

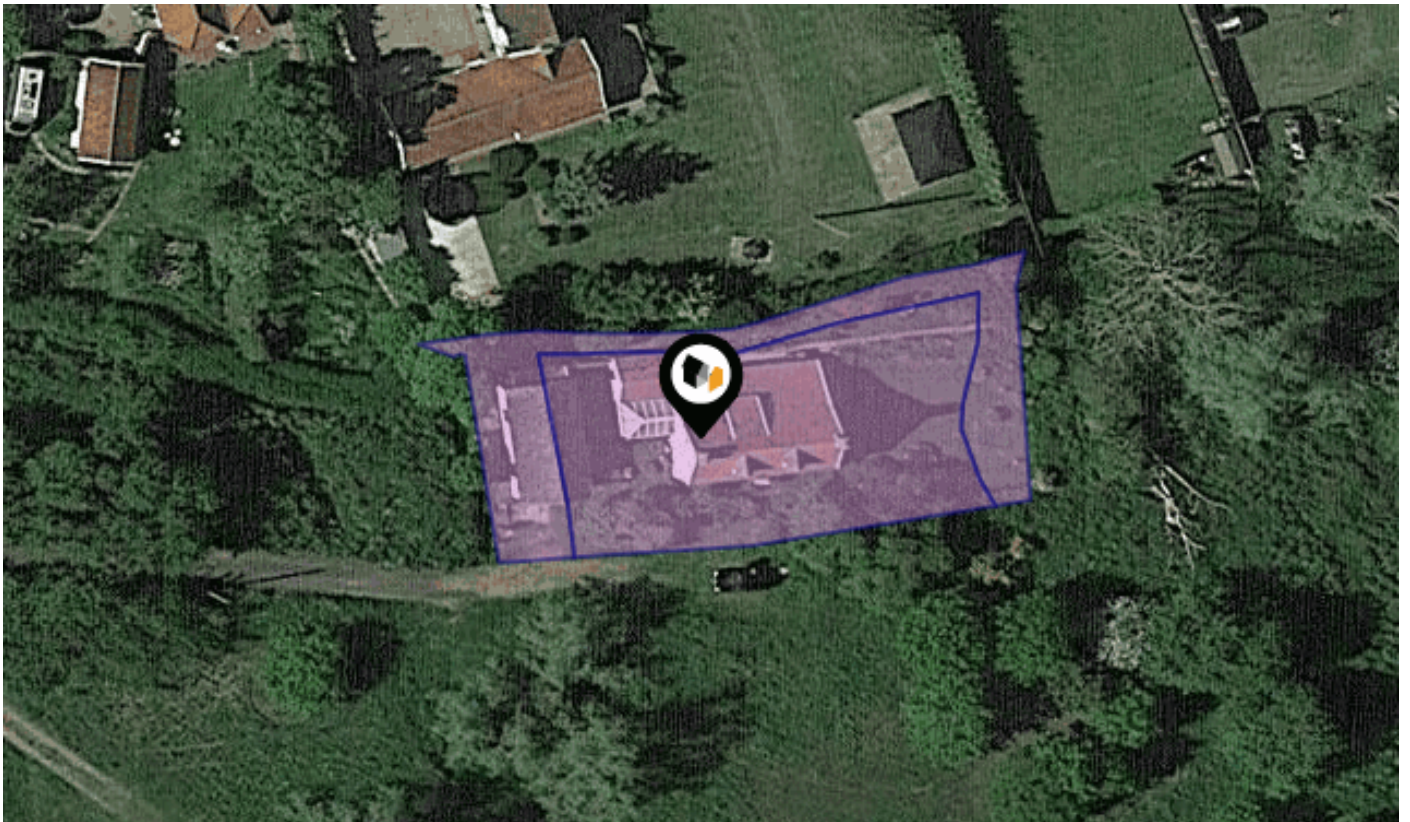


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th October 2024



LOW ROAD, BILLINGFORD, DISS, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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



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Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,303 ft ² / 214 m ²
Plot Area:	0.22 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£2,759
Title Number:	NK534729

