

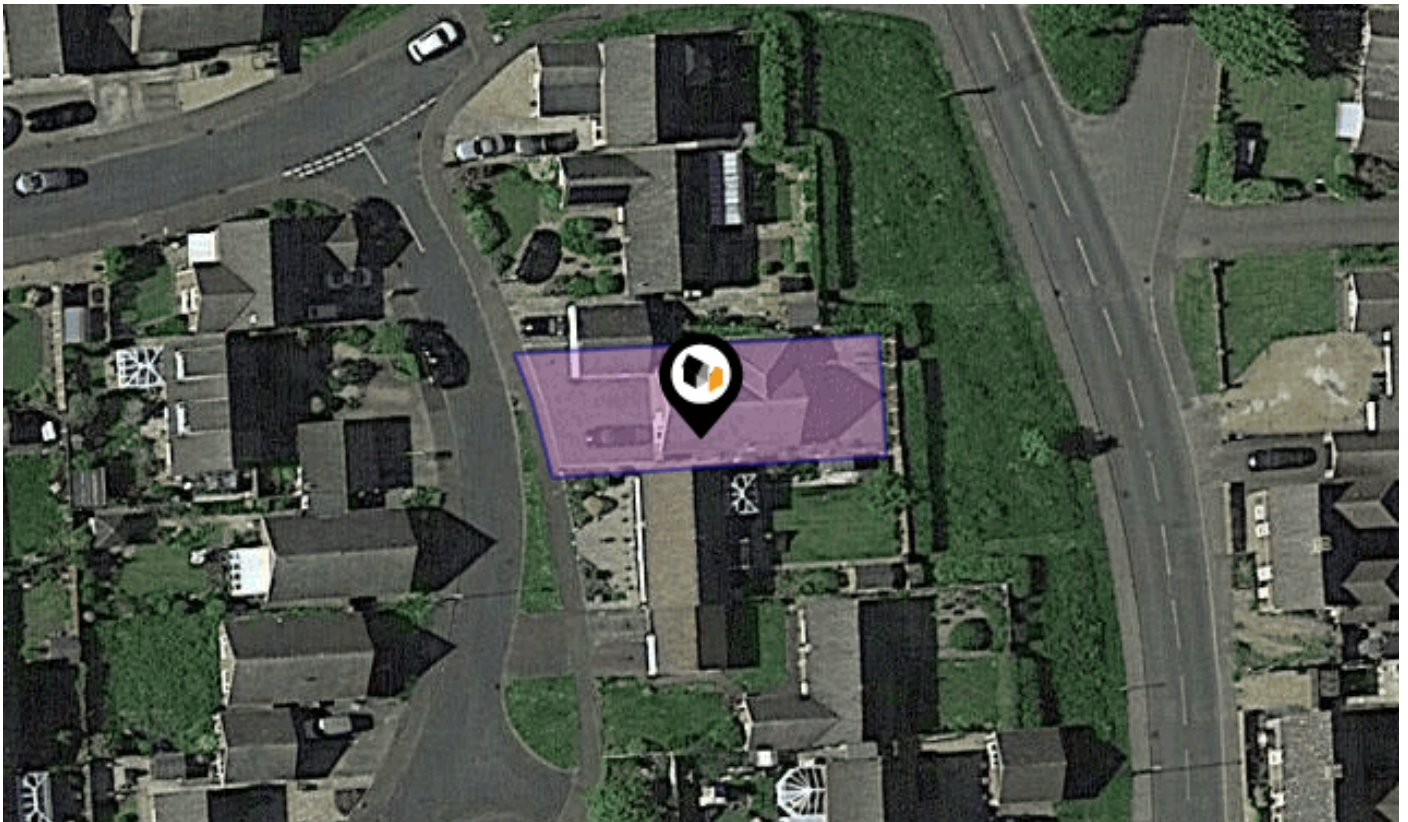


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th November 2024



MILLWAY AVENUE, ROYDON, DISS, IP22

Whittley Parish | Diss

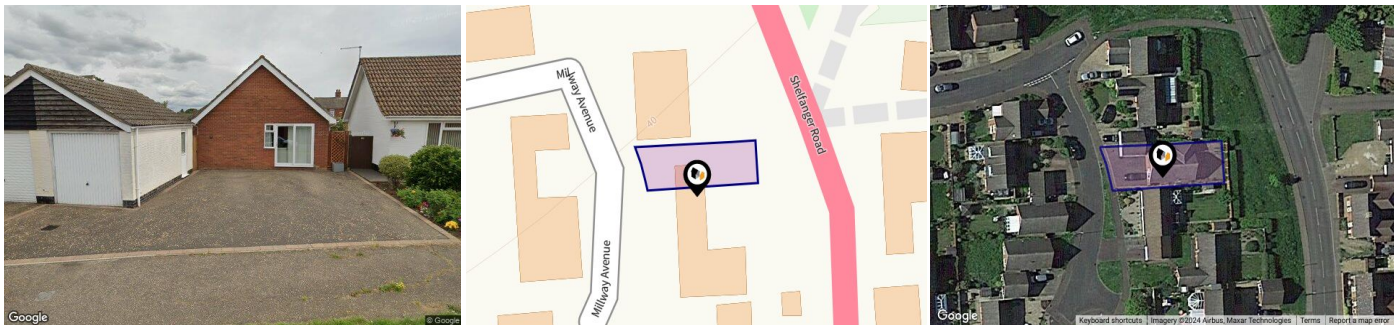
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 764 ft ² / 71 m ² | | |
| Plot Area: | 0.07 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,007 | | |
