

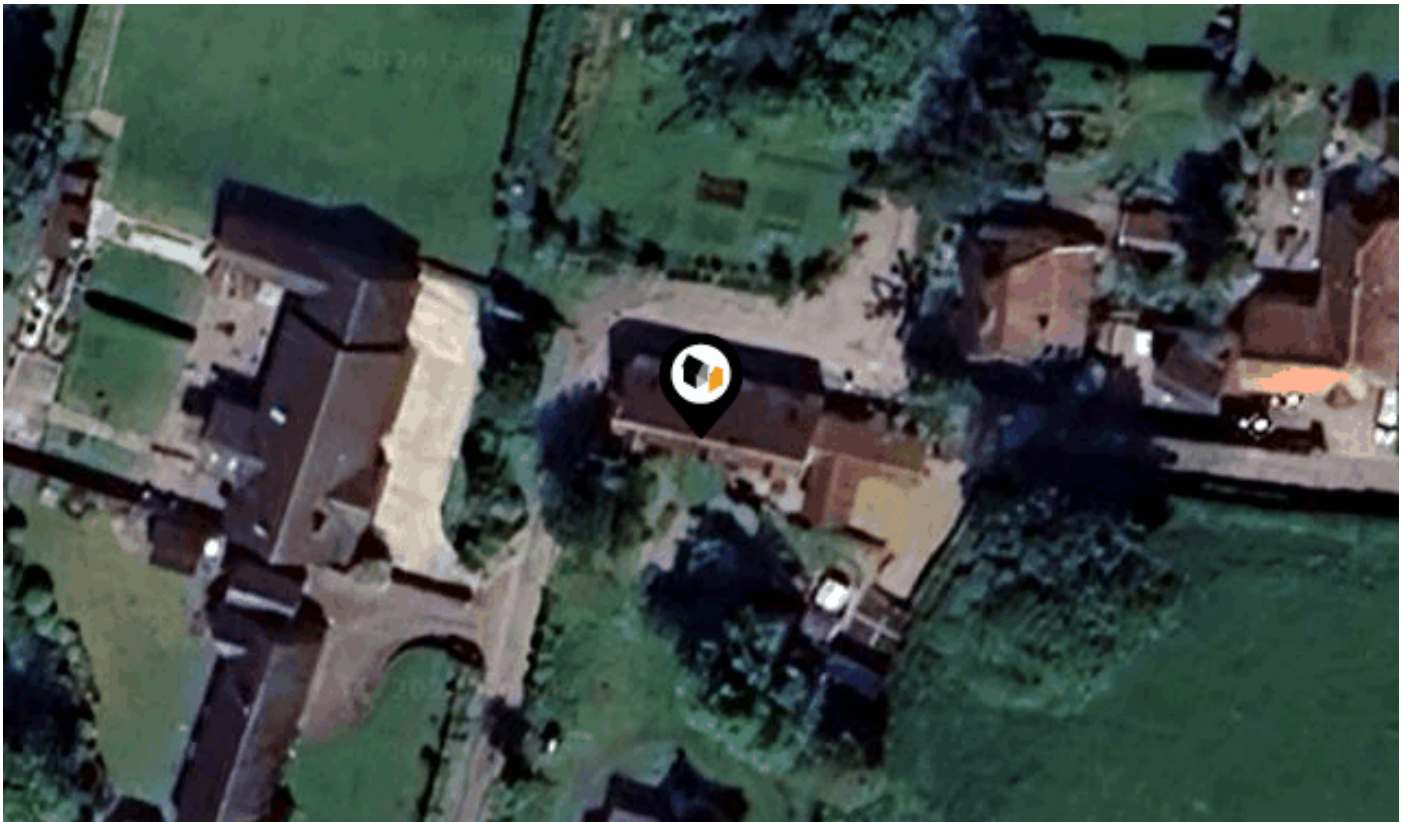


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



SCHOOL LANE, THELNETHAM, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

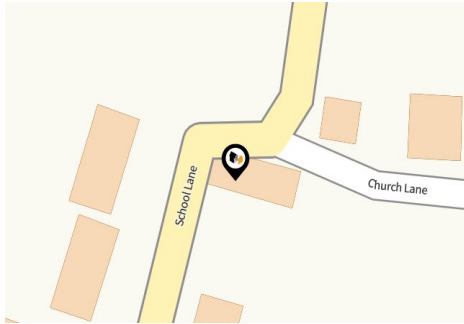
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	882 ft ² / 82 m ²
Council Tax :	Band C
Annual Estimate:	£1,902

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

O ₂	EE	3	O

Satellite/Fibre TV Availability:

Planning History

This Address

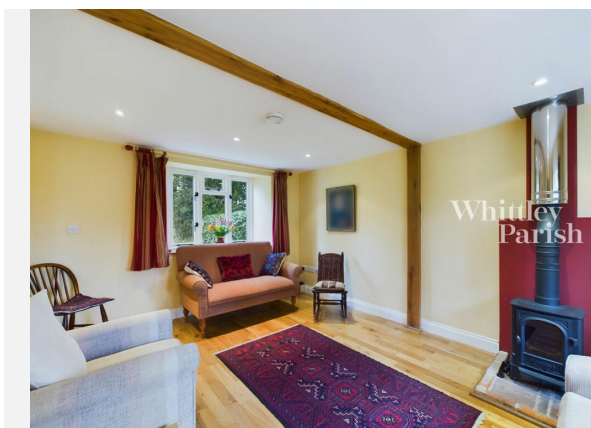


Planning records for: *School Lane, Thelnetham, Diss, IP22*

Reference - SE/12/0124/TPO	
Decision:	Decided
Date:	31st January 2012
Description:	TPO433(2006)1 - Tree Preservation Order Application (i) 20% crown reduction to one Robinia tree (1 on plan - T2 on Order) and (ii) 20% crown reduction and reduce over roadside to one Yew tree (2 on plan - T1 on Order)