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

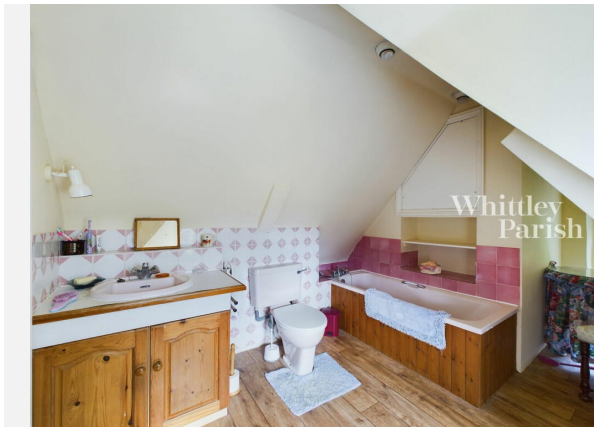
4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









LOW ROAD, BILLINGFORD, DISS, IP21

<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area⁽¹⁾ 2044.94 ft²</p> <p>Reduced headroom 1797.57 ft²</p>
<p>Floor 2 Building 1</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE 360</p>



Low Road, Billingford, IP21

Energy rating

F

Valid until 13.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

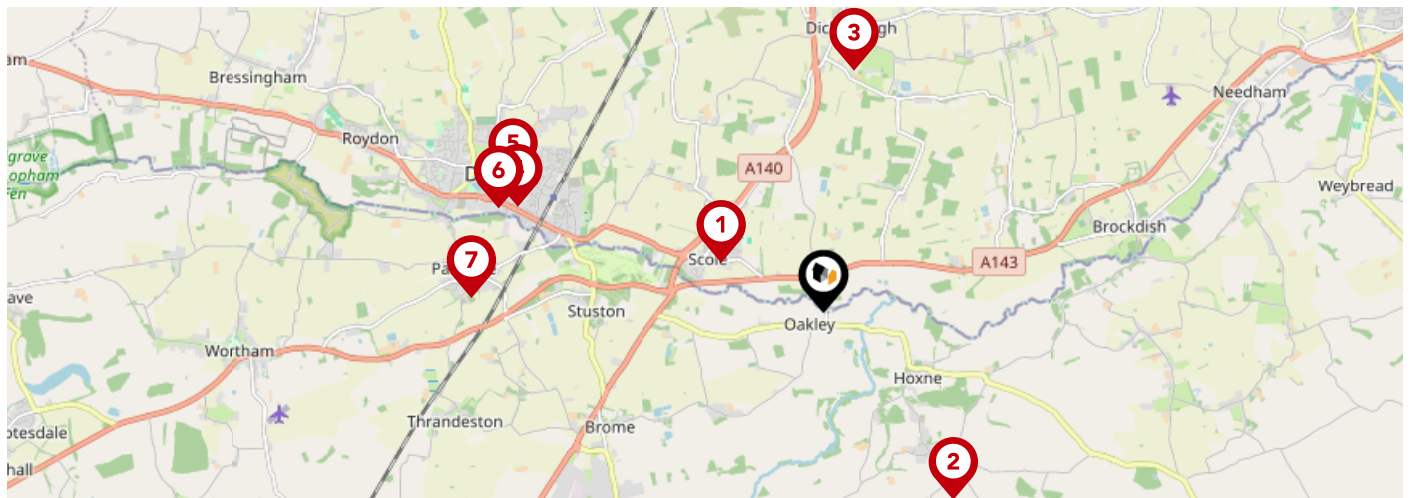
Property

EPC - Additional Data



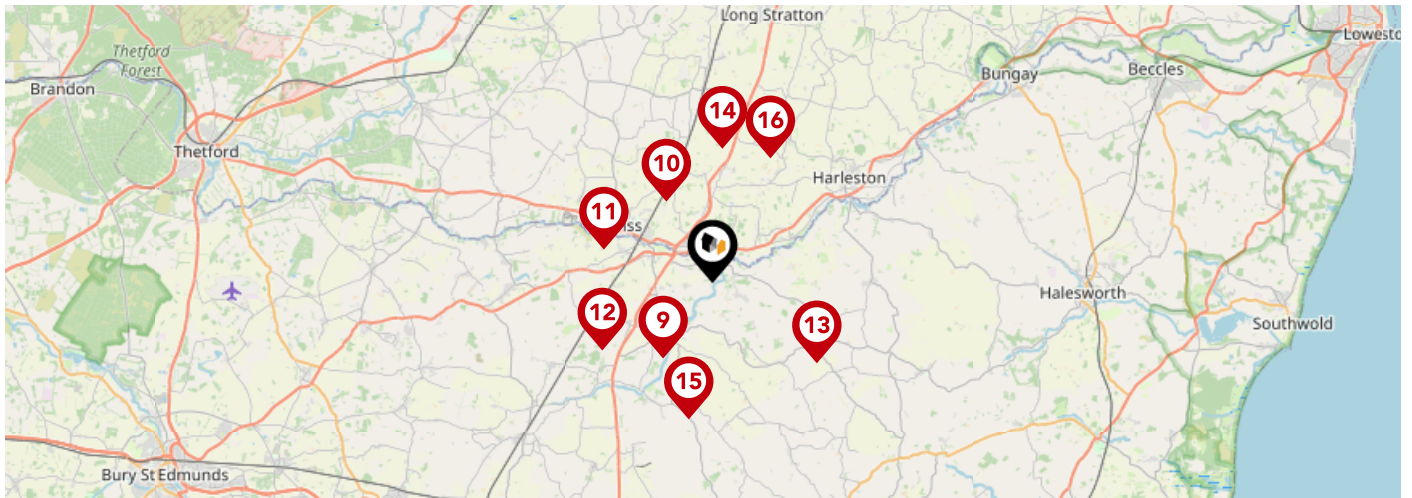
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	214 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:2.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:2.