

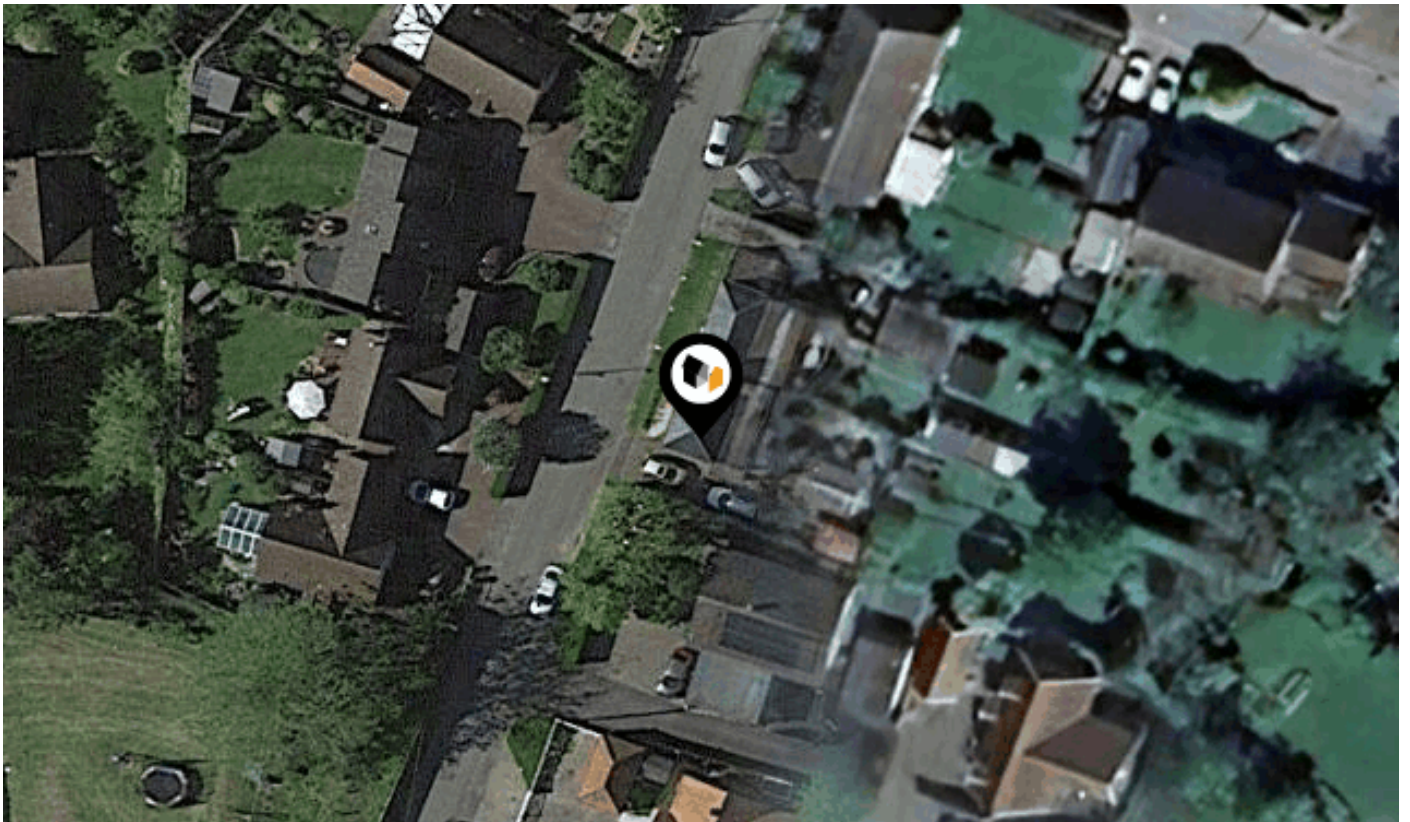


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23<sup>rd</sup> January 2025



## BACK HILLS, BOTESDALE, DISS, IP22

### Whittley Parish | Diss

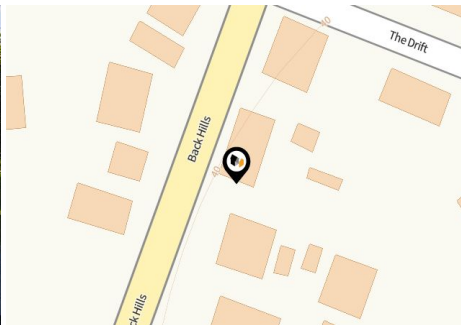
4-6 Market Hill Diss IP22 4JZ

01379640808

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





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,877

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	Botesdale
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>16</b> mb/s	<b>34</b> mb/s	<b>-</b> mb/s

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


### Satellite/Fibre TV Availability:




# Gallery Photos







Back Hills, Botesdale, DISS, IP22

Energy rating

**D**

Valid until 22.01.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cob, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	84 m <sup>2</sup>