Gallery Photos









SCHOOL LANE, THELNETHAM, DISS, IP22





School Lane, Theltham, DISS, IP22

Energy rating

C

Valid until 21.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

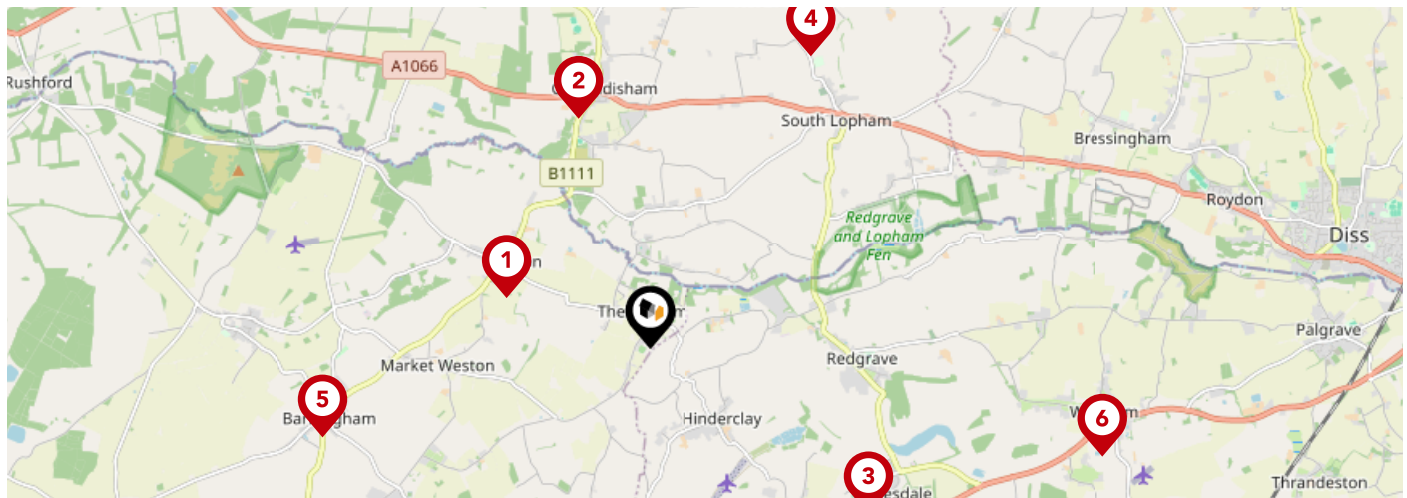
Property

EPC - Additional Data



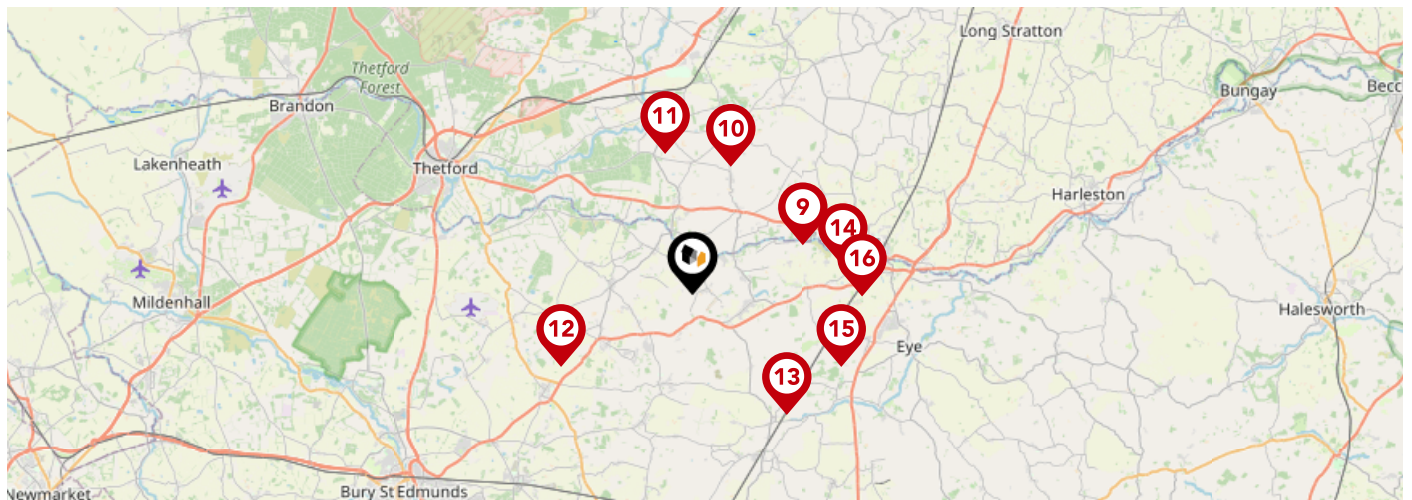
Additional EPC Data









Property Type:	Semi-detached house
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	82 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:2.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:3.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:4.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:4.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

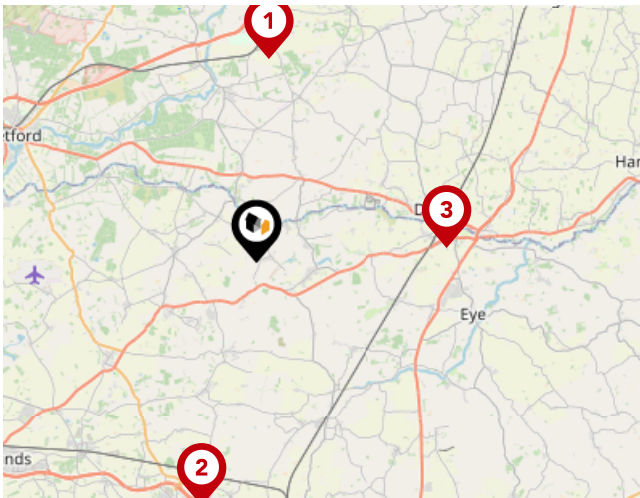
Area Schools



	Nursery	Primary	Secondary	College	Private
 Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:4.83	<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:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:5.58	<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:5.58	<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:6.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

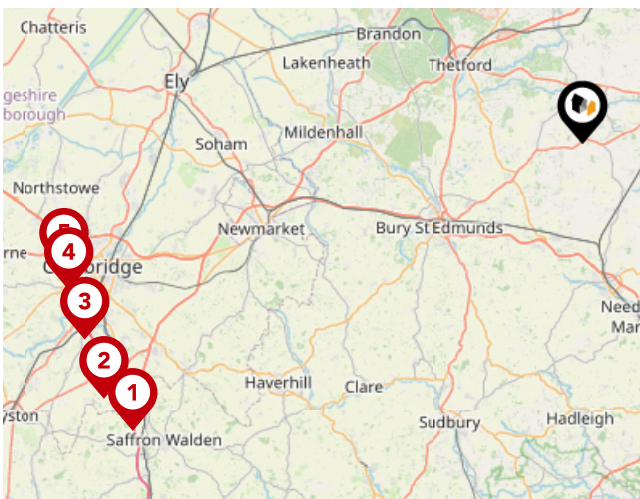
Area

Transport (National)



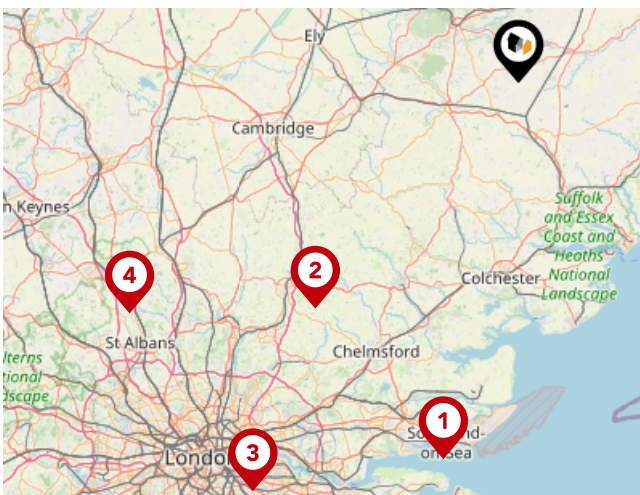
National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	7.33 miles
2	Elmswell Rail Station	9.06 miles
3	Diss Rail Station	6.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	38.85 miles
2	M11 J10	39.4 miles
3	M11 J11	38.92 miles
4	M11 J13	38.78 miles
5	M11 J14	38.81 miles

