

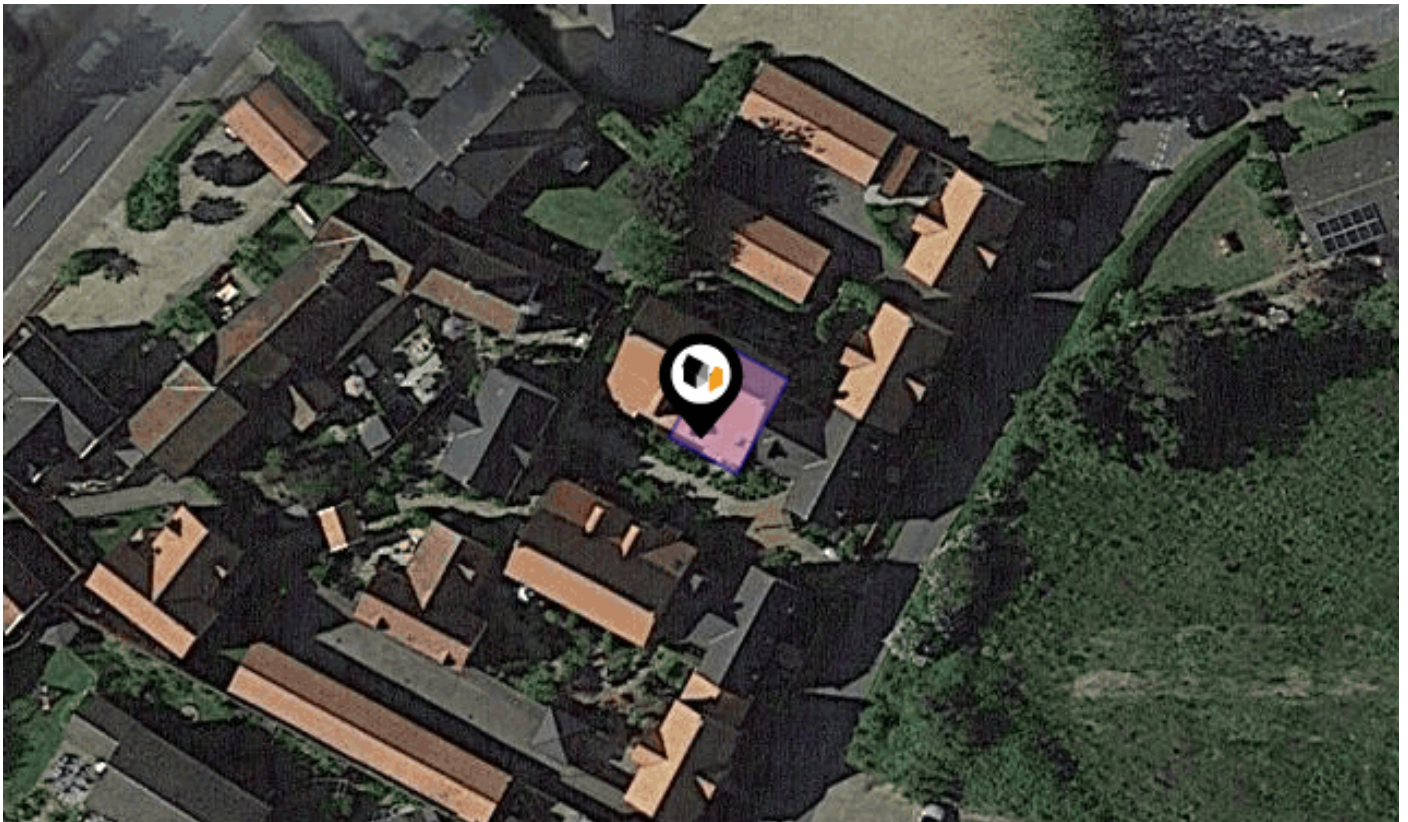


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th July 2024



CHAPEL LANE, BOTESDALE, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

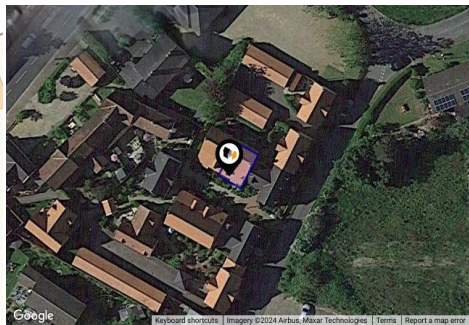
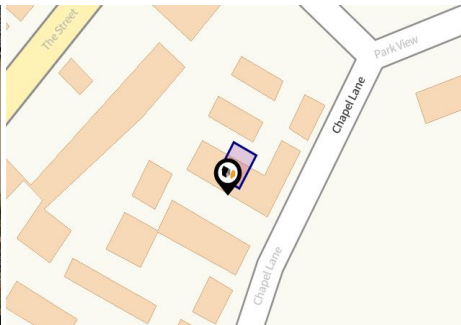
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	2	Start Date:	11/11/2009
Floor Area:	1,087 ft ² / 101 m ²	End Date:	01/01/2307
