



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25<sup>th</sup> October 2024



**ASHTON ROAD, EYE, IP23**

**Whittley Parish | Diss**

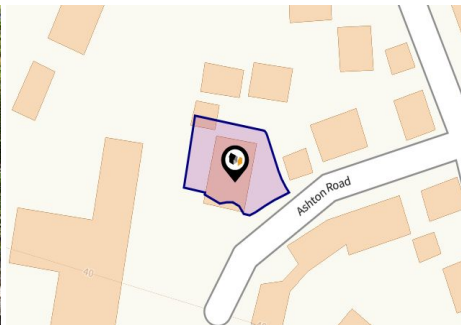
4-6 Market Hill Diss IP22 4JZ

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





## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Detached                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 4  |                |          |
| <b>Floor Area:</b>      | 1,560 ft <sup>2</sup> / 145 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.1 acres                                  |                |          |
| <b>Year Built :</b>     | 2001                                       |                |          |
| <b>Council Tax :</b>    | Band E                                     |                |          |
| <b>Annual Estimate:</b> | £2,581                                     |                |          |
| <b>Title Number:</b>    | SK217651                                   |                |          |

## Local Area

|                           |             |
|---------------------------|-------------|
| <b>Local Authority:</b>   | Mid suffolk |
| <b>Conservation Area:</b> | No          |
| <b>Flood Risk:</b>        |             |
| • Rivers & Seas           | No Risk     |
| • Surface Water           | Very Low    |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>17</b><br>mb/s | <b>44</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

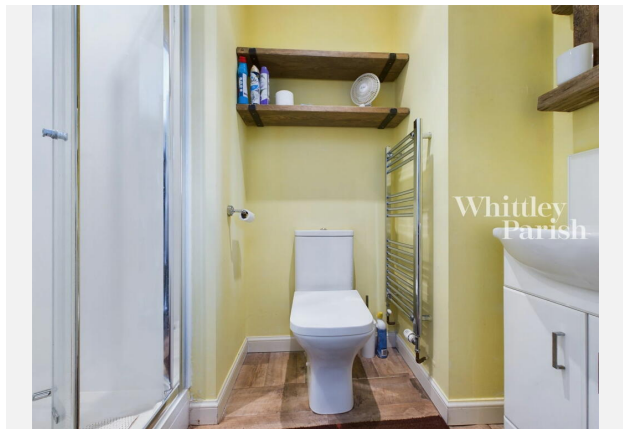
### Mobile Coverage: (based on calls indoors)

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |

### Satellite/Fibre TV Availability:

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |







# Gallery Photos











## ASHTON ROAD, EYE, IP23





Ashton Road, IP23

Energy rating

# C

Valid until 07.10.2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             | 69   c  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Property