| Title Number: | NK388777 | | |

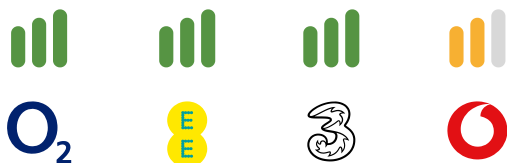
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

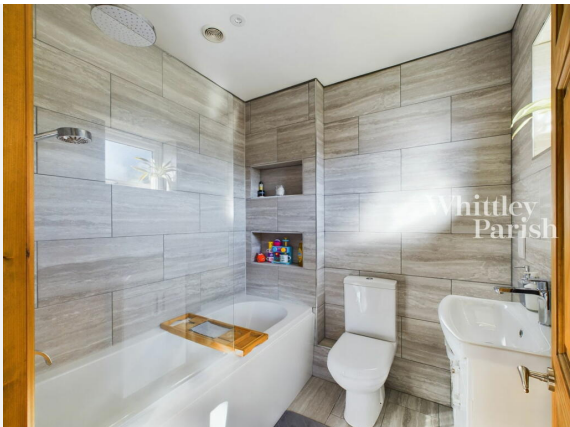
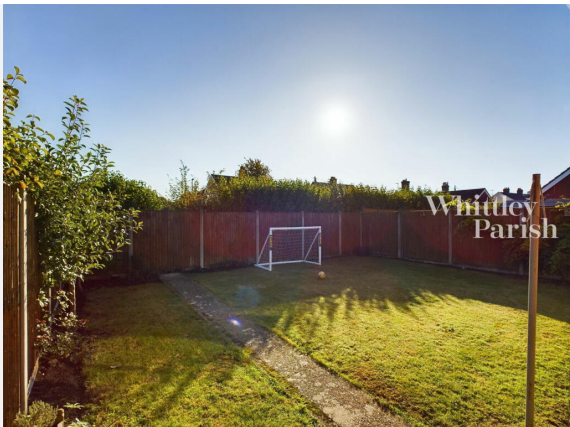
| | | |
|-------------------|-------------------|------------------|
| 16 mb/s | 64 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