Plot Area:	0.01 acres	Lease Term:	299 years from 1 January 2008
Year Built :	2009	Term Remaining:	282 years
Council Tax :	Band B		
Title Number:	SK320229		

Local Area

Local Authority:	Suffolk
Conservation Area:	Botesdale
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:



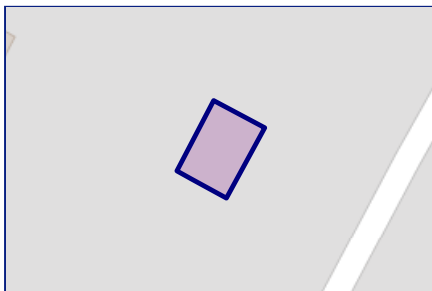


Freehold Title Plan



SK255339

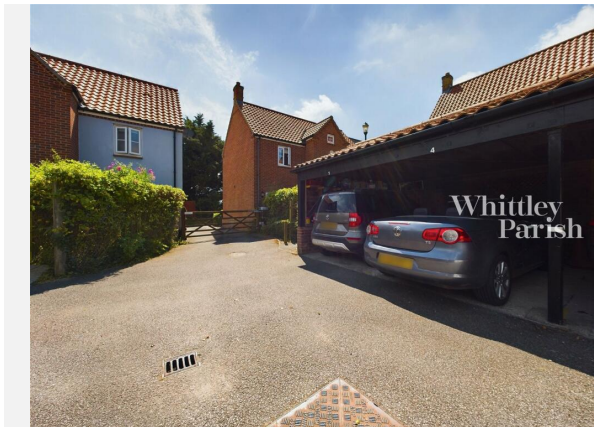
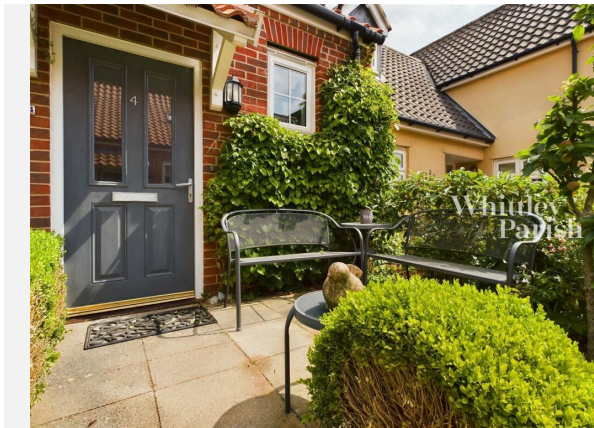
Leasehold Title Plan