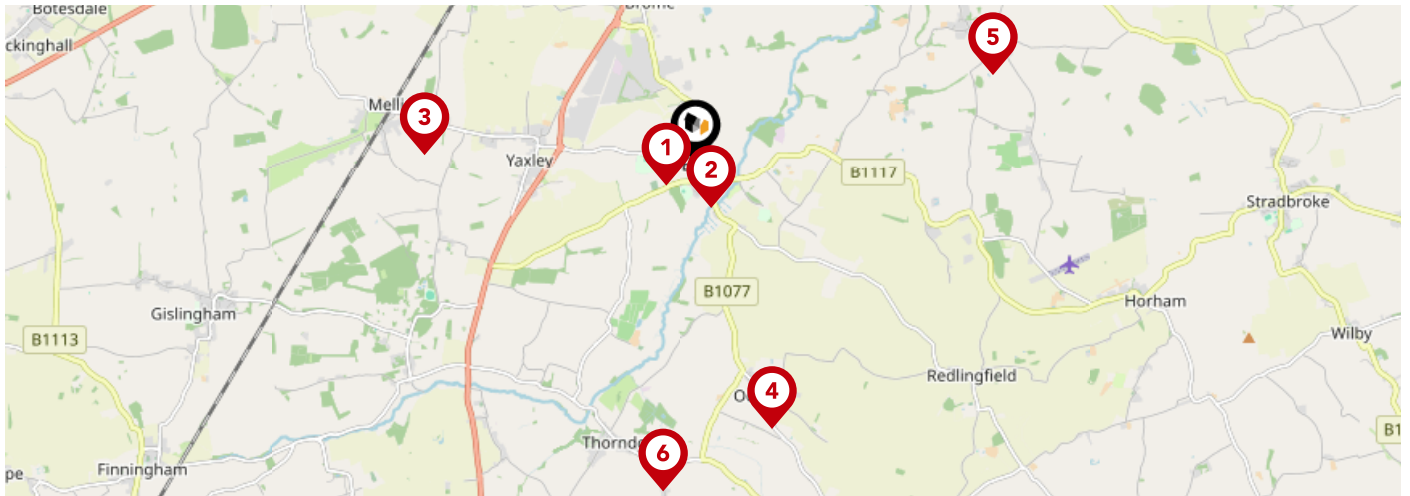
## EPC - Additional Data



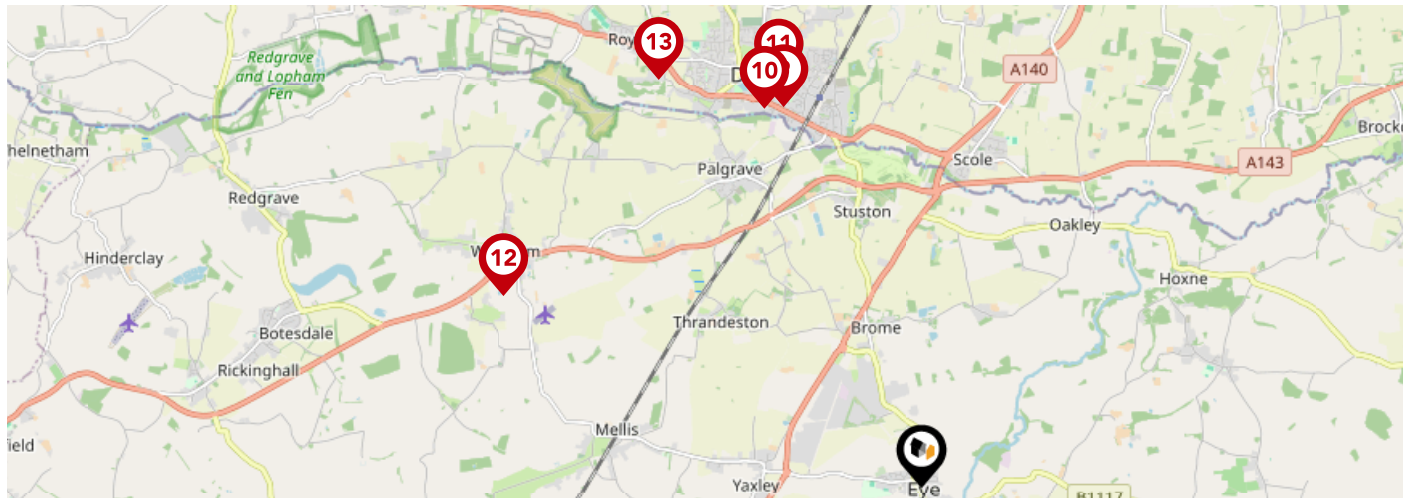
### Additional EPC Data









|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Detached                                    |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed before 2002        |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation             |
| <b>Roof Energy:</b>                 | Average                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 41% of fixed outlets |
| <b>Floors:</b>                      | Suspended, limited insulation (assumed)     |
| <b>Total Floor Area:</b>            | 145 m <sup>2</sup>                          |

# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Hartismere School</b><br>Ofsted Rating: Outstanding   Pupils: 1063   Distance:0.33                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Peter and St Paul Church of England Primary School, Eye</b><br>Ofsted Rating: Good   Pupils: 181   Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Mellis Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:2.45                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Occold Primary School</b><br>Ofsted Rating: Good   Pupils: 49   Distance:2.51                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Edmund's Primary School</b><br>Ofsted Rating: Good   Pupils: 67   Distance:2.81                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Thorndon Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 54   Distance:2.99   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Scole Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 51   Distance:3                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Palgrave Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 82   Distance:3.11                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

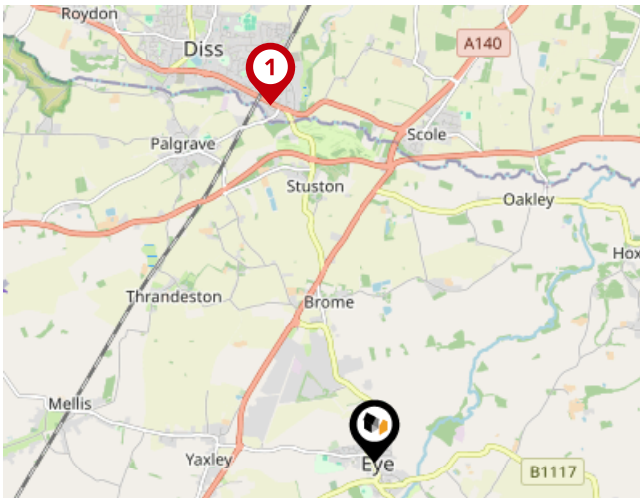


|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Diss Infant Academy and Nursery</b><br>Ofsted Rating: Requires improvement   Pupils: 116   Distance:3.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss Church of England Junior Academy</b><br>Ofsted Rating: Good   Pupils: 189   Distance:3.71           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss High School</b><br>Ofsted Rating: Good   Pupils: 941   Distance:3.9                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wortham Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 102   Distance:4.17                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Roydon Primary School</b><br>Ofsted Rating: Good   Pupils: 261   Distance:4.4                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Gislingham Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 143   Distance:4.75     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wetheringsett Manor School</b><br>Ofsted Rating: Good   Pupils: 62   Distance:4.79                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wetheringsett Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 41   Distance:4.98   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