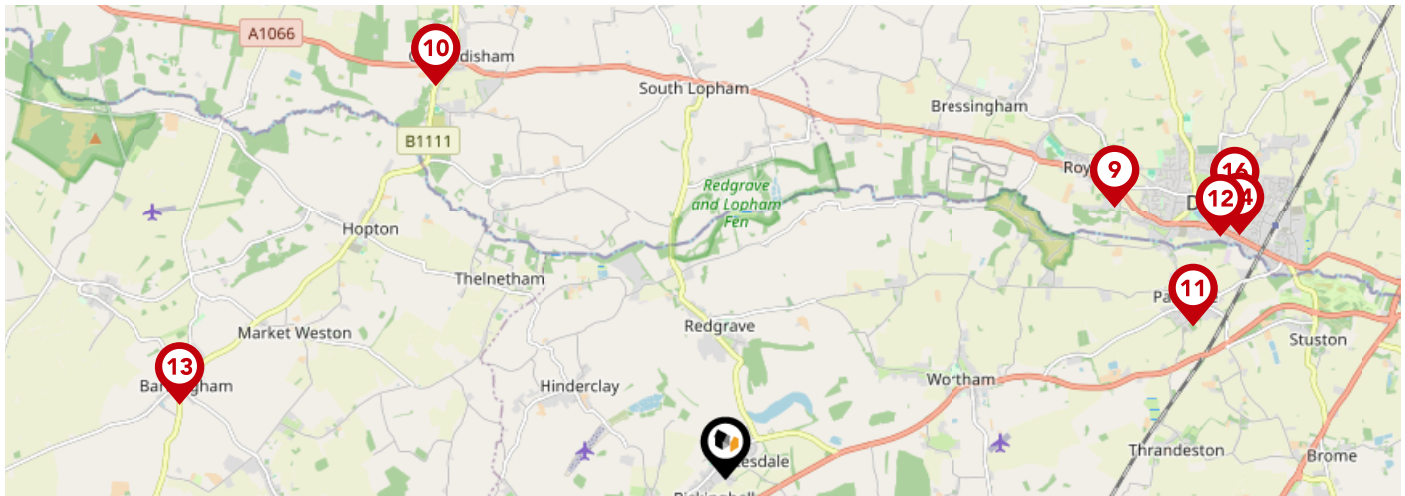
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Botolph's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Gislingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hopton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



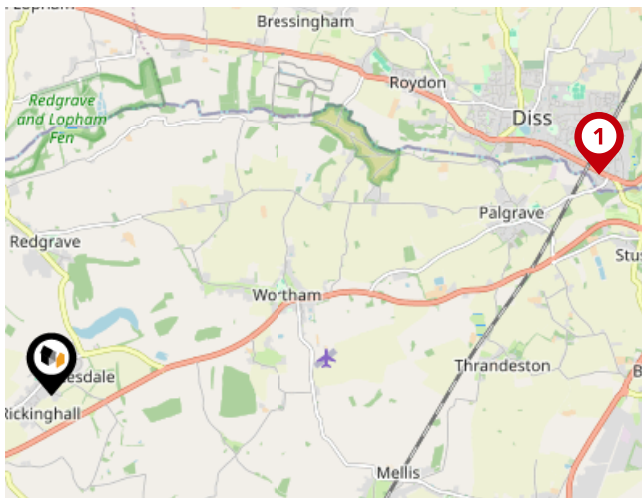
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Garboldisham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 73   Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barningham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stanton Community Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:5.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

