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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th September 2024



THETFORD ROAD, CONEY WESTON, BURY ST. EDMUNDS, IP31

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

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





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,664		
Title Number:	SK45799		

Local Area

Local Authority:	West suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	58 mb/s	- mb/s

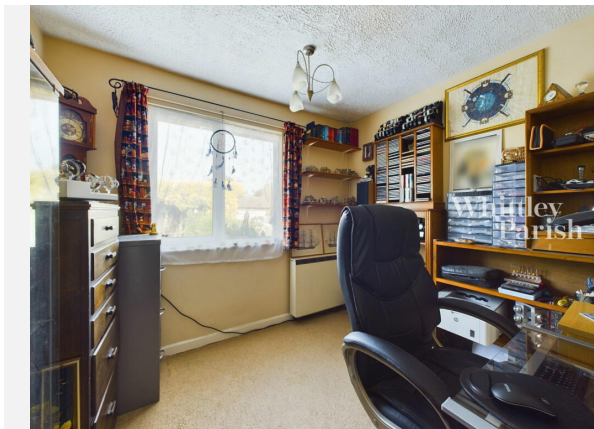
Mobile Coverage: (based on calls indoors)

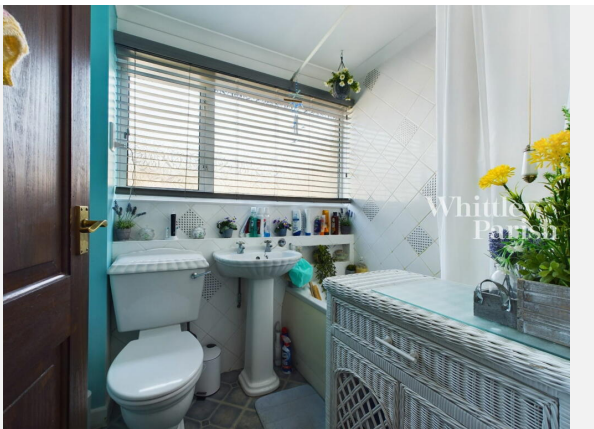
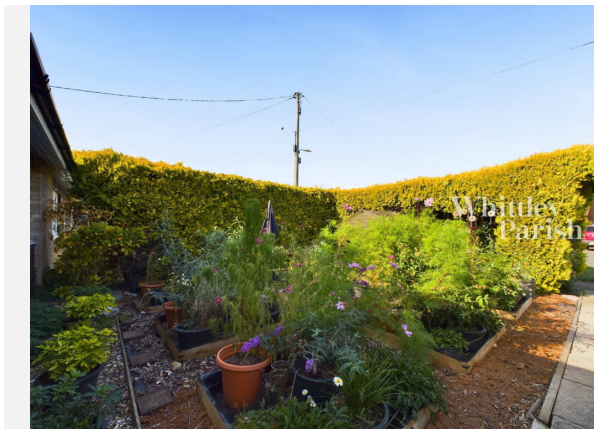


Satellite/Fibre TV Availability:



Gallery Photos









**THETFORD ROAD, CONEY WESTON, BURY ST. EDMUNDS,
IP31**

<p>Floor 0 Building 1</p>	<p>Floor 0 Building 2</p>	<p>Approximate total area⁽¹⁾ 1127.73 ft²</p> <p>(1) Excluding balconies and terraces</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 are based on RICS IPMS 3C standard.</p> <p>GIRAFFE 360</p>
<p>Floor 0 Building 3</p>		