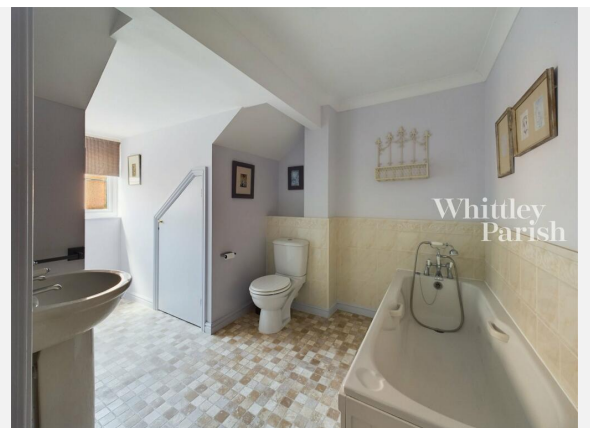
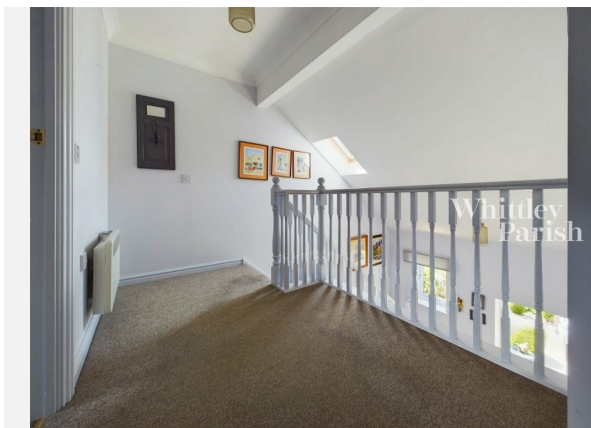


SK320229

Start Date:	11/11/2009
End Date:	01/01/2307
Lease Term:	299 years from 1 January 2008
Term Remaining:	282 years

Gallery Photos







CHAPEL LANE, BOTESDALE, DISS, IP22



Floor 0



Floor 1



Approximate total area¹
959.93 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



