

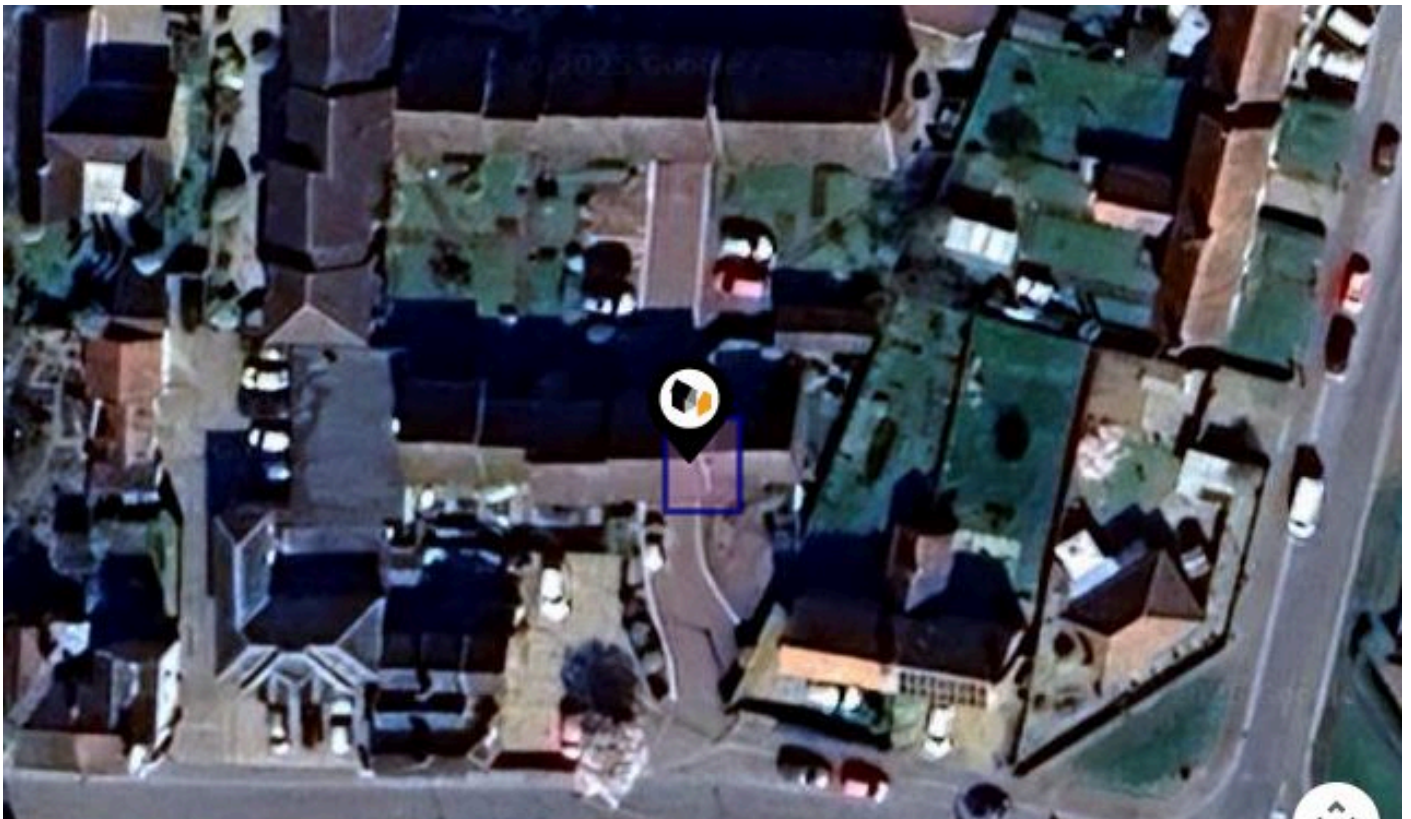


See More Online

## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> August 2025**



**CHURCH STREET, DISS, IP22**

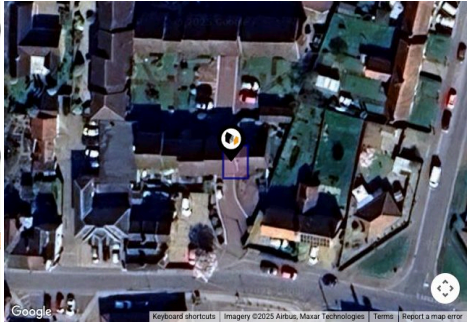
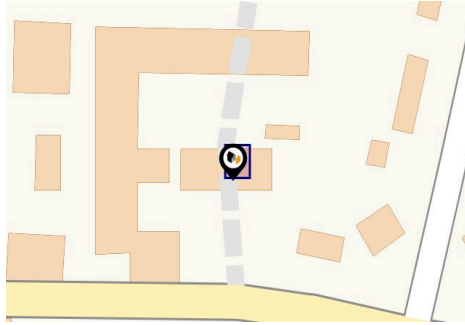
### Howards

Long Stratton, NR15 2

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## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	516 ft <sup>2</sup> / 48 m <sup>2</sup>
Plot Area:	0.01 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,579
Title Number:	NK57507

Tenure:	Leasehold
Start Date:	13/03/1986
End Date:	24/06/2084