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:2.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Diss High School Ofsted Rating: Good Pupils: 941 Distance:3.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

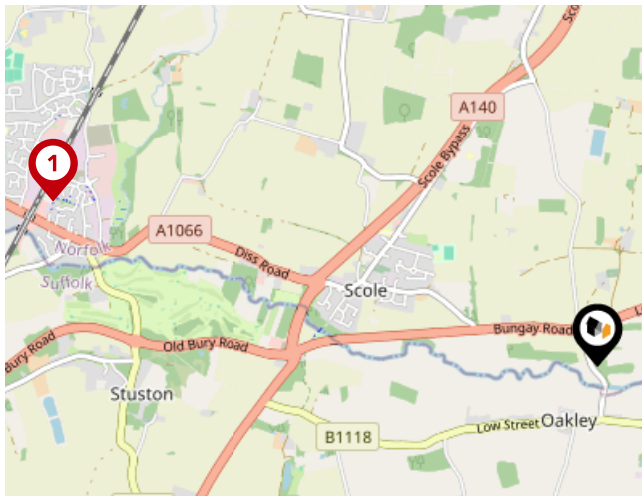
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:3.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

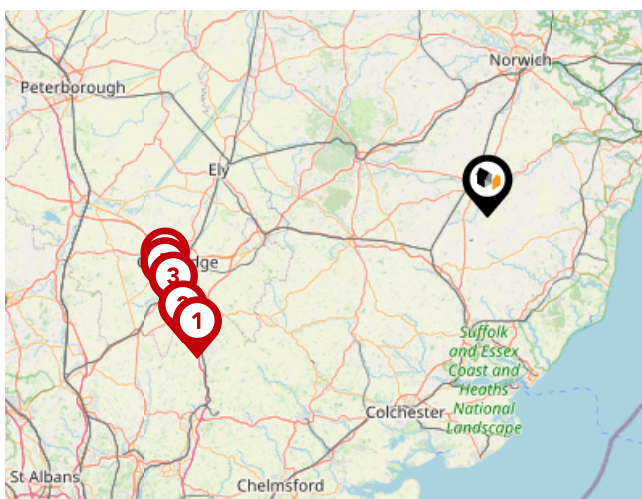
Area

Transport (National)



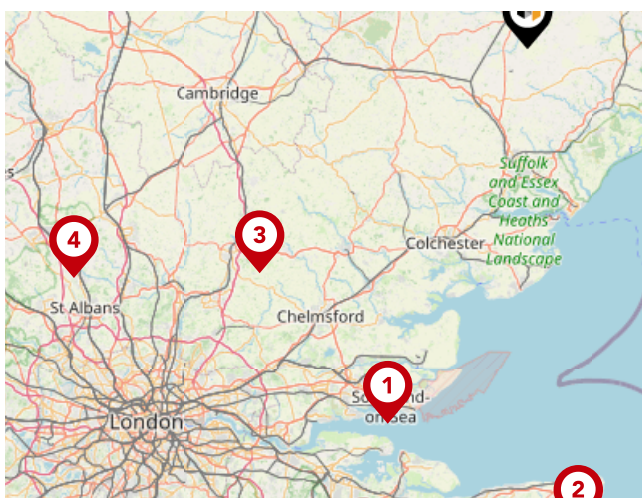
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	2.57 miles
2	Attleborough Rail Station	12.47 miles
3	Eccles Road Rail Station	11.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.98 miles
2	M11 J10	47.84 miles
3	M11 J11	47.75 miles
4	M11 J13	47.85 miles
5	M11 J12	48.37 miles



Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	58.56 miles
2	Manston	70.67 miles
3	Stansted Airport	50.95 miles
4	Luton Airport	74.11 miles

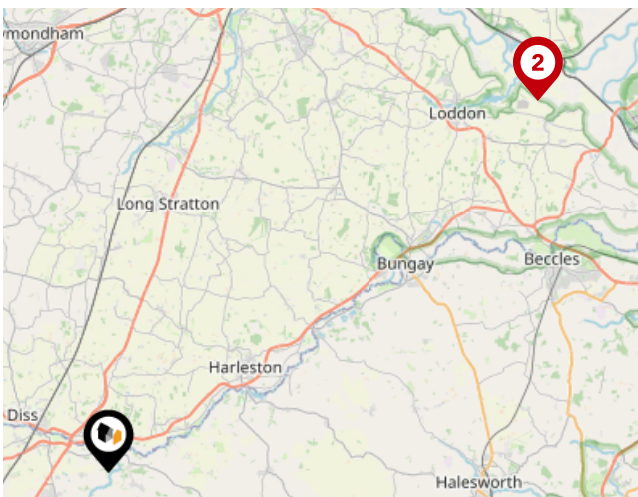
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Horseshoes	0.1 miles
2	Billingford Turn	0.38 miles
3	Upper Oakley	0.41 miles
4	turning	0.89 miles
5	Fellows Close	0.94 miles



Ferry Terminals

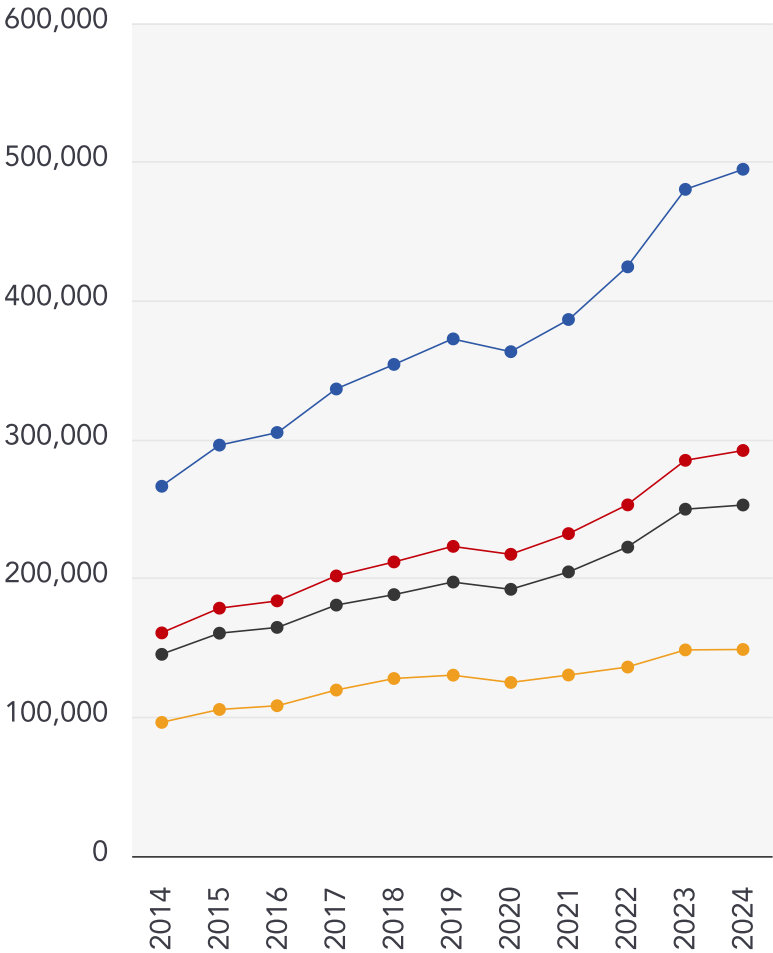
Pin	Name	Distance
1	Reedham Ferry North	20.59 miles
2	Reedham Ferry South	20.57 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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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