Chapel Lane, Botesdale, IP22

Energy rating

D

Valid until 11.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		

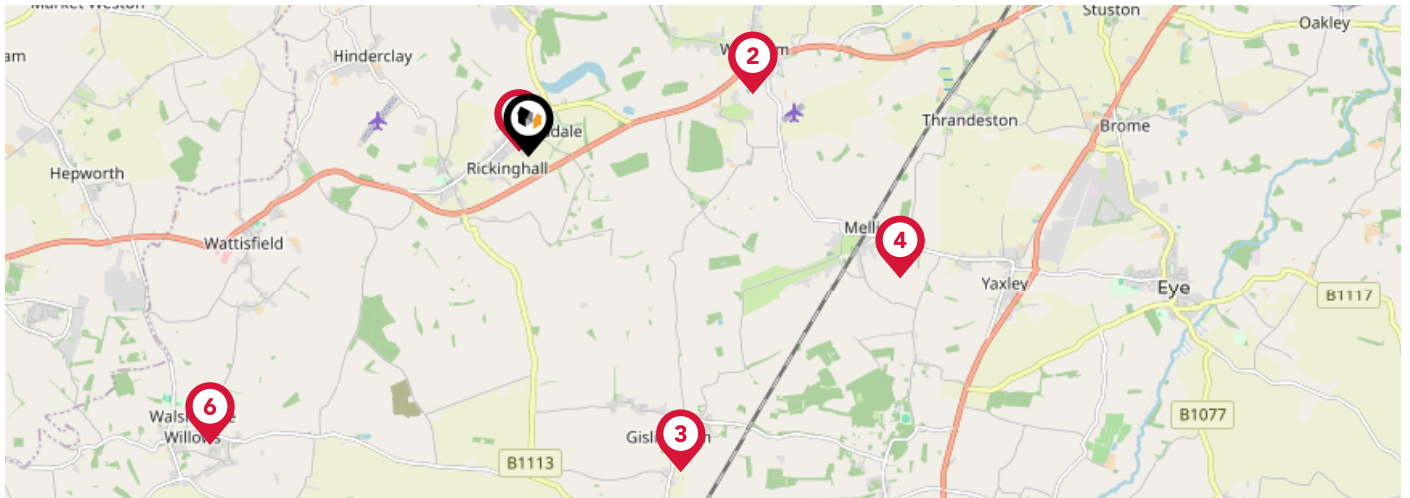
Property

EPC - Additional Data



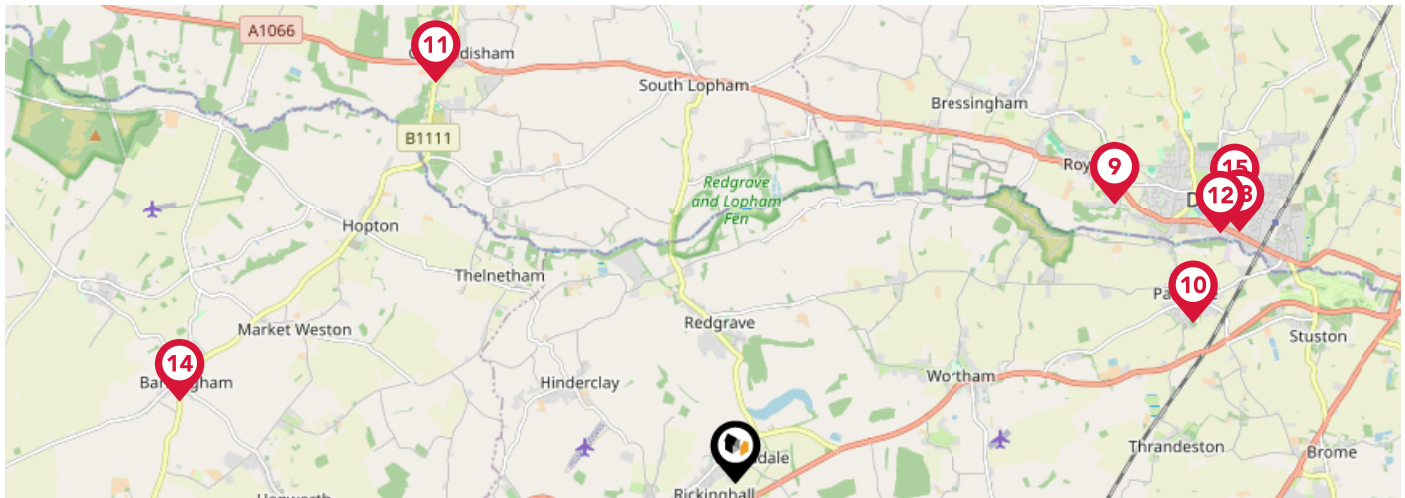
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric underfloor heating
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	101 m ²



		Nursery	Primary	Secondary	College	Private
1	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 172 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wortham Primary School Ofsted Rating: Outstanding Pupils: 101 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bressingham Primary School Ofsted Rating: Good Pupils: 123 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Good Pupils: 57 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

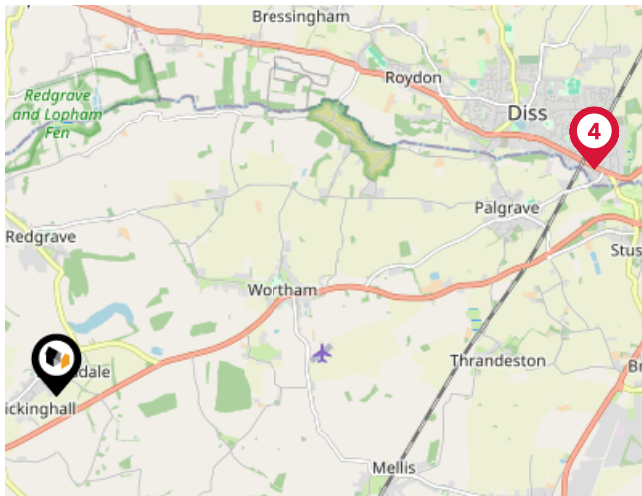
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Roydon Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 265 Distance:4.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Palgrave Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 80 Distance:4.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Garboldisham Church of England Primary Academy</p> <p>Ofsted Rating: Inadequate Pupils:0 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Diss Church of England Junior Academy</p> <p>Ofsted Rating: Inadequate Pupils: 209 Distance:4.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Diss Infant Academy and Nursery</p> <p>Ofsted Rating: Good Pupils: 164 Distance:5.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Barningham Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 97 Distance:5.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Diss High School</p> <p>Ofsted Rating: Good Pupils: 931 Distance:5.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Stanton Community Primary School</p> <p>Ofsted Rating: Good Pupils: 228 Distance:5.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

