

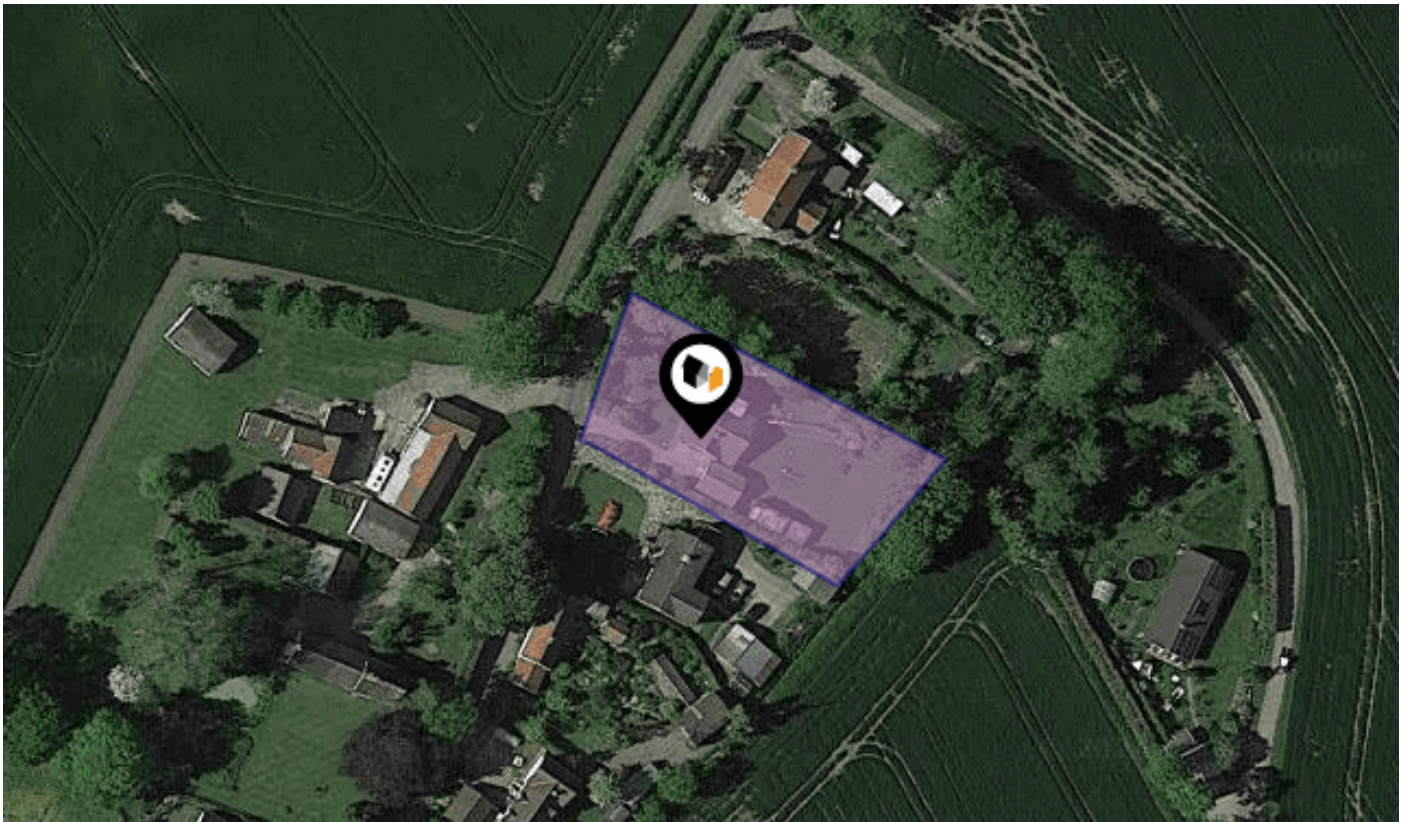


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th October 2024



ATHELINGTON ROAD, HORHAM, EYE, IP21

Whittley Parish | Diss

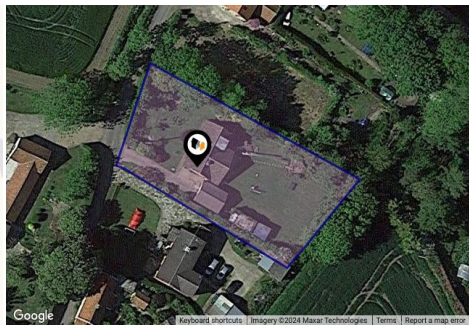
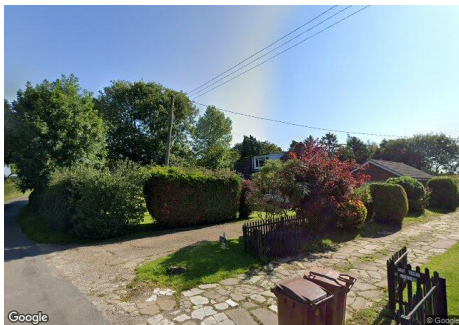
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,560 ft ² / 145 m ²		
