

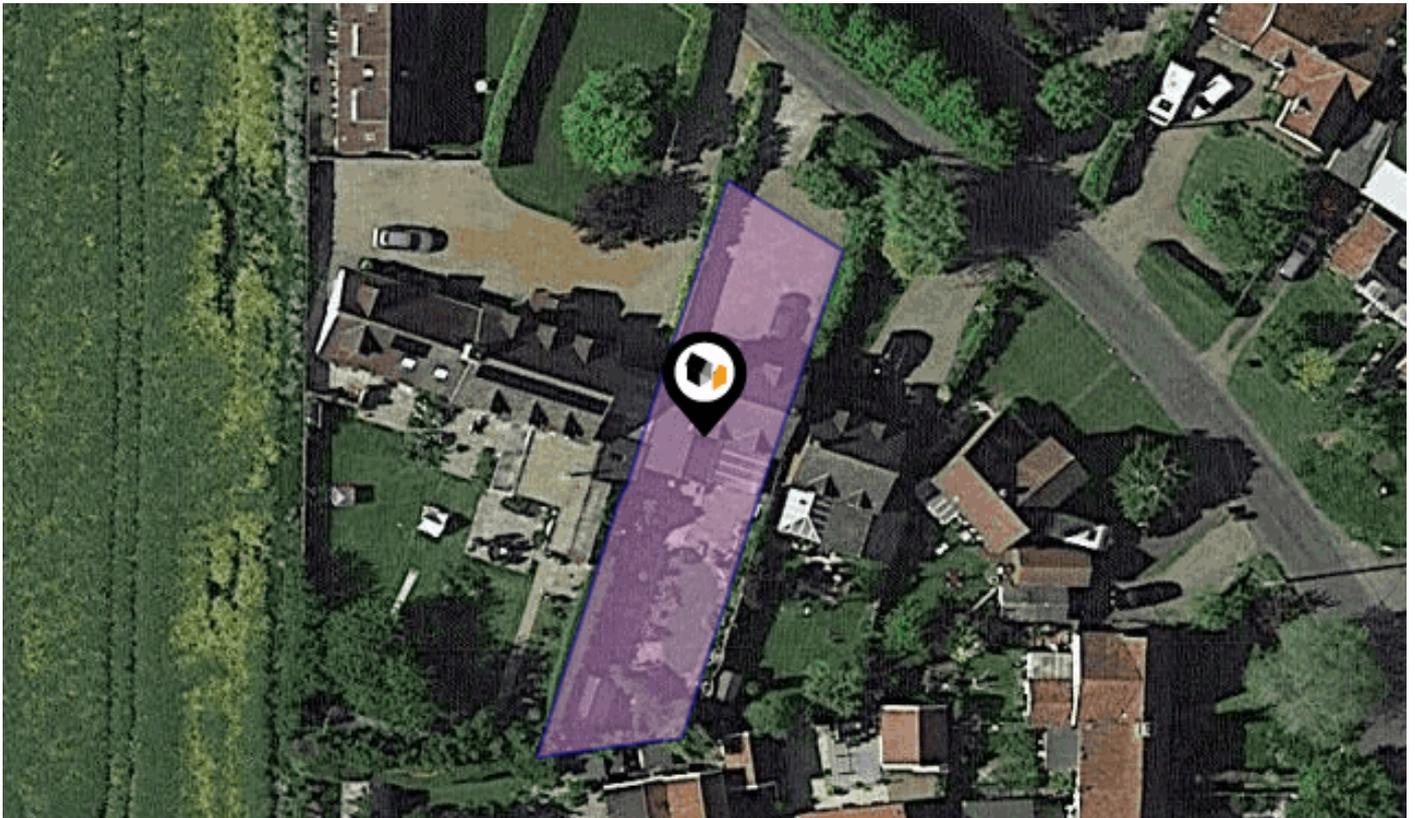


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th November 2024



COMMON ROAD, SHELFANGER, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,011 ft ² / 94 m ²
Plot Area:	0.13 acres
Council Tax :	Band D
Annual Estimate:	£2,258
Title Number:	NK318961

Tenure: Freehold

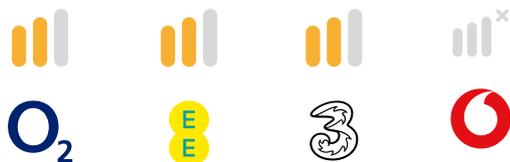
Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos





COMMON ROAD, SHELFANGER, DISS, IP22

<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area¹⁰ 1285.96 ft²</p> <p>Reduced headroom 12.16 ft²</p>
<p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE 360</p>