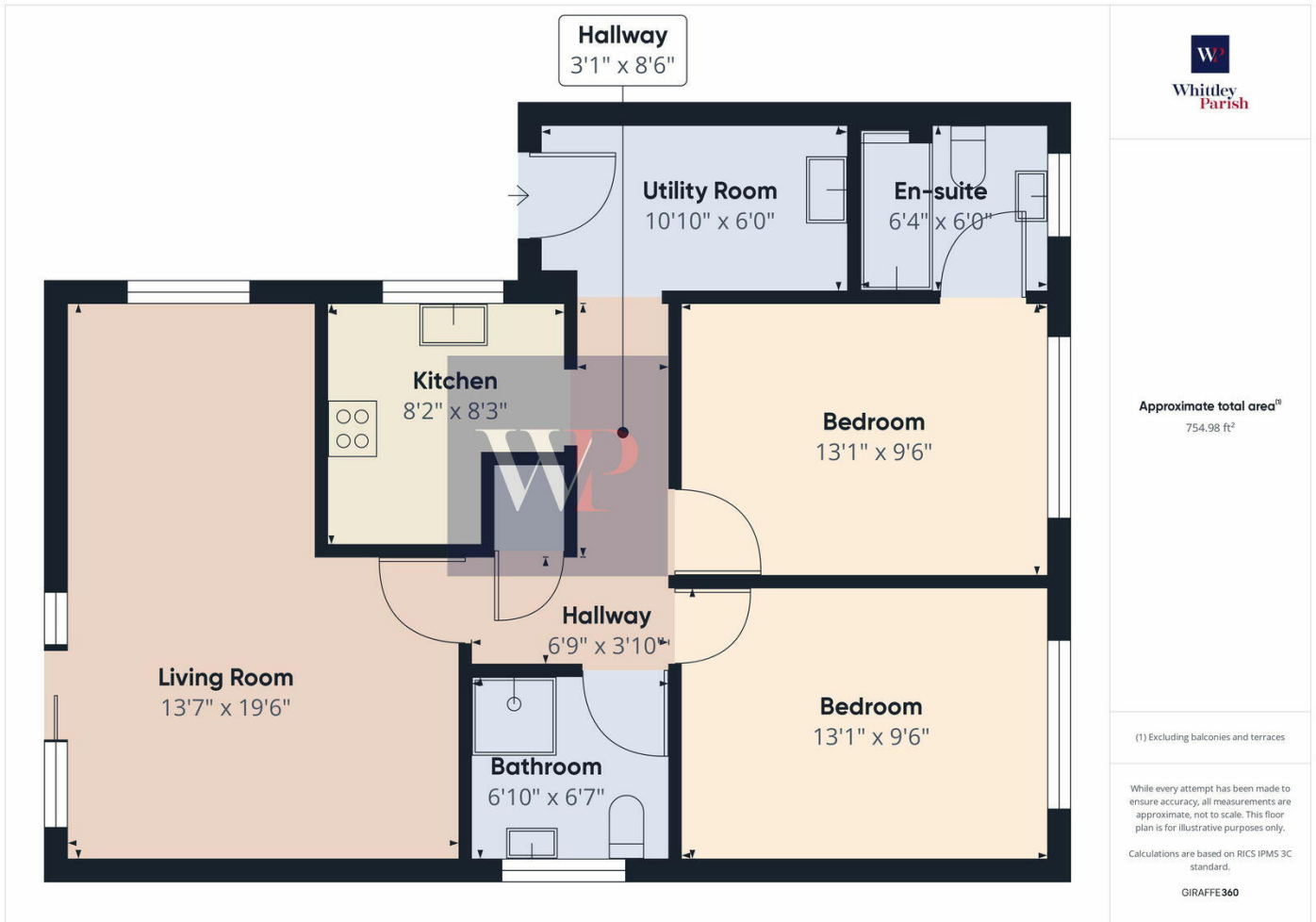








MILLWAY AVENUE, ROYDON, DISS, IP22





Roydon, DISS, IP22

Energy rating

C

Valid until 30.10.2034

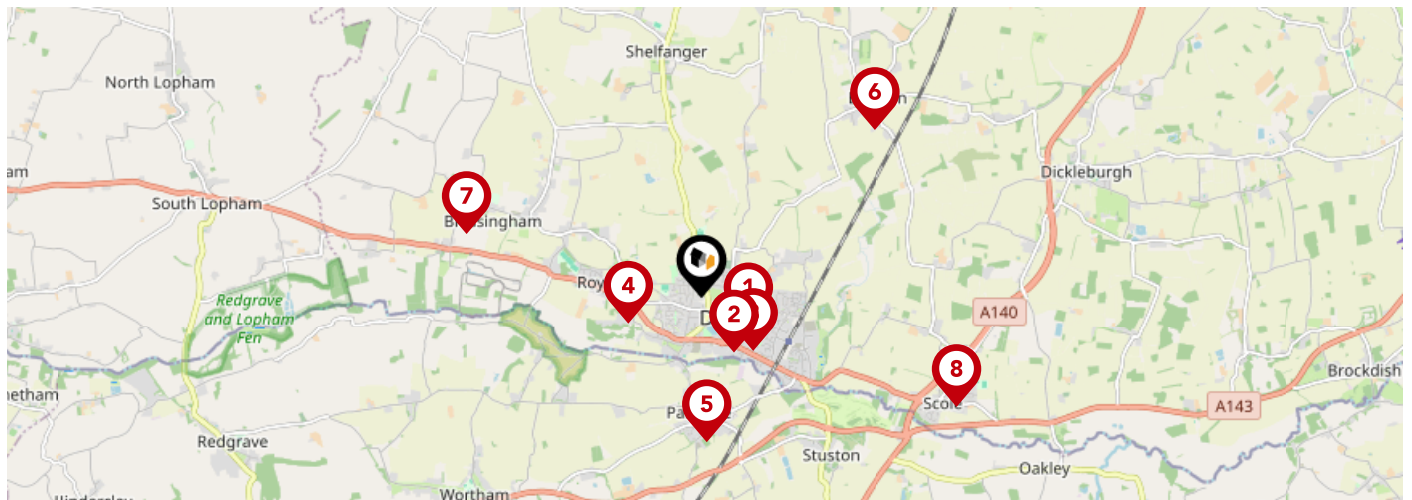
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 69 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |











Additional EPC Data

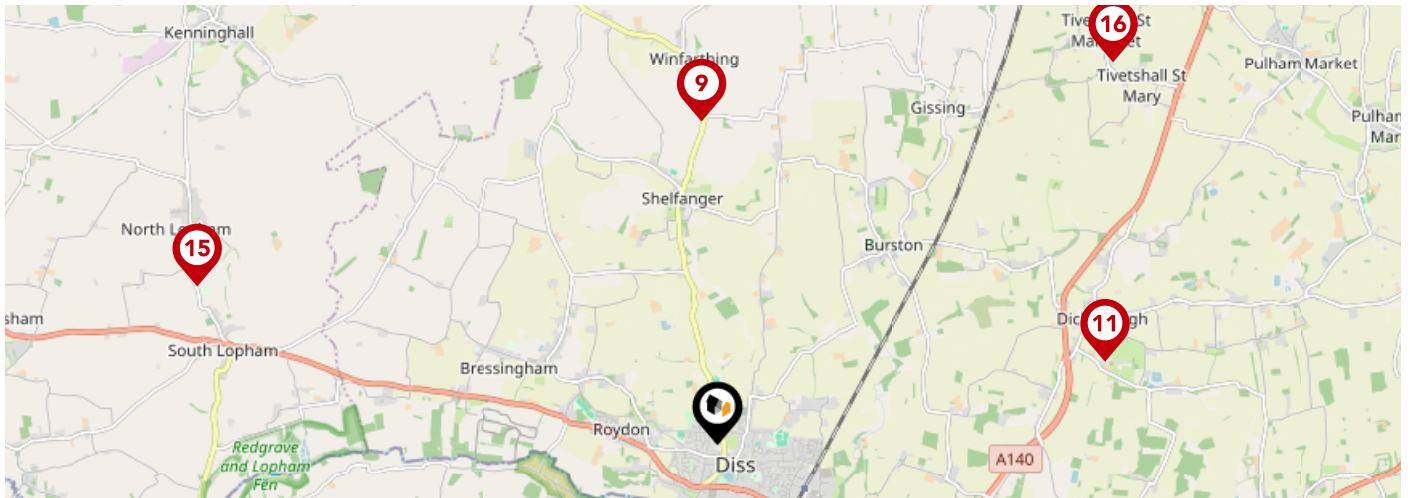
| | |
|--------------------------------------|---|
| Property Type: | Detached bungalow |
| Walls: | Timber frame, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer and room thermostat |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 72 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Diss High School Ofsted Rating: Good Pupils: 941 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:0.66 | <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:0.71 | <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:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:2.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Score Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