Plot Area:	0.35 acres		
Council Tax :	Band E		
Annual Estimate:	£2,581		
Title Number:	SK143991		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

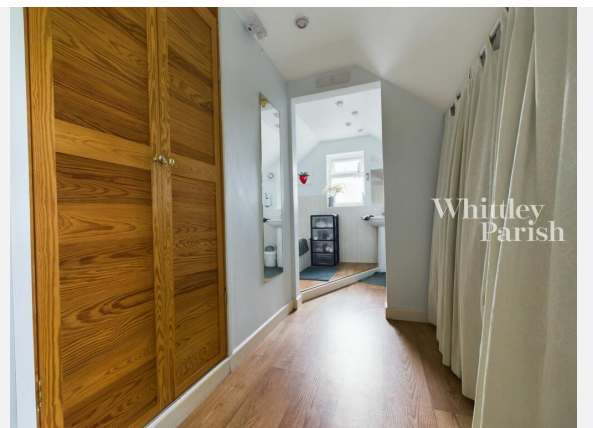
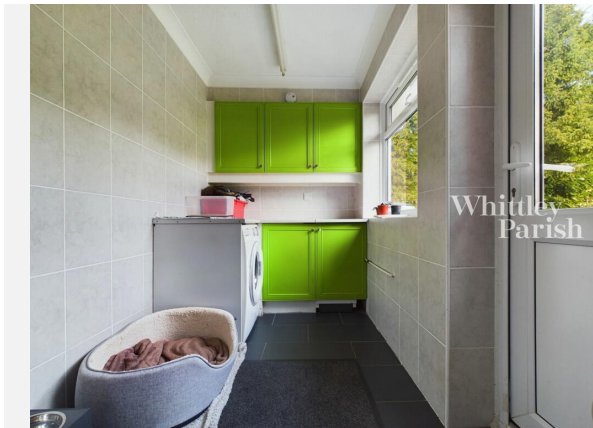
50 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





