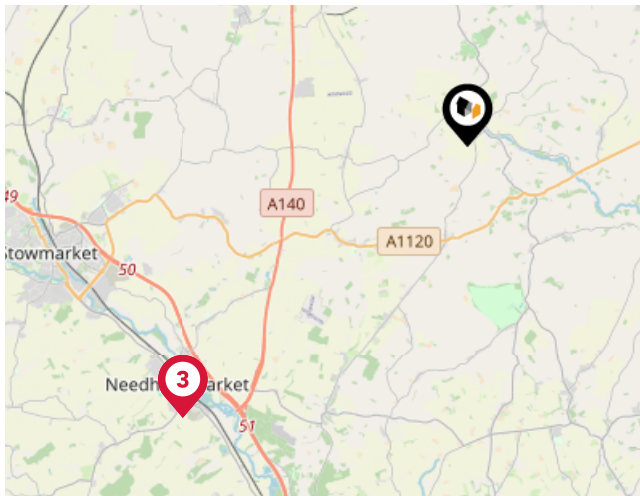
	Nursery	Primary	Secondary	College	Private
<p>1 Debenham High School Ofsted Rating: Outstanding Pupils: 672 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Requires Improvement Pupils: 191 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Helmingham Primary School and Nursery Ofsted Rating: Inadequate Pupils: 63 Distance:2.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 198 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Wetheringsett Manor School Ofsted Rating: Not Rated Pupils:0 Distance:3.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 28 Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bedfield Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 45 Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Earl Soham Community Primary School Ofsted Rating: Good Pupils: 58 Distance:3.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



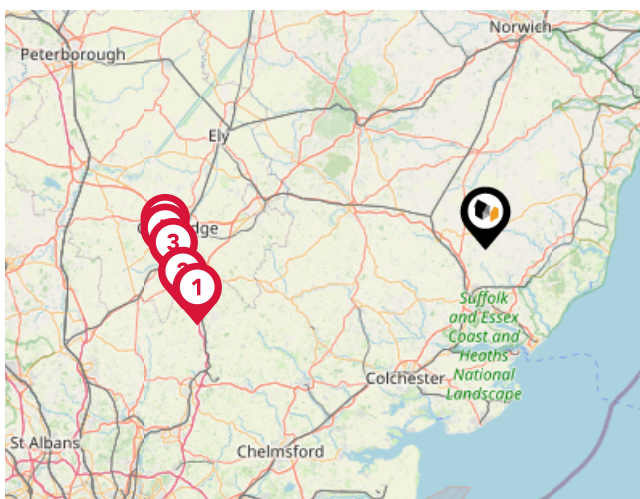
	Nursery	Primary	Secondary	College	Private
<p>9 Mendlesham Primary School</p> <p>Ofsted Rating: Good Pupils: 111 Distance:4.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Worlingworth Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 70 Distance:4.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Thorndon Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 66 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Occold Primary School</p> <p>Ofsted Rating: Good Pupils: 67 Distance:4.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Otley Primary School</p> <p>Ofsted Rating: Good Pupils: 57 Distance:5.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Creeting St Mary Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 100 Distance:5.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Thomas Mills High School</p> <p>Ofsted Rating: Inadequate Pupils: 1159 Distance:6.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Charsfield Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 40 Distance:6.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



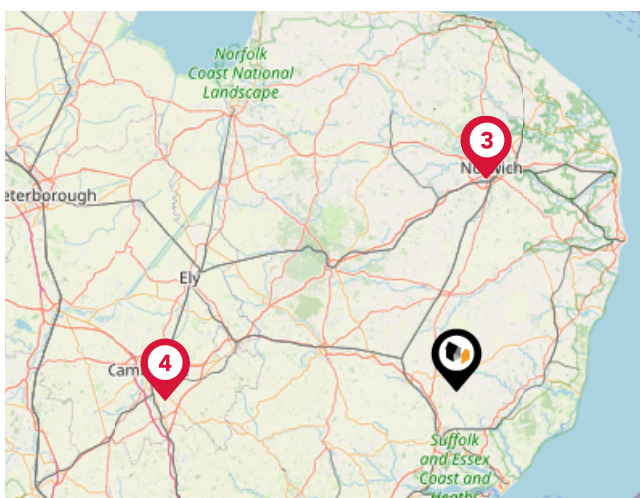
National Rail Stations

Pin	Name	Distance
1	Rail Station	7.15 miles
2	Needham Market Rail Station	7.15 miles
3	Entrance	7.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.52 miles
2	M11 J10	44.95 miles
3	M11 J11	45.76 miles
4	M11 J13	46.62 miles
5	M11 J12	46.82 miles