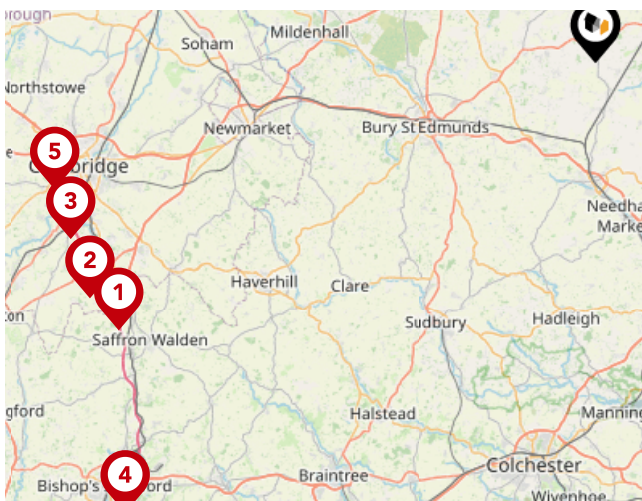
# Area

## Transport (National)



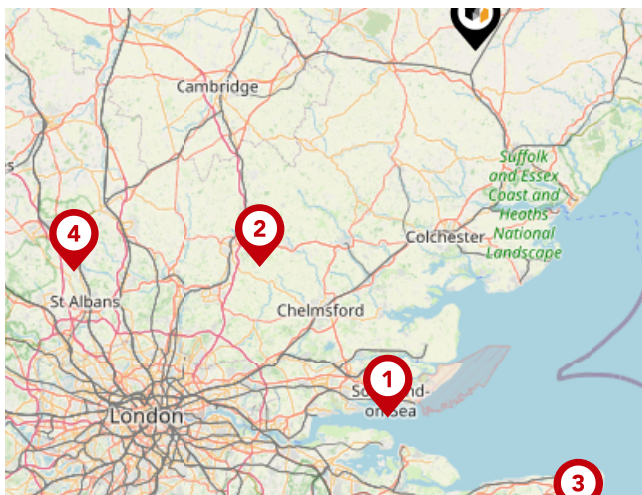
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.34 miles
2	Entrance	8.36 miles
3	Elmswell Rail Station	8.37 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.81 miles
2	M11 J10	40.53 miles
3	M11 J11	40.29 miles
4	M11 J8	47.43 miles
5	M11 J13	40.34 miles

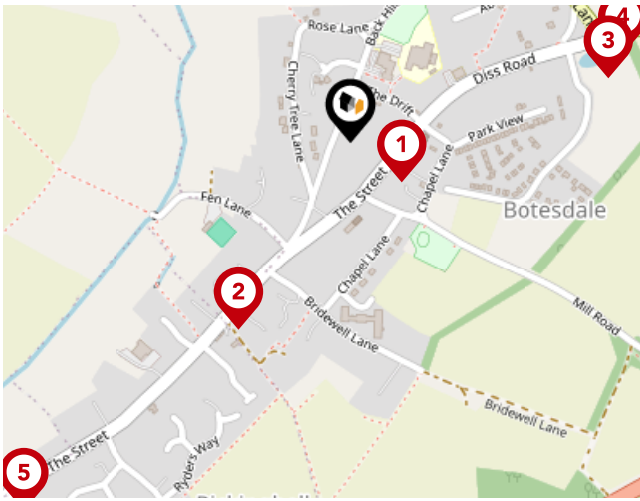


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	55.18 miles
2	Stansted Airport	44.6 miles
3	Manston	70.64 miles
4	Luton Airport	66.93 miles

# Area

## Transport (Local)



### Bus Stops/Stations

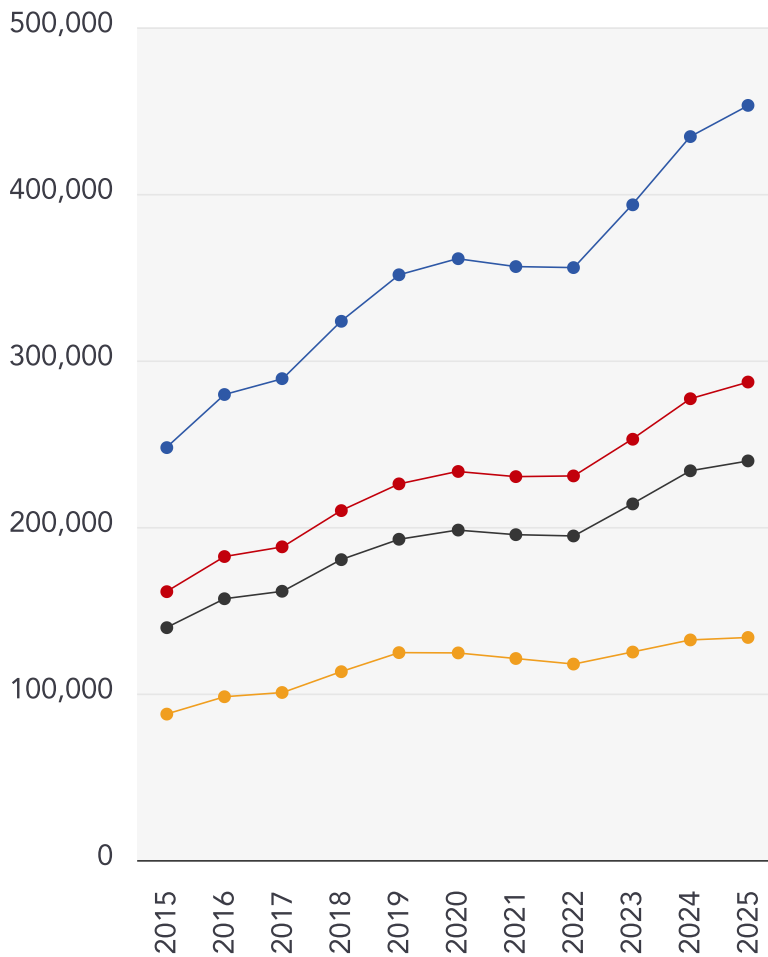
Pin	Name	Distance
1	Simonds Court	0.07 miles
2	The Bell	0.25 miles
3	Hall Lane	0.3 miles
4	Hall Lane	0.32 miles
5	Chestnuts	0.56 miles

# Market

## House Price Statistics



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



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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