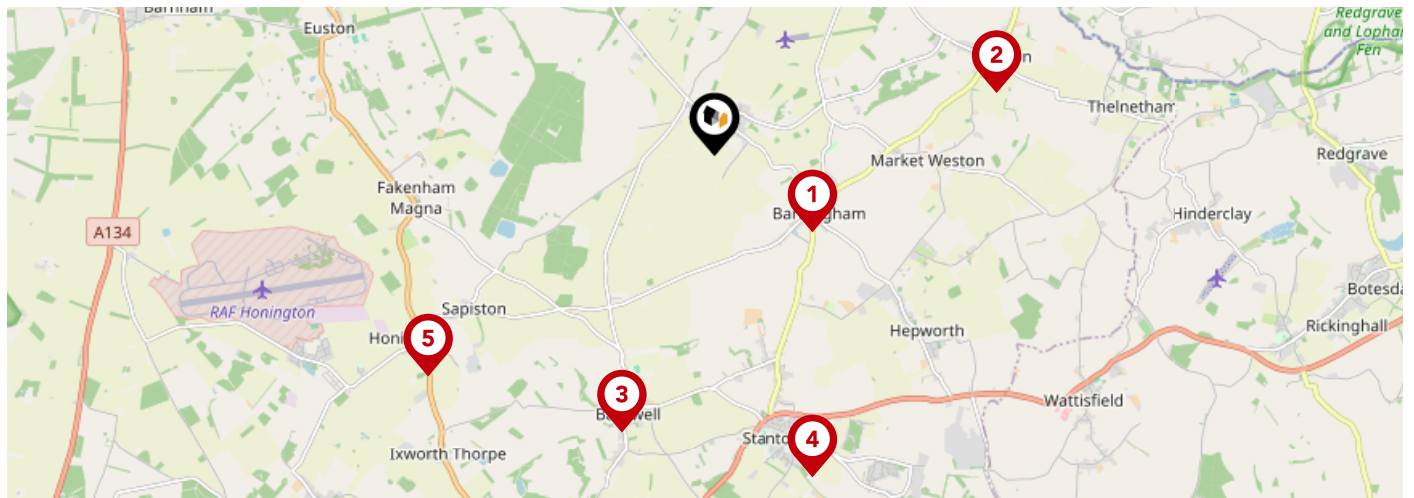
Energy rating

B

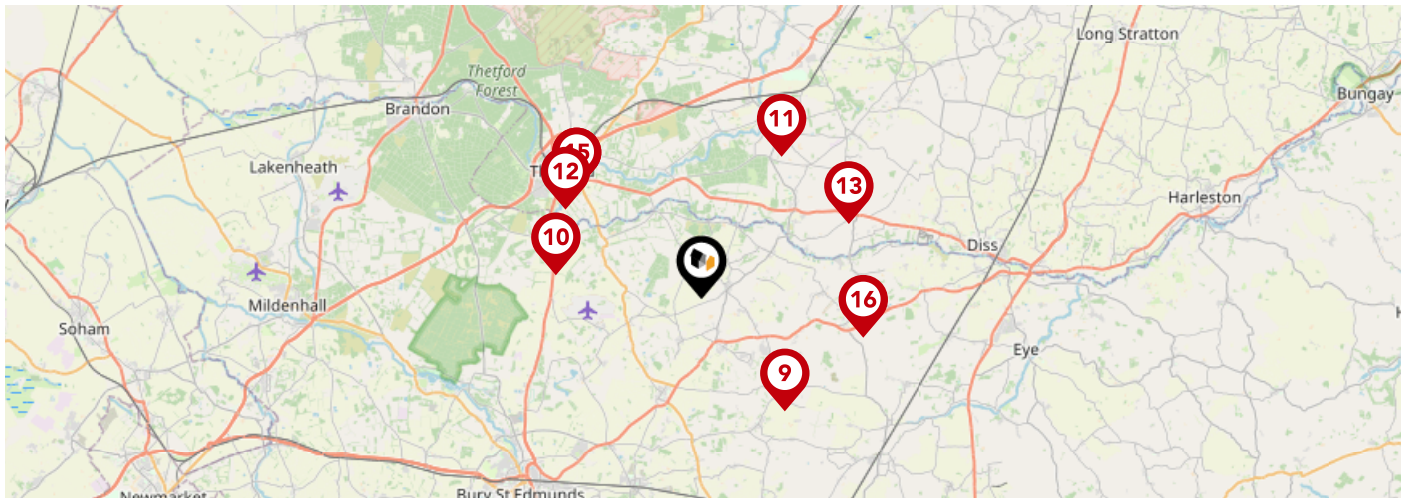
Valid until 07.07.2034









Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Area Schools



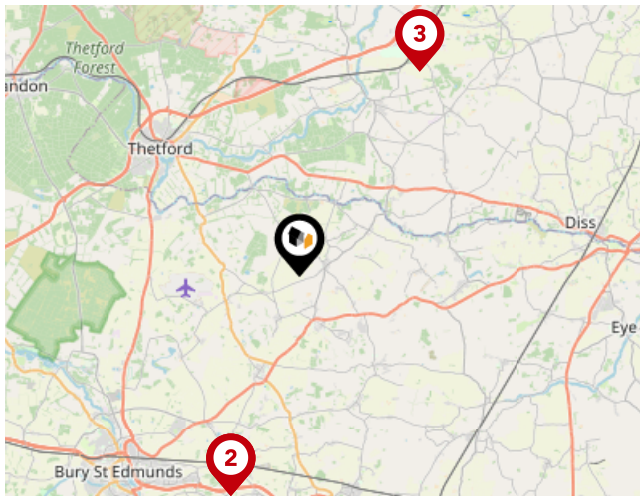
		Nursery	Primary	Secondary	College	Private
1	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:4.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:5.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:5.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:5.