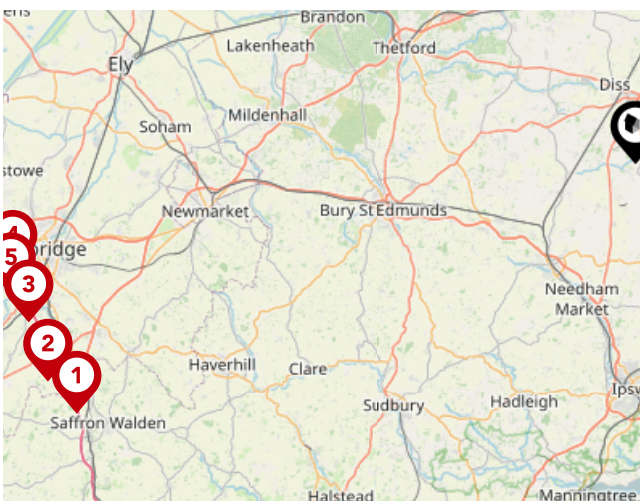
# Area

## Transport (National)



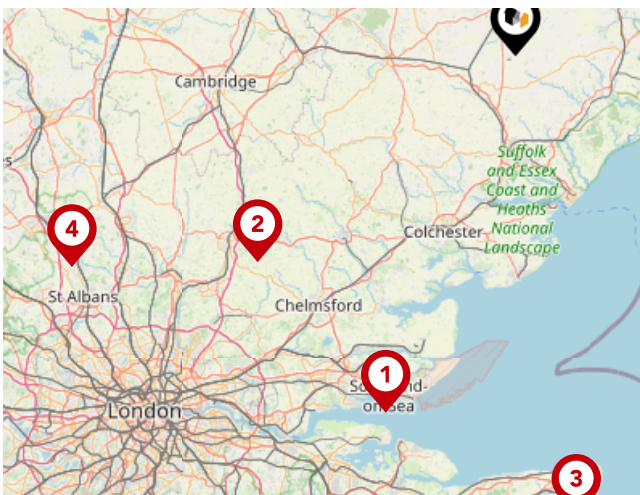
### National Rail Stations

| Pin | Name              | Distance    |
|-----|-------------------|-------------|
| 1   | Diss Rail Station | 3.36 miles  |
| 2   | Entrance2         | 11.29 miles |
| 3   | Entrance1         | 11.31 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 44.56 miles |
| 2   | M11 J10 | 45.53 miles |
| 3   | M11 J11 | 45.62 miles |
| 4   | M11 J13 | 45.89 miles |
| 5   | M11 J12 | 46.34 miles |

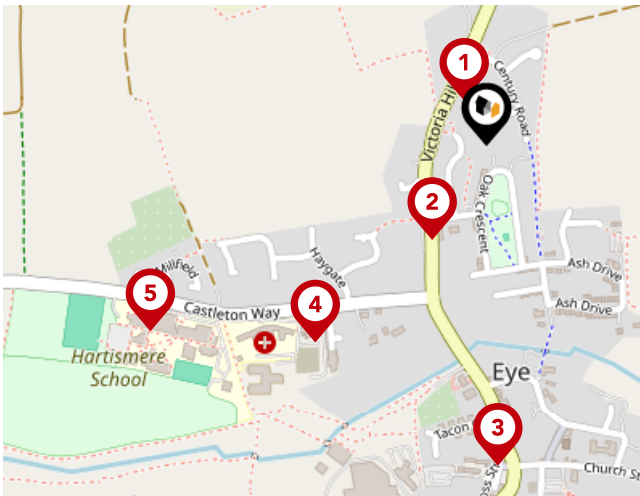


### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Southend-on-Sea  | 55.7 miles  |
| 2   | Stansted Airport | 48.2 miles  |
| 3   | Manston          | 68.39 miles |
| 4   | Luton Airport    | 71.66 miles |