Common Road, Shelfanger, IP22

Energy rating

E

Valid until 29.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	39 E	
21-38	F		
1-20	G		

Property

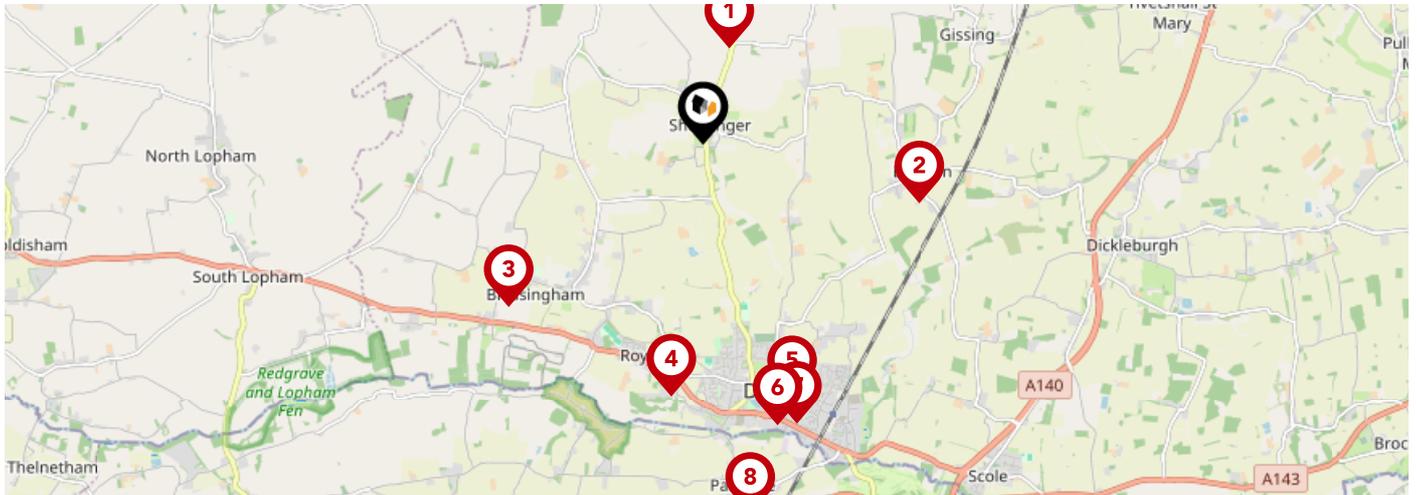
EPC - Additional Data



Additional EPC Data

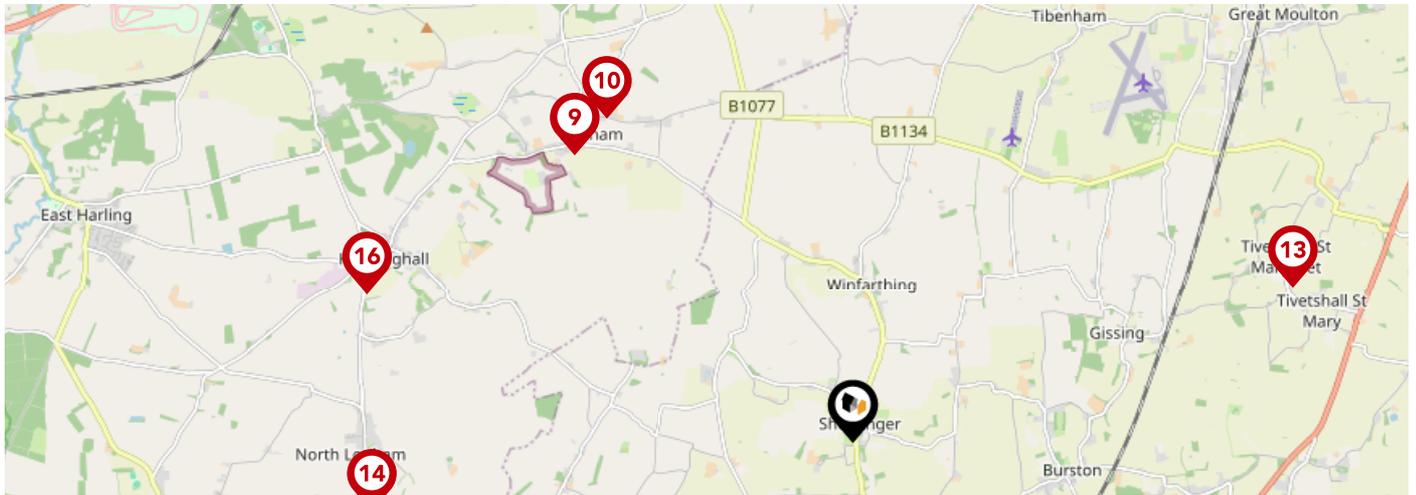
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Diss High School Ofsted Rating: Good Pupils: 941 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