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:5.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

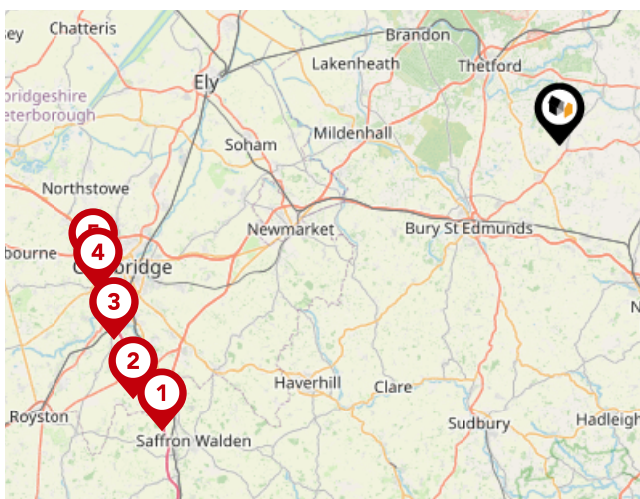
Area

Transport (National)



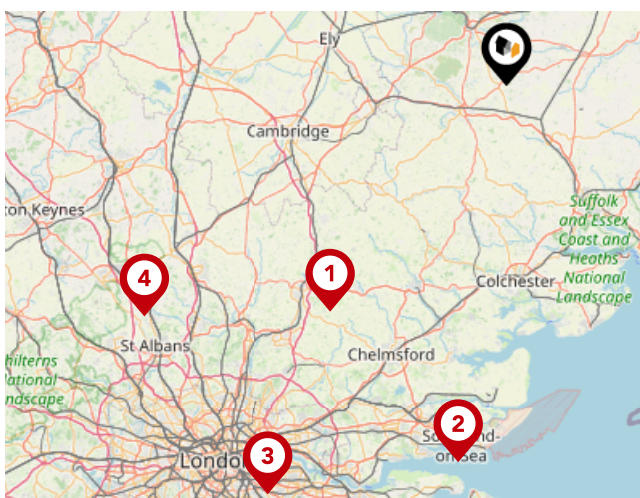
National Rail Stations

Pin	Name	Distance
1	Entrance	8.31 miles
2	Thurston Rail Station	8.31 miles
3	Eccles Road Rail Station	8.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.59 miles
2	M11 J10	35.98 miles
3	M11 J11	35.32 miles
4	M11 J13	35.05 miles
5	M11 J14	35.04 miles