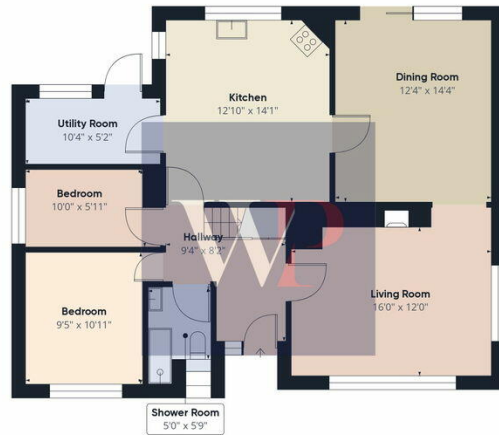




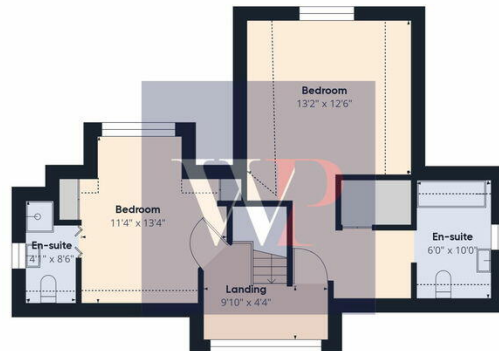




ATHELINGTON ROAD, HORHAM, EYE, IP21



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1453.66 ft²
Reduced headroom
872.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Athelington Road, Horham, EYE, IP21

Energy rating

D

Valid until 15.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

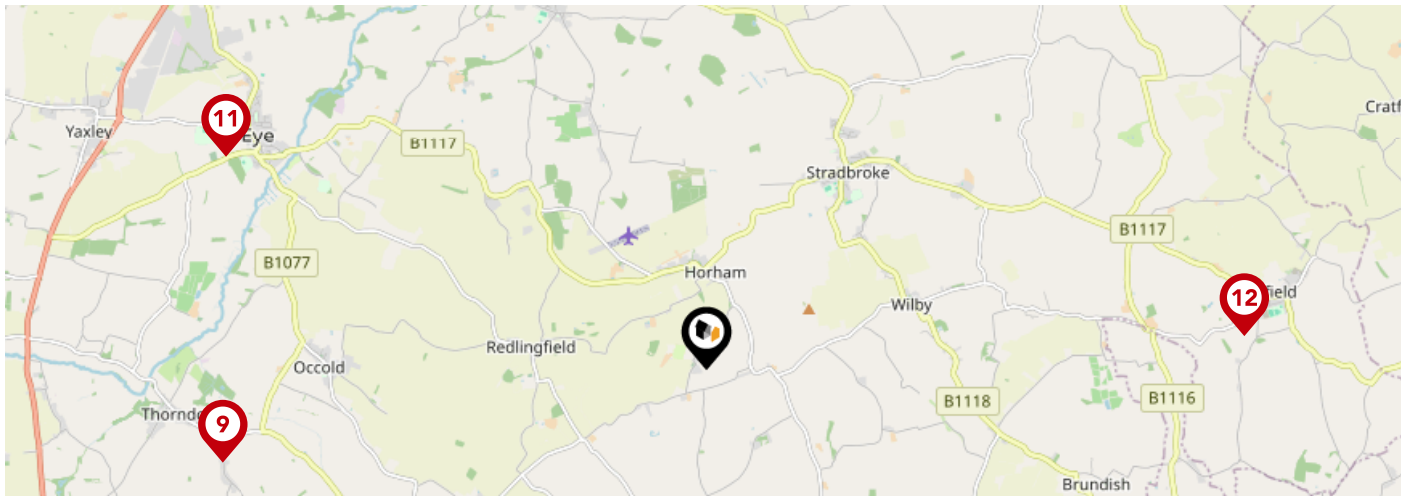


Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	145 m ²



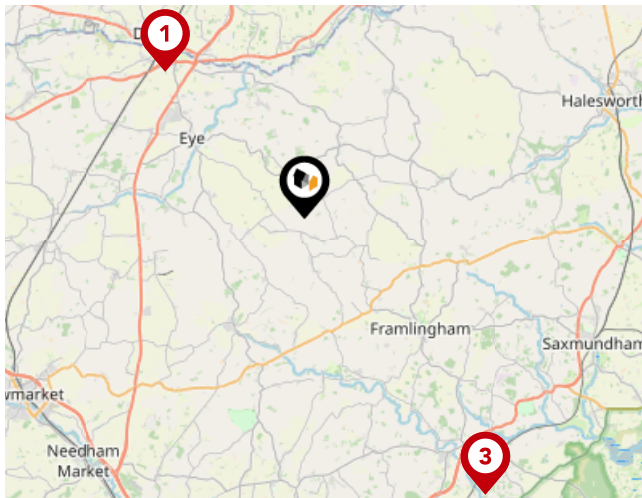
	Nursery	Primary	Secondary	College	Private
1 Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:4.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Dennington Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:5.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Earl Soham Community Primary School Ofsted Rating: Good Pupils: 70 Distance:5.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:5.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:5.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