Lease Term:	99 years from 24 June 1985
Term Remaining:	58 years

## Local Area

Local Authority:	South norfolk
Conservation Area:	Diss
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**19**  
mb/s



**80**  
mb/s

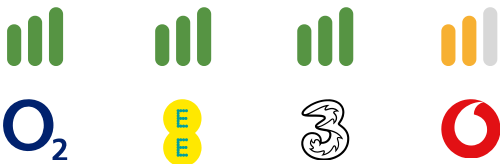


**10000**  
mb/s



### Mobile Coverage:

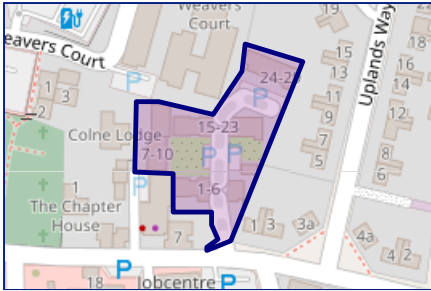
(based on calls indoors)



### Satellite/Fibre TV Availability:

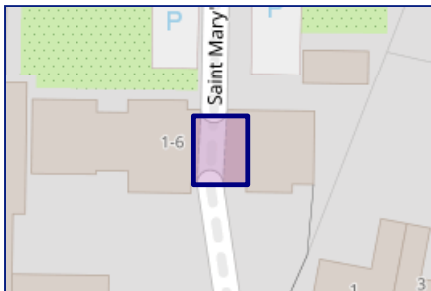


## Freehold Title Plan



**NK50951**

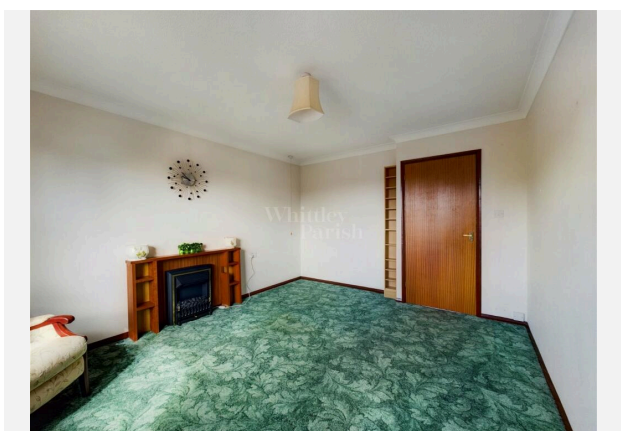
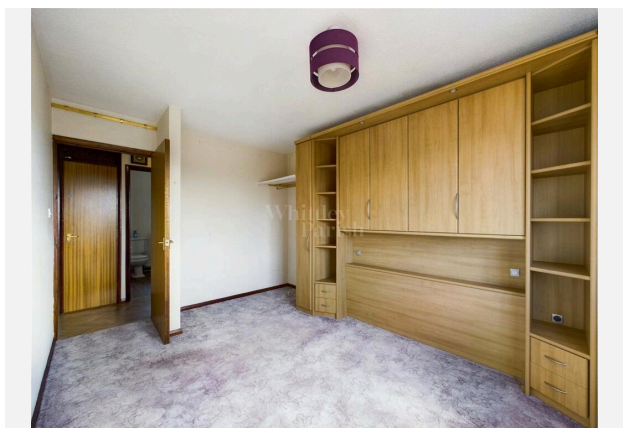
## Leasehold Title Plan

