



18 Paget Close | Needham Market | Suffolk | IP6 8XF

Guide Price: £250,000

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](http://www.townandvillageproperties.co.uk)

# 18 Paget Close, Needham Market, Suffolk, IP6 8XF

*“A delightful three-bedroom end-terraced family home overlooking a communal green area with allocated parking for two cars.”*

## Description

A superb opportunity to acquire this three-bedroom end-terraced property situated in this popular Needham Market location within easy reach of everyday amenities.

The accommodation comprises: entrance porch, sitting room, kitchen/dining area, lean-to/utility area, first floor landing, three bedrooms and bathroom.

The property benefits from gas fired central heating, double glazed windows and two allocated off-road parking spaces.

Outside to the front the garden is mainly laid to lawn with hedging and flower borders. Access can be gained via the lean-to storage area, to the rear garden which is mainly laid to lawn with a patio and is enclosed by panel fencing.



## 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.