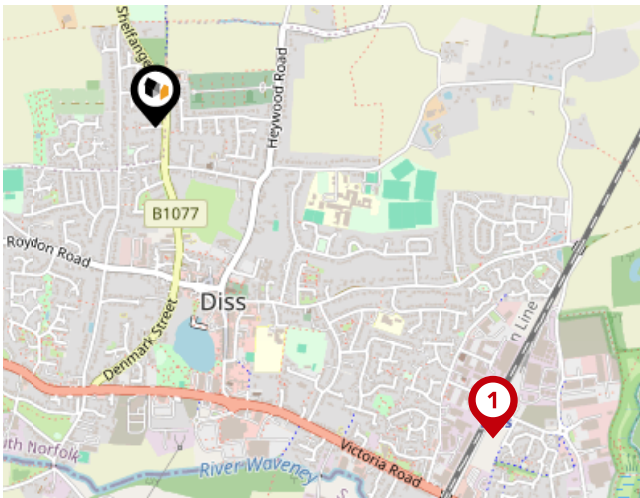
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:2.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:3.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:3.59 | <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:3.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:4.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

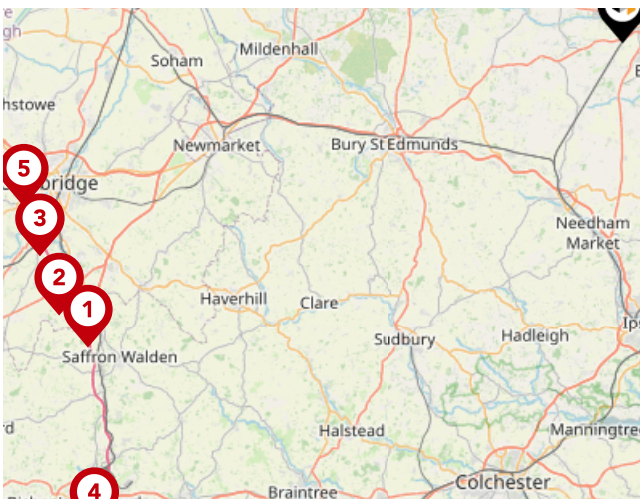
Area

Transport (National)



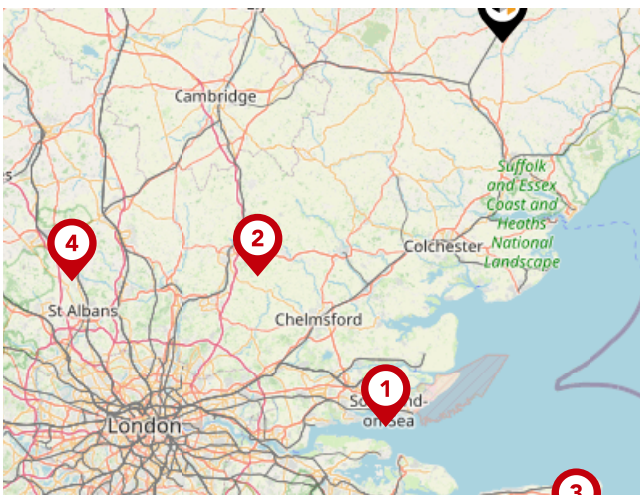
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Diss Rail Station | 1.04 miles |
| 2 | Attleborough Rail Station | 9.71 miles |
| 3 | Eccles Road Rail Station | 8.33 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 44.78 miles |
| 2 | M11 J10 | 45.46 miles |
| 3 | M11 J11 | 45.13 miles |
| 4 | M11 J8 | 52.34 miles |
| 5 | M11 J13 | 45.05 miles |

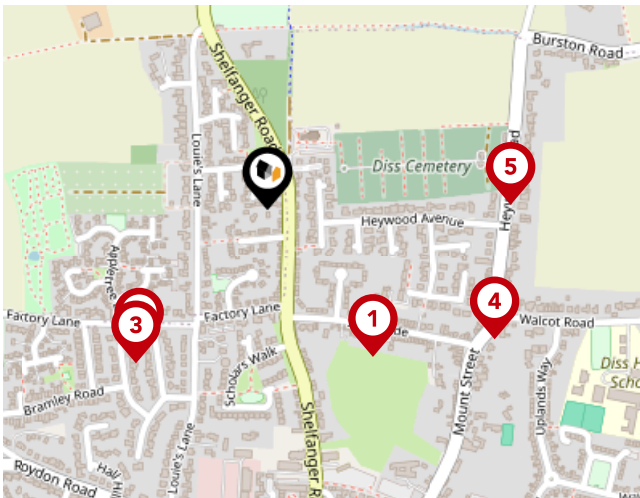


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Southend-on-Sea | 58.89 miles |
| 2 | Stansted Airport | 49.49 miles |
| 3 | Manston | 72.52 miles |
| 4 | Luton Airport | 71.9 miles |