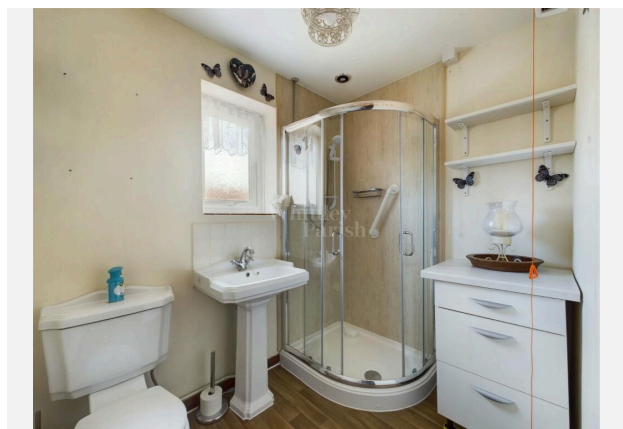


**NK57507**

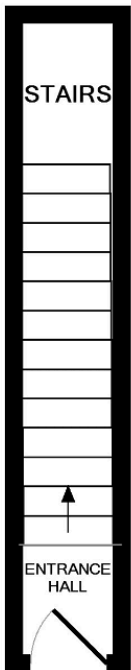
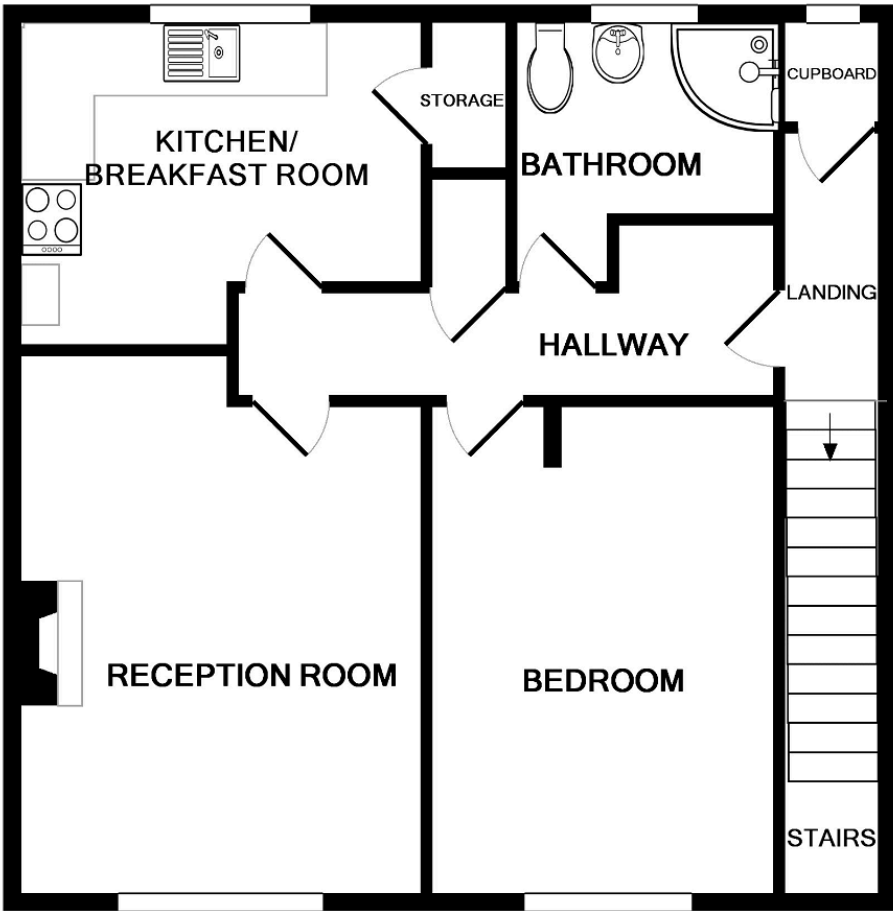
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CHURCH STREET, DISS, IP22



