



48 Chainhouse Road | Needham Market | Suffolk | IP6 8TB

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
 PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

48 Chainhouse Road, Needham Market, Suffolk, IP6 8TB

“A superb opportunity to acquire this one-bedroom end-terrace property which could perfectly suit someone making their first-time purchase or an investor buying to let.”

Description

A delightful one-bedroom end-terrace property situated in this popular Needham Market location offering a delightful enclosed garden and allocated parking.

The accommodation comprises: entrance porch, lounge/dining room, kitchen, landing, bedroom and bathroom.

The property benefits from gas heaters, double glazing, delightful enclosed garden with useful timber storage shed and allocated off-road parking.

About the Area

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area with a number of countryside walks.

The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

The accommodation comprises:

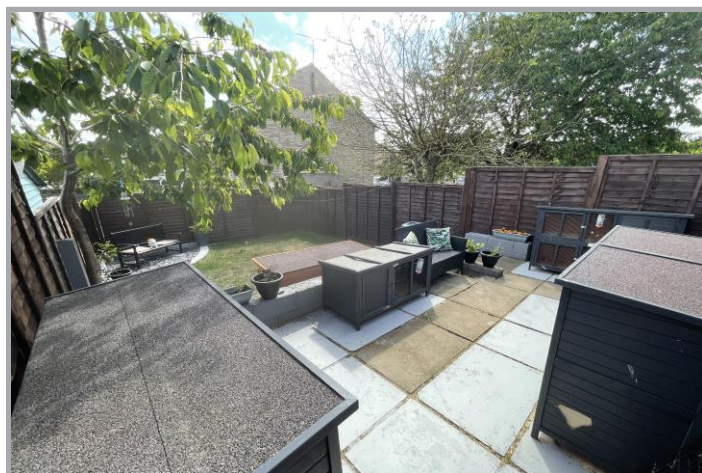
Glazed door to:

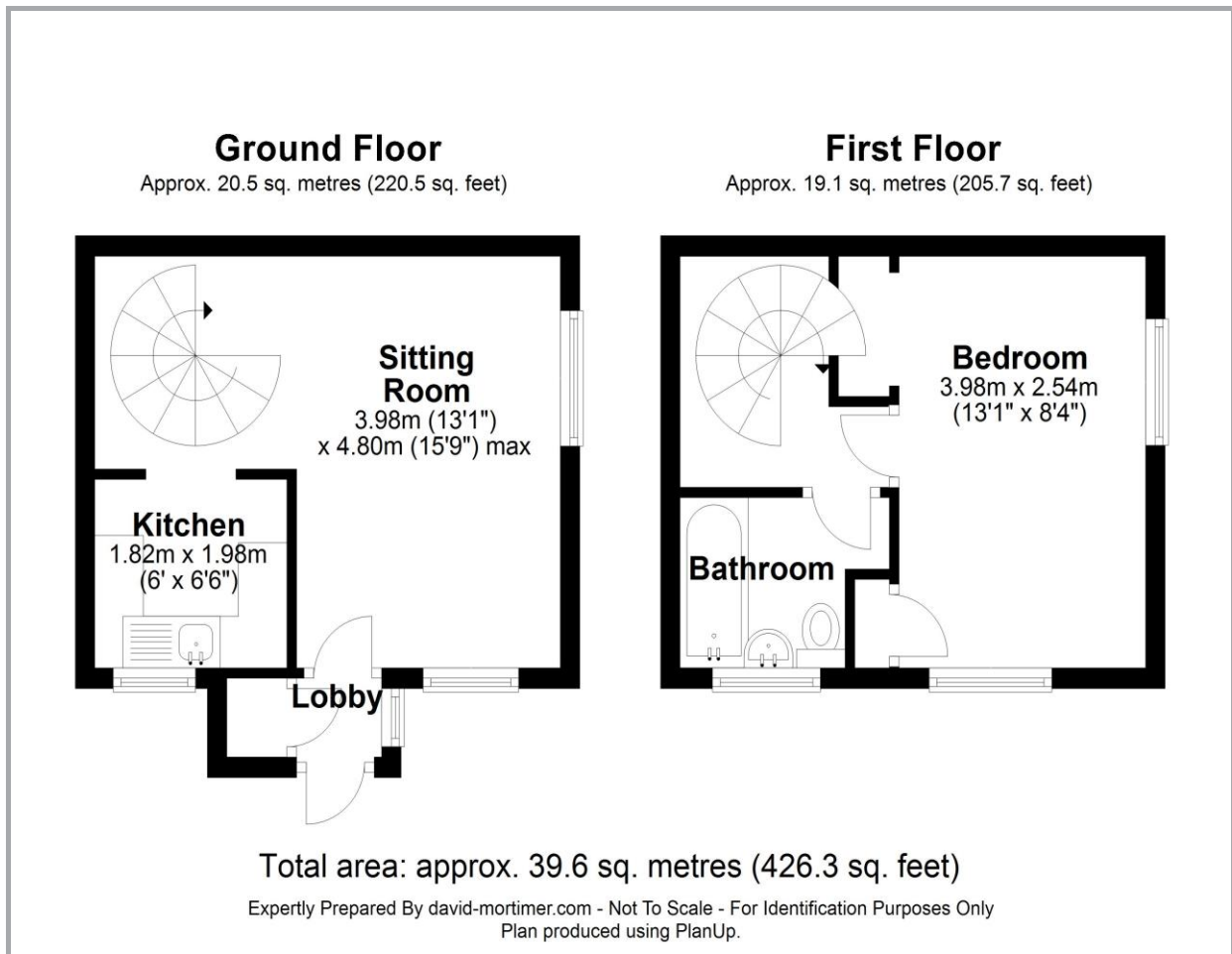
Entrance Lobby

Glazed side panel, storage cupboard housing electric meters and door to:

Lounge/Dining Room Approx 15'9 x 13'1 (4.8m max x 3.98m)

Spiral staircase to first floor, under stair storage area, wood-effect flooring, gas heater, window to front and side elevation, picture rail and open to:





Kitchen Approx 6'6 x 6 (1.98m x 1.82m)

Comprising stainless single bowl sink unit with mixer tap over, work surfaces with base cupboards under, matching eye-level units, tiled splash back, space for cooker, space for washing machine, tiled flooring, window to front elevation and ceiling down-lighters.

Landing

Coat hanging space and doors to:

Bedroom Approx 13'1 x 8'4 (3.98m x 2.54m)

Window to front and side elevations, gas heater, access to loft, alcove wardrobe space, wood-effect flooring, built-in airing cupboard housing hot water cylinder with slatted shelving and door to:

Bathroom

Comprising panel bath with shower over, wall-mounted hand wash basin, low-level flushing w.c, part-tiled walls, frosted window to front elevation and wall-mounted heater.

Outside

The property is approached via a pathway from the parking area where there is an allocated space for one vehicle. To the front of the property is an area laid to decking and a pedestrian gate to the right-hand side allows access into the enclosed garden. This is mainly laid to lawn with a raised patio, an attractive corner seating area and useful timber shed.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

48 Chainhouse Road
Needham Market
IPSWICH
IP6 8TB

Energy rating
D

Valid until: 3 July 2032
Certificate number: 2180-0903-4020-7101-4901

Property type Semi-detached house

Total floor area 38 square metres

Rules on letting this property

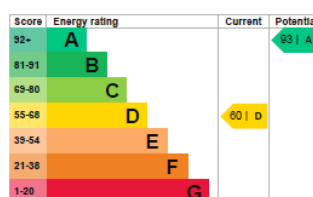
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)



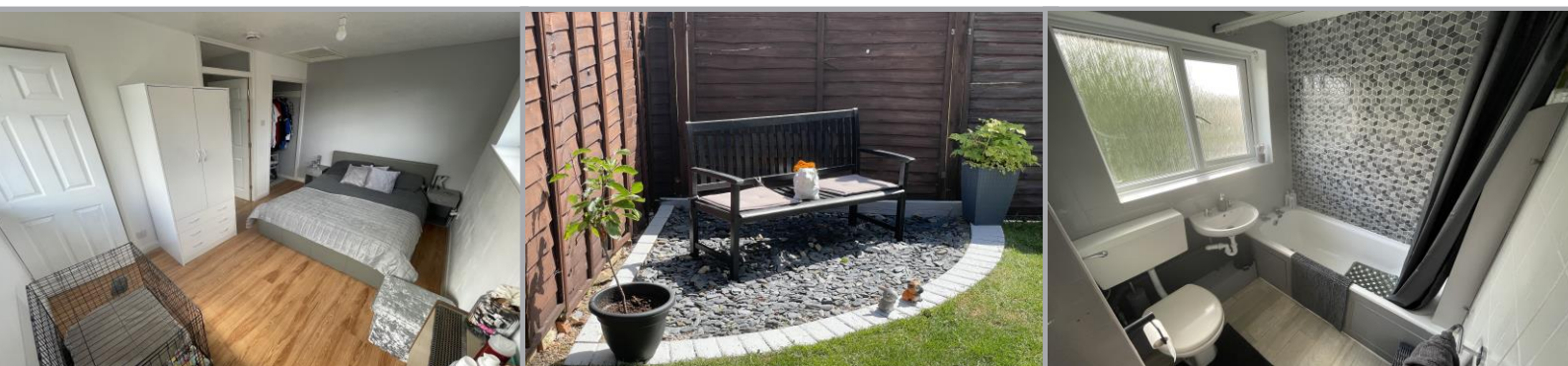
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403