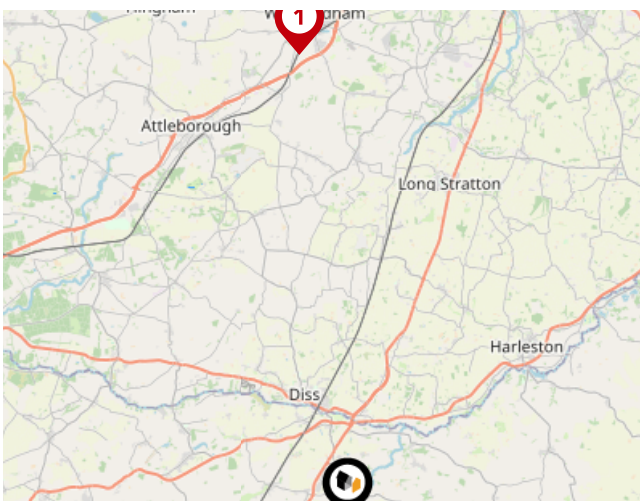
# Area

## Transport (Local)



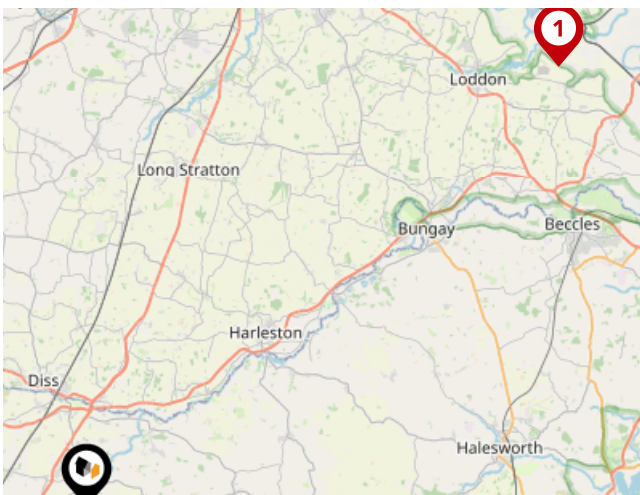
### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Century Road        | 0.06 miles |
| 2   | Bellands Way        | 0.12 miles |
| 3   | Town Hall           | 0.36 miles |
| 4   | Hartismere Hospital | 0.3 miles  |
| 5   | High School         | 0.44 miles |



### Local Connections

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Wymondham Abbey (Mid Norfolk Railway) | 16.93 miles |



### Ferry Terminals

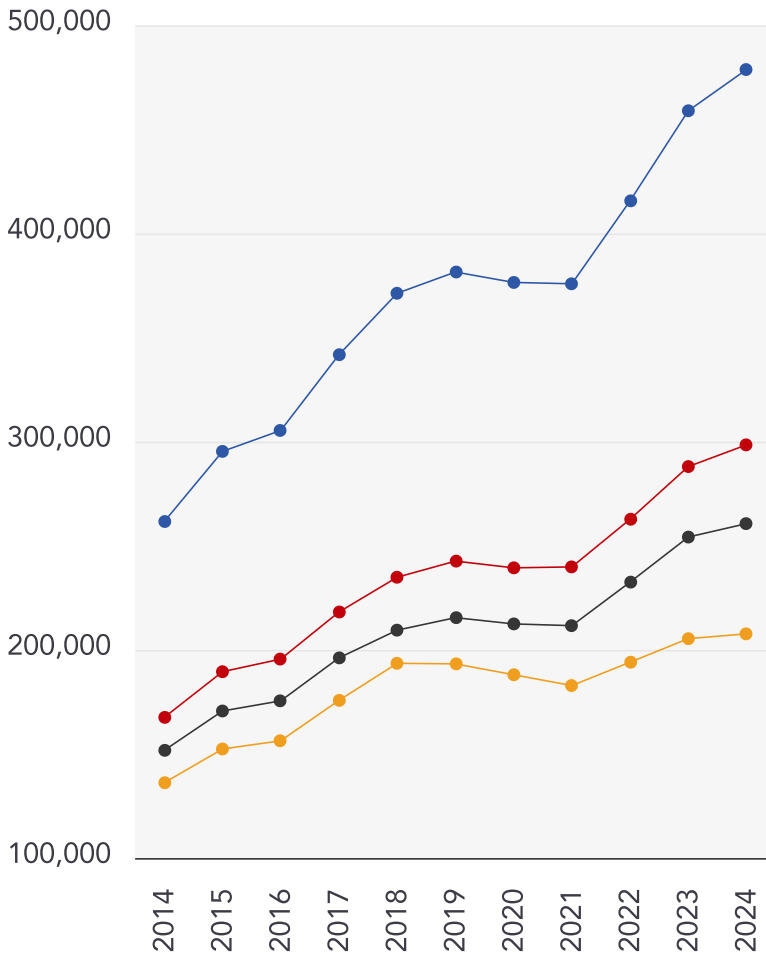
| Pin | Name                | Distance    |
|-----|---------------------|-------------|
| 1   | Reedham Ferry South | 23.37 miles |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

**+52.51%**





### Whittley Parish | Diss

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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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