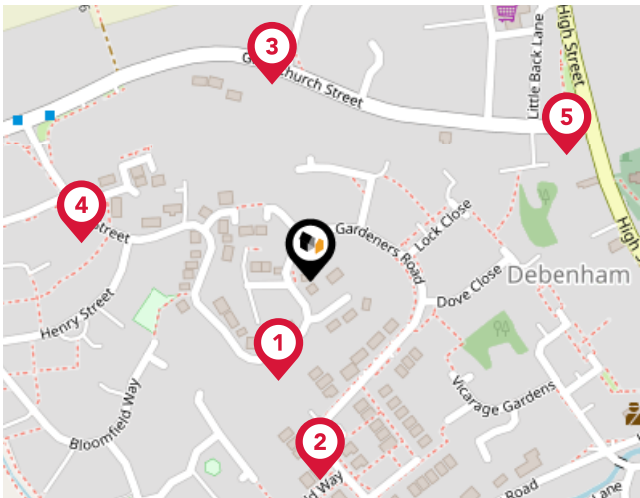


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	31.13 miles
2	International Airport	31.13 miles
3	Airport Passenger Terminal	31.15 miles
4	Cambridge Airport	42.52 miles

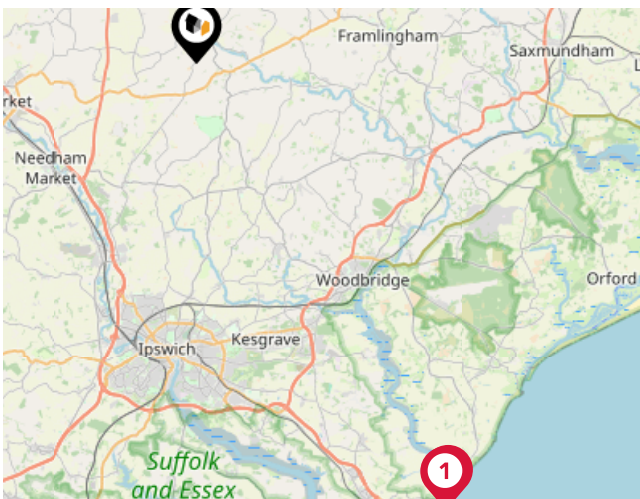
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Aldous Court	0.06 miles
2	Field Way	0.11 miles
3	Henniker Road	0.11 miles
4	Sackville Street	0.13 miles
5	Little Back Lane	0.16 miles



Ferry Terminals

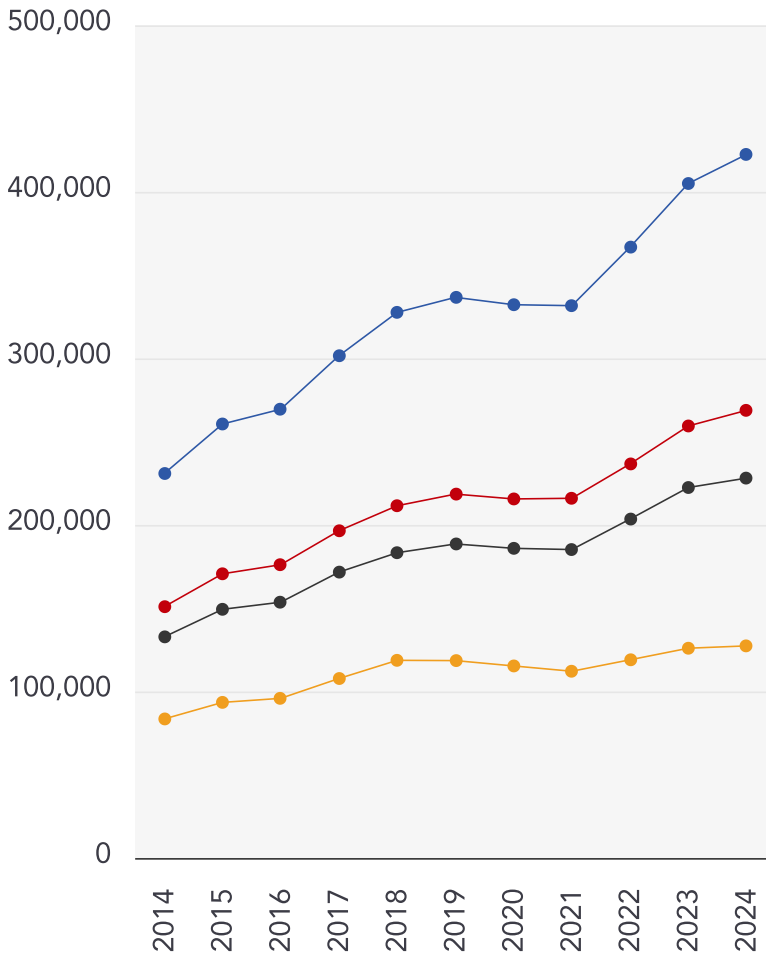
Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.57 miles
2	Bawdsey Ferry Landing	18.59 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP14



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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