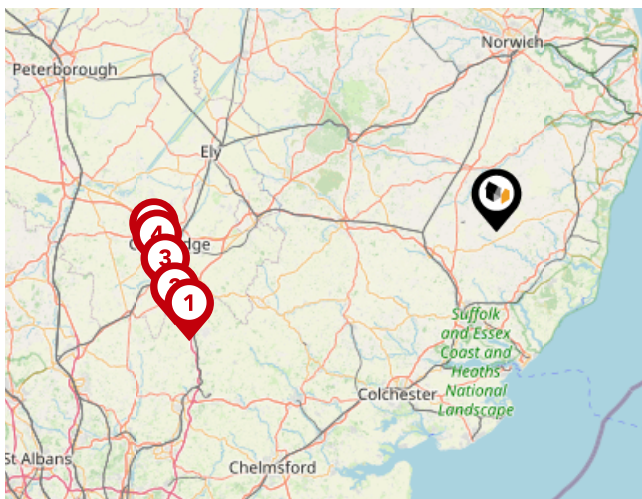
Area

Transport (National)



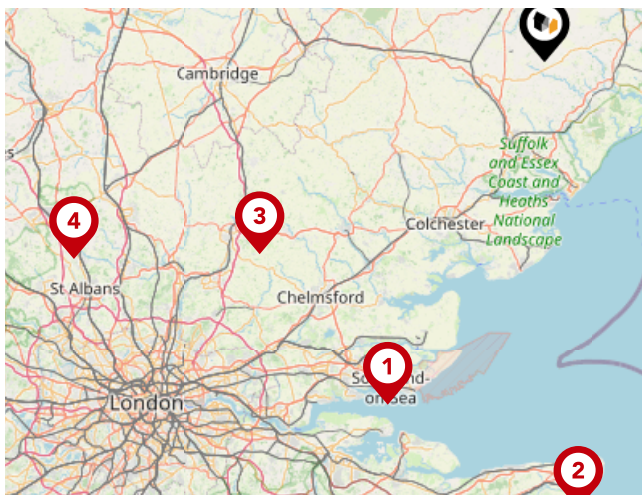
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.36 miles
2	Entrance	12 miles
3	Wickham Market Rail Station	12.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	47.59 miles
2	M11 J10	48.77 miles
3	M11 J11	49.16 miles
4	M11 J13	49.65 miles
5	M11 J14	49.92 miles

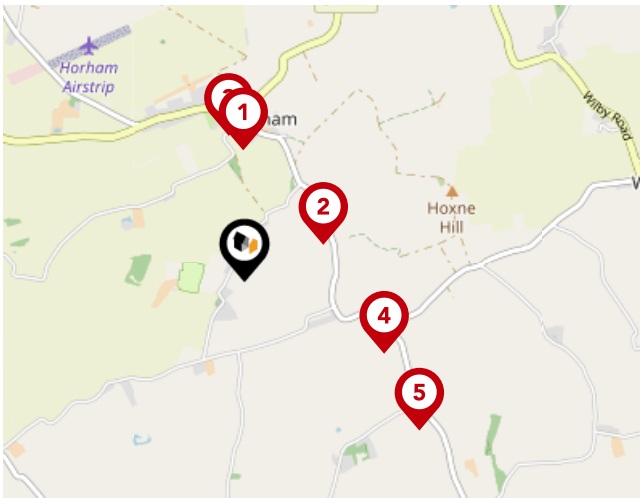


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	55.28 miles
2	Manston	65.83 miles
3	Stansted Airport	50.25 miles
4	Luton Airport	74.56 miles