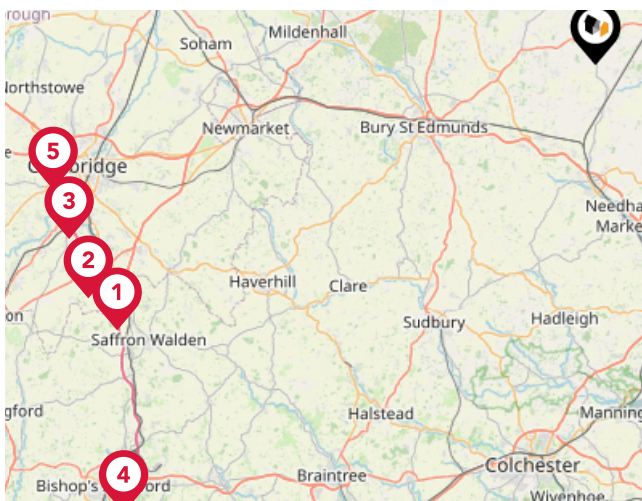
Area

Transport (National)



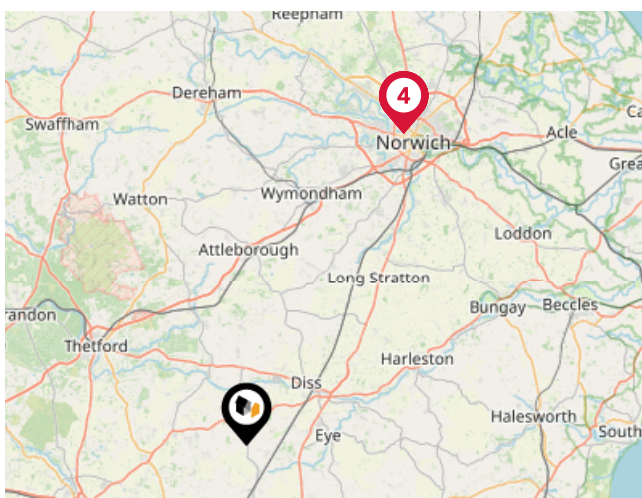
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.28 miles
2	Diss Rail Station	5.28 miles
3	Diss Rail Station	5.29 miles
4	Diss Rail Station	5.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.86 miles
2	M11 J10	40.58 miles
3	M11 J11	40.36 miles
4	M11 J8	47.46 miles
5	M11 J13	40.41 miles

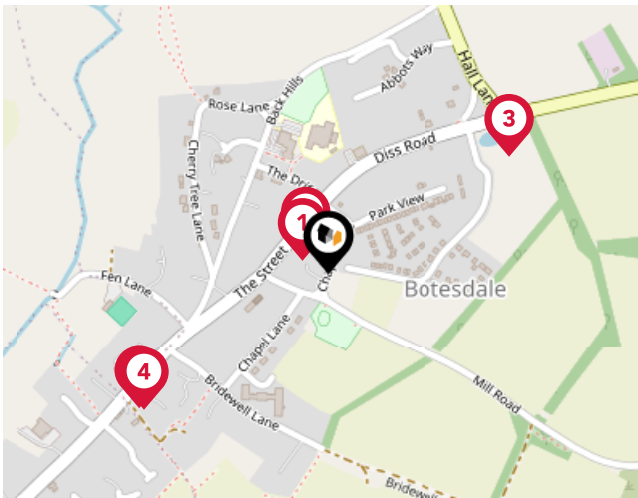


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.21 miles
2	International Airport	25.21 miles
3	Airport Passenger Terminal	25.25 miles
4	Norwich International Airport	25.25 miles