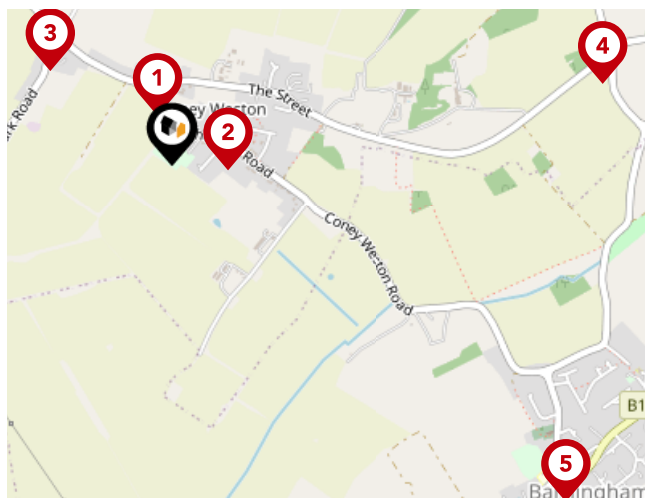


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	41.73 miles
2	Southend-on-Sea	55.48 miles
3	Silvertown	69.03 miles
4	Luton Airport	62.57 miles

Area

Transport (Local)



Bus Stops/Stations

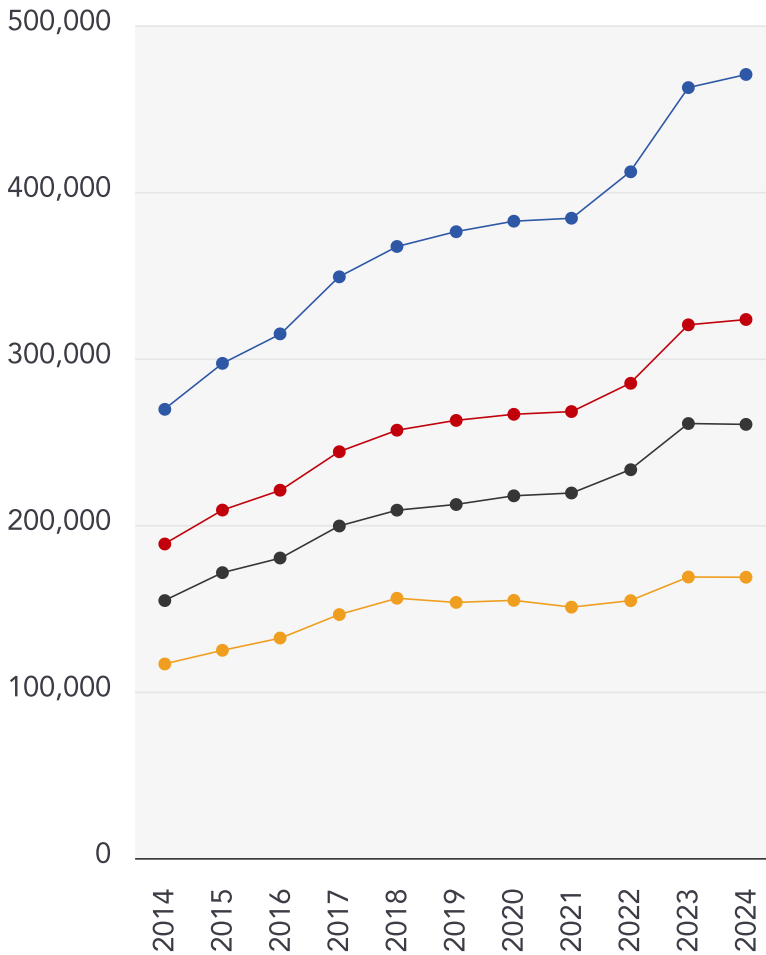
Pin	Name	Distance
1	Village Sign	0.11 miles
2	The Swan	0.12 miles
3	Crossways Cottage	0.35 miles
4	Memorial	0.99 miles
5	Royal George	1.17 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP31



Detached

+74.63%

Semi-Detached

+71.48%

Terraced

+68.43%

Flat

+44.68%



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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