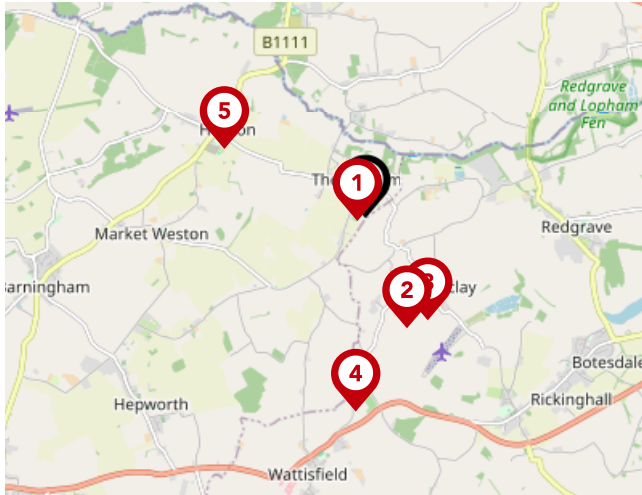


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	56.19 miles
2	Stansted Airport	44.29 miles
3	Silvertown	71.15 miles
4	Luton Airport	65.92 miles

Area

Transport (Local)



Bus Stops/Stations

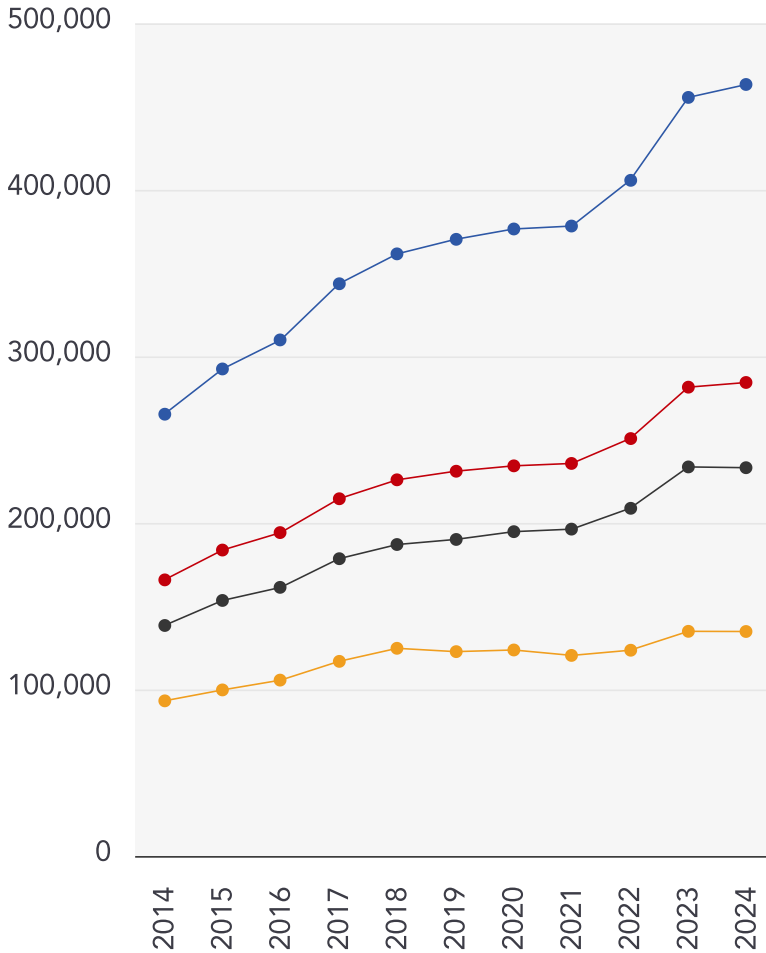
Pin	Name	Distance
1	White Horse	0.08 miles
2	Crown House	1.06 miles
3	Bus Shelter	1.08 miles
4	Caravan Park	1.76 miles
5	Chapel	1.42 miles

Market

House Price Statistics



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



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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