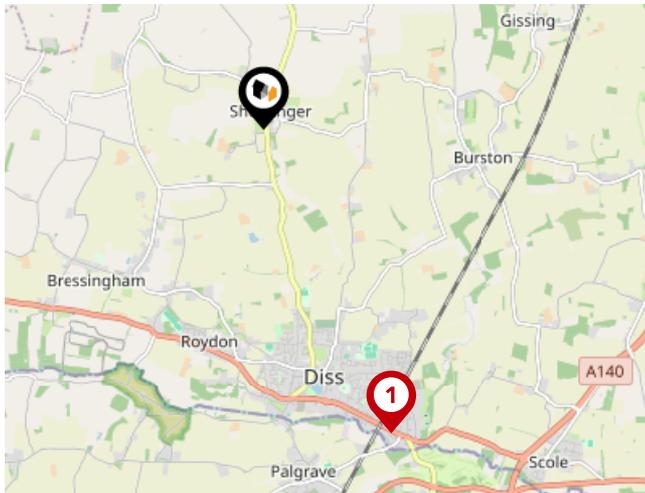
Area Schools



		Nursery	Primary	Secondary	College	Private
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:4.06	<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:4.1	<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:4.2	<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:4.36	<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:4.57	<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:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

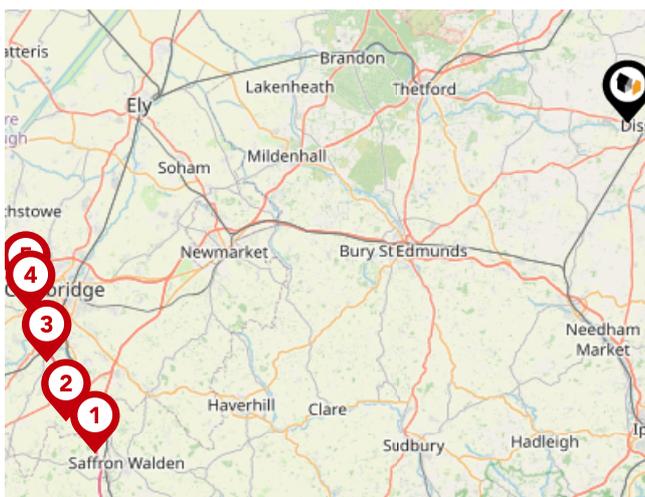
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	2.98 miles
2	Attleborough Rail Station	7.67 miles
3	Eccles Road Rail Station	6.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.48 miles
2	M11 J10	46.03 miles
3	M11 J11	45.5 miles
4	M11 J13	45.25 miles
5	M11 J14	45.22 miles

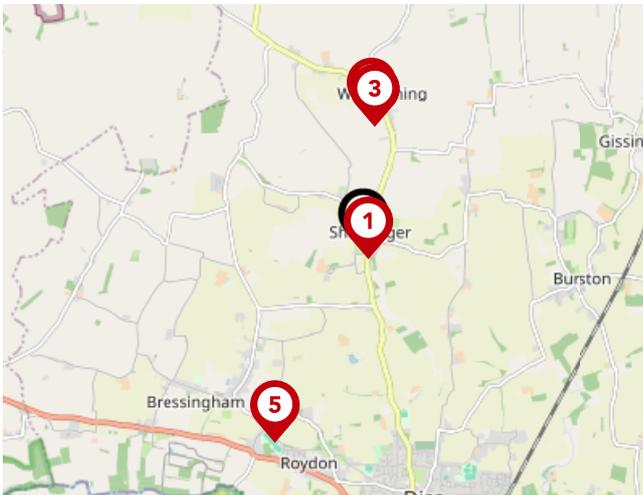


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	60.74 miles
2	Stansted Airport	50.64 miles
3	Manston	74.61 miles
4	Luton Airport	72.56 miles