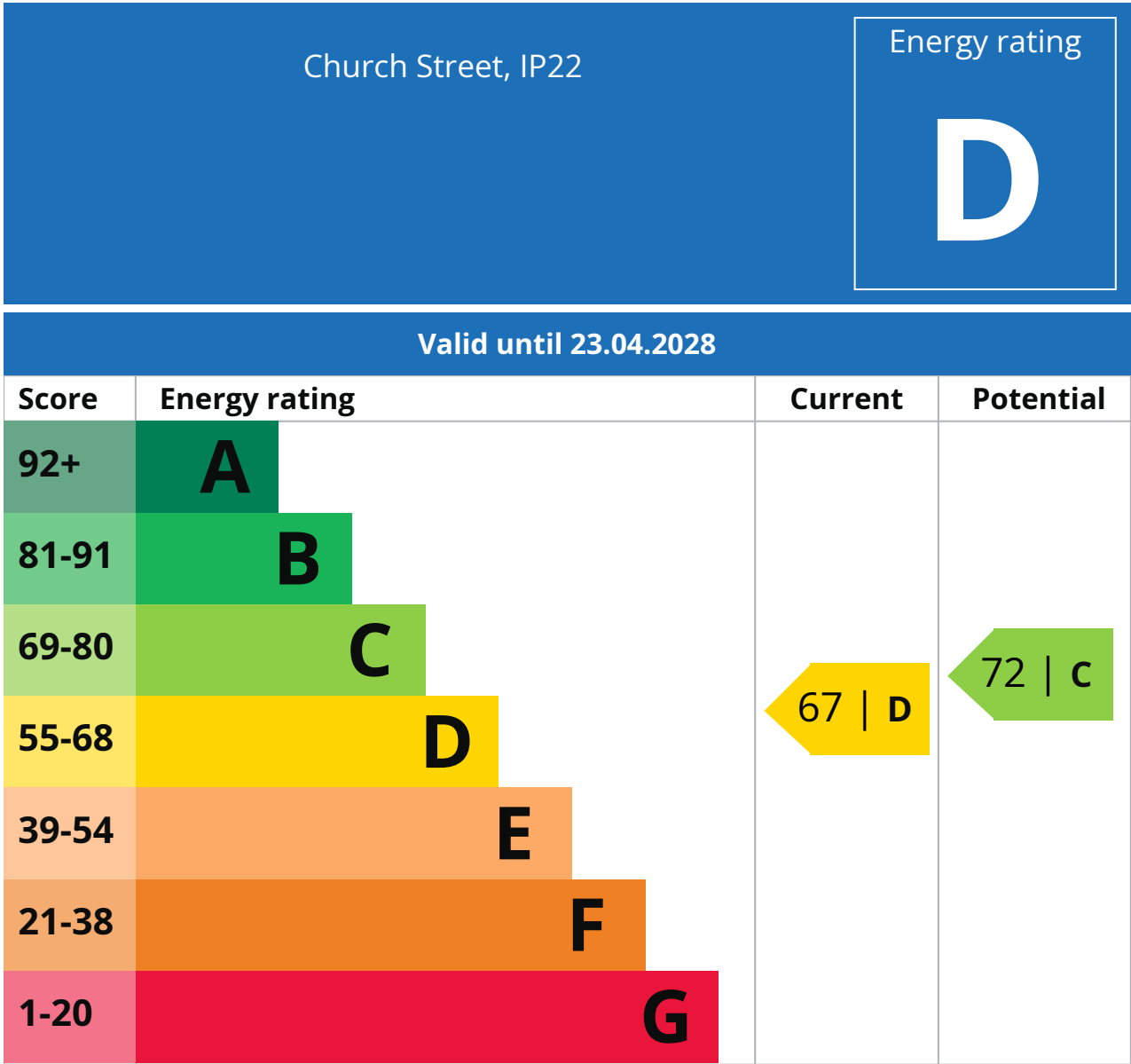
1ST FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(52.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 51 SQ.FT.  
(4.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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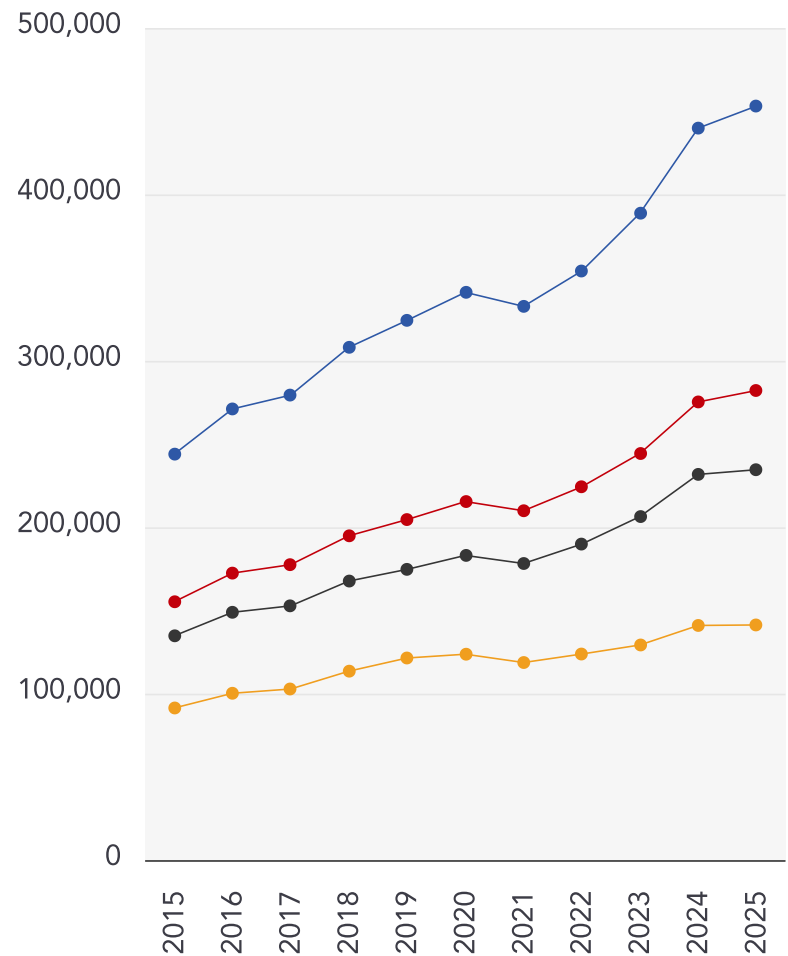
## Additional EPC Data

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<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Semi-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>Floor Level:</b>	1st
<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, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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 86% of fixed outlets
<b>Floors:</b>	To external air, no insulation (assumed)
<b>Total Floor Area:</b>	48 m <sup>2</sup>



## 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%**

## Important - Please Read

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# Howards

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# HOWARDS

Estate Agents since 1926

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Valuation Office  
Agency