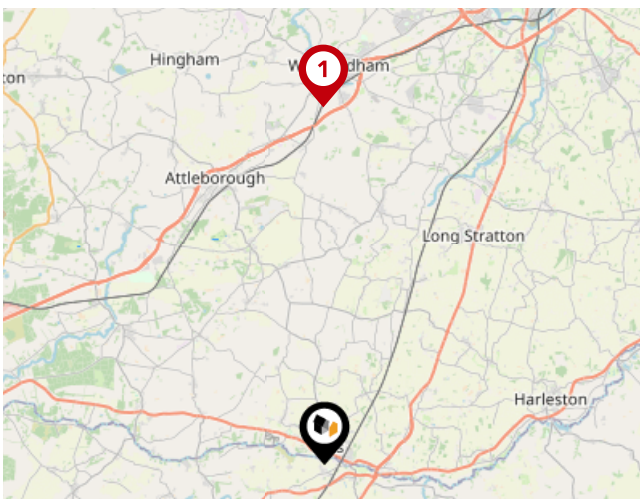
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Mount Pleasant | 0.21 miles |
| 2 | Orchard Close | 0.22 miles |
| 3 | Factory Lane | 0.23 miles |
| 4 | Walcot Road | 0.3 miles |
| 5 | Heywood Avenue | 0.28 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Wymondham Abbey (Mid Norfolk Railway) | 12.91 miles |



Ferry Terminals

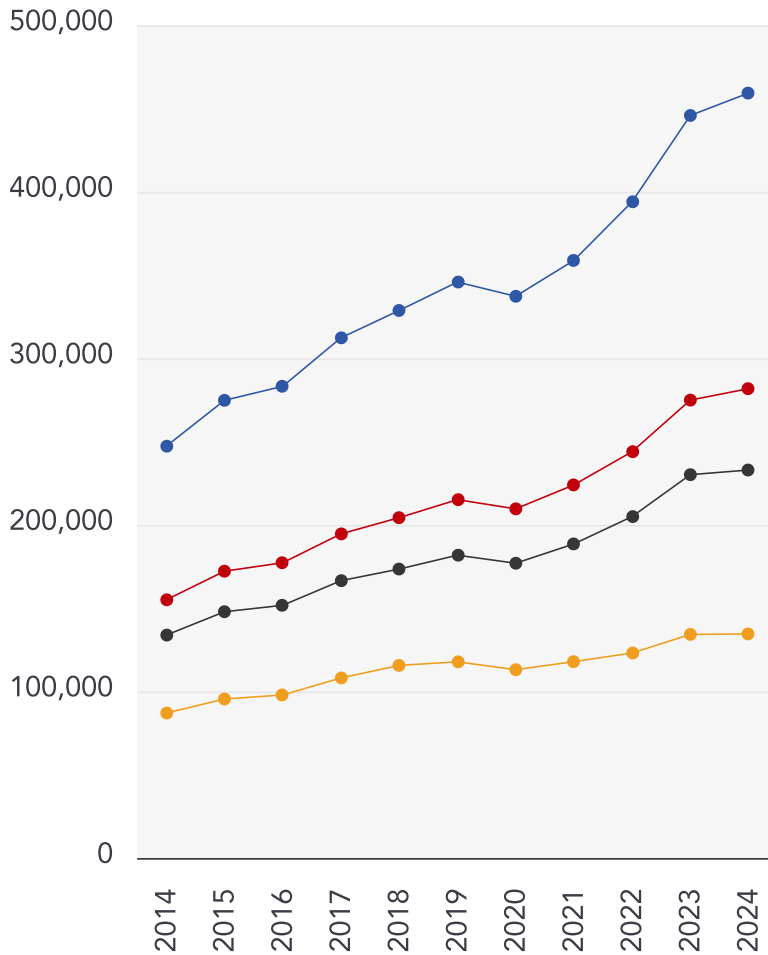
| Pin | Name | Distance |
|-----|---------------------|-------------|
| 1 | Reedham Ferry South | 22.29 miles |

Market

House Price Statistics



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



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



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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