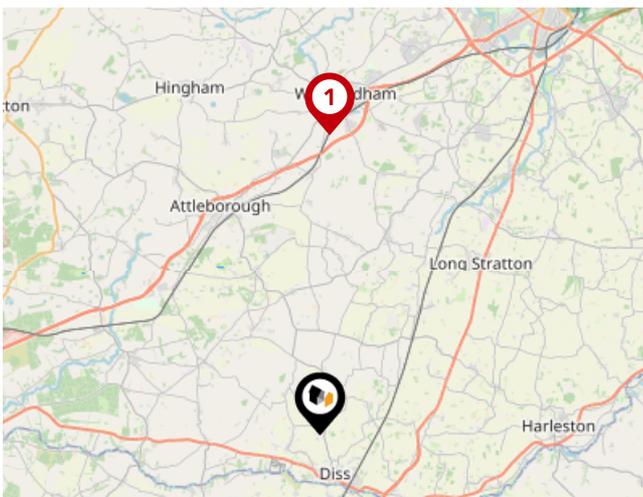
Area

Transport (Local)



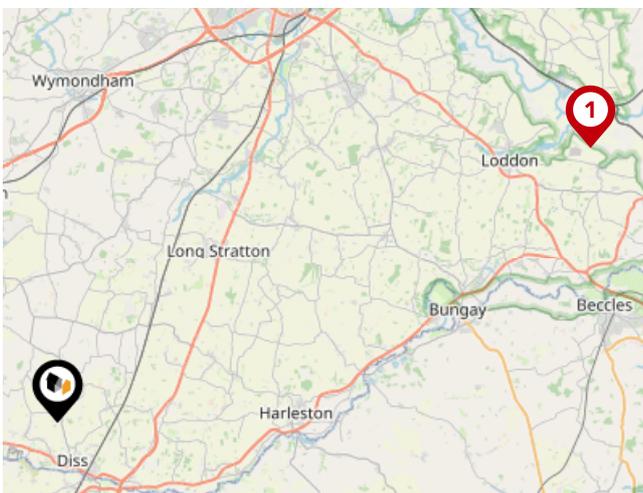
Bus Stops/Stations

Pin	Name	Distance
1	bus shelter	0.09 miles
2	Fighting Cocks	1.13 miles
3	Fighting Cocks	1.14 miles
4	Phone Box	1.2 miles
5	Darrow Lane	1.9 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.87 miles



Ferry Terminals

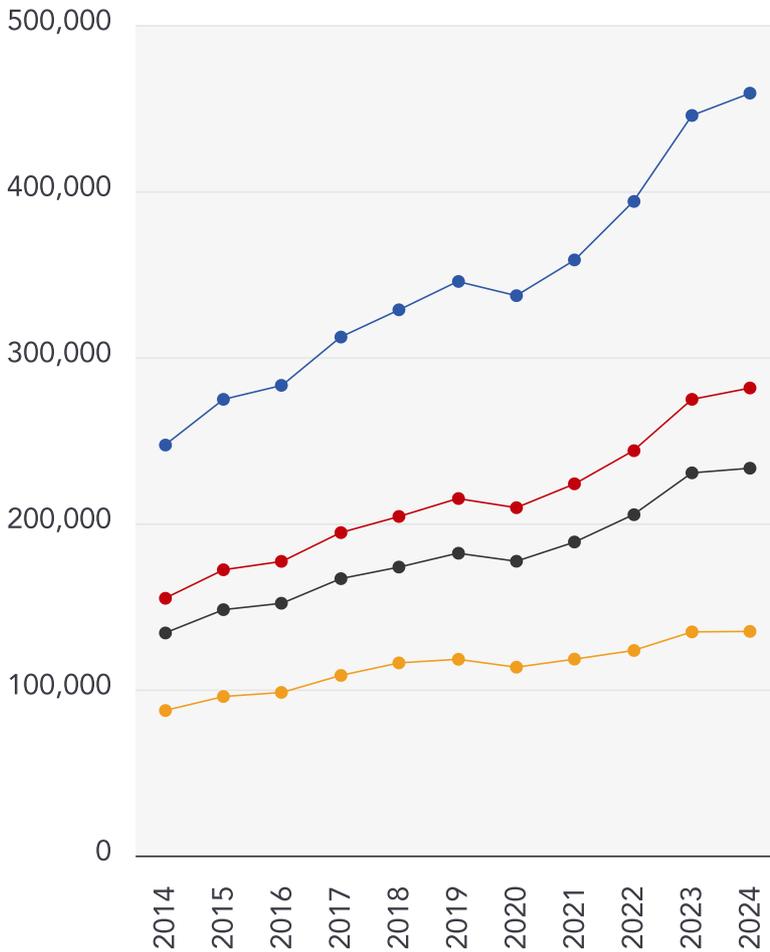
Pin	Name	Distance
1	Reedham Ferry South	21.59 miles

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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