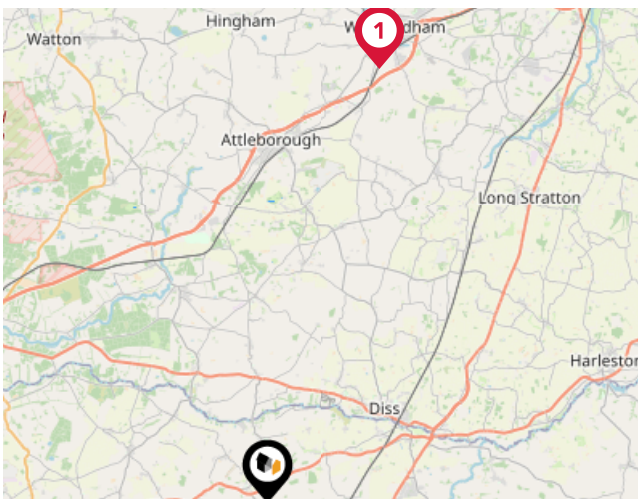
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Simonds Court	0.03 miles
2	Simonds Court	0.04 miles
3	Hall Lane	0.24 miles
4	The Bell	0.26 miles
5	The Bell	0.26 miles



Local Connections

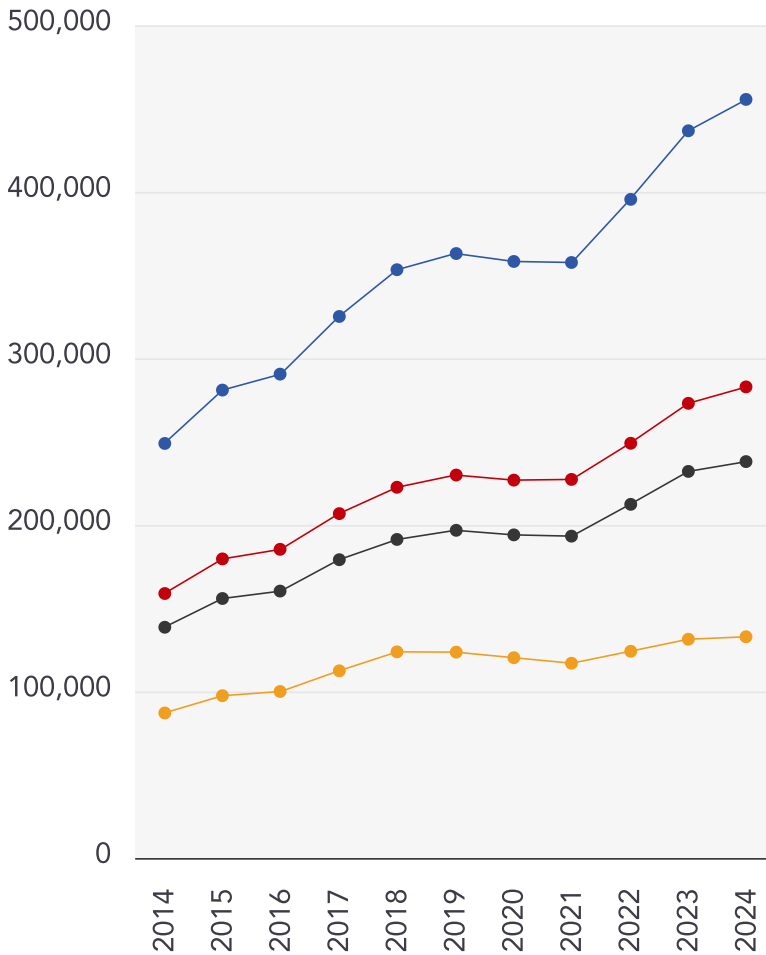
Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	16.18 miles

Market

House Price Statistics



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



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.



[/whittleyparishmanagementltd](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

Whittley Parish | Diss

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