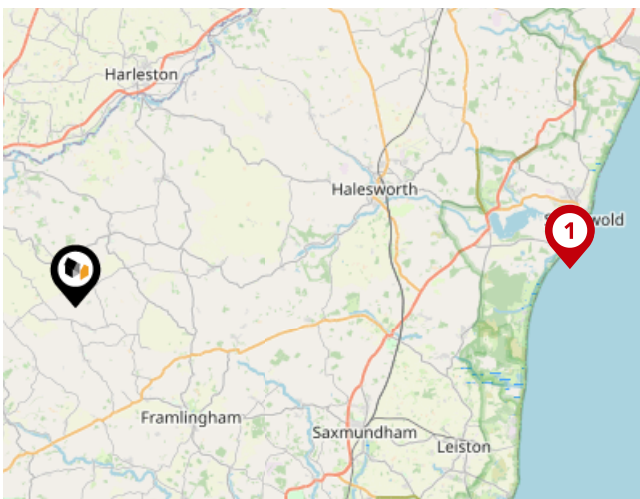
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stradbroke Road	0.59 miles
2	Thickthorn Farm	0.39 miles
3	Church	0.66 miles
4	Brick kiln Farm	0.71 miles
5	Fingal Street	1.04 miles



Ferry Terminals

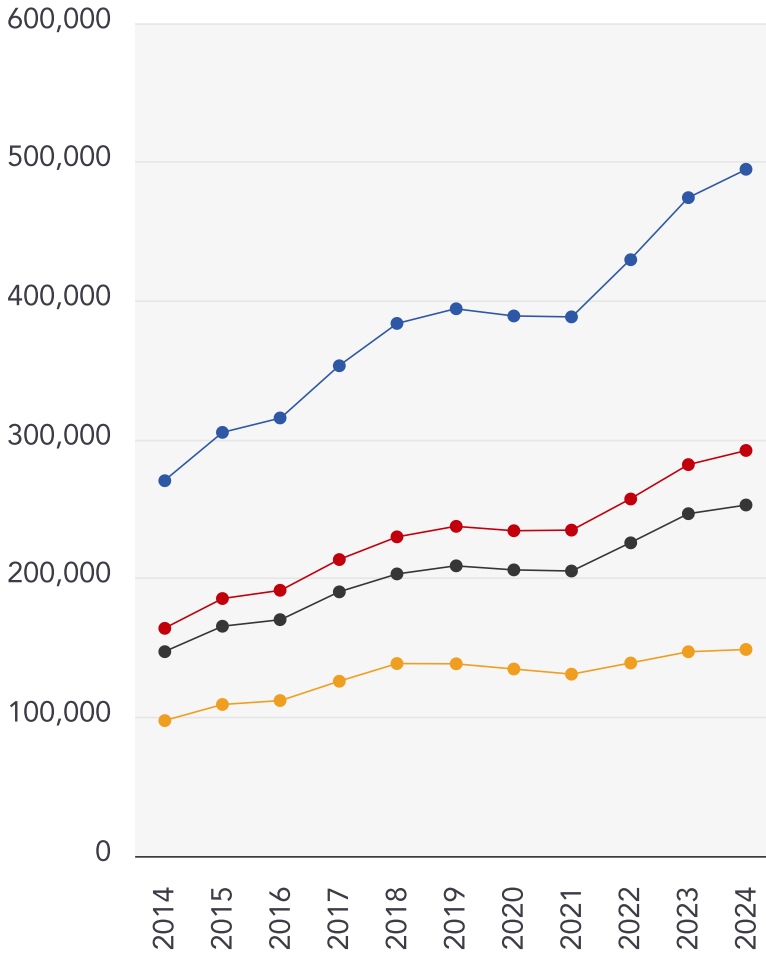
Pin	Name	Distance
1	Walberswick Ferry Landing	18.03 miles
2	Southwold Ferry Landing	18.04 miles

Market

House Price Statistics



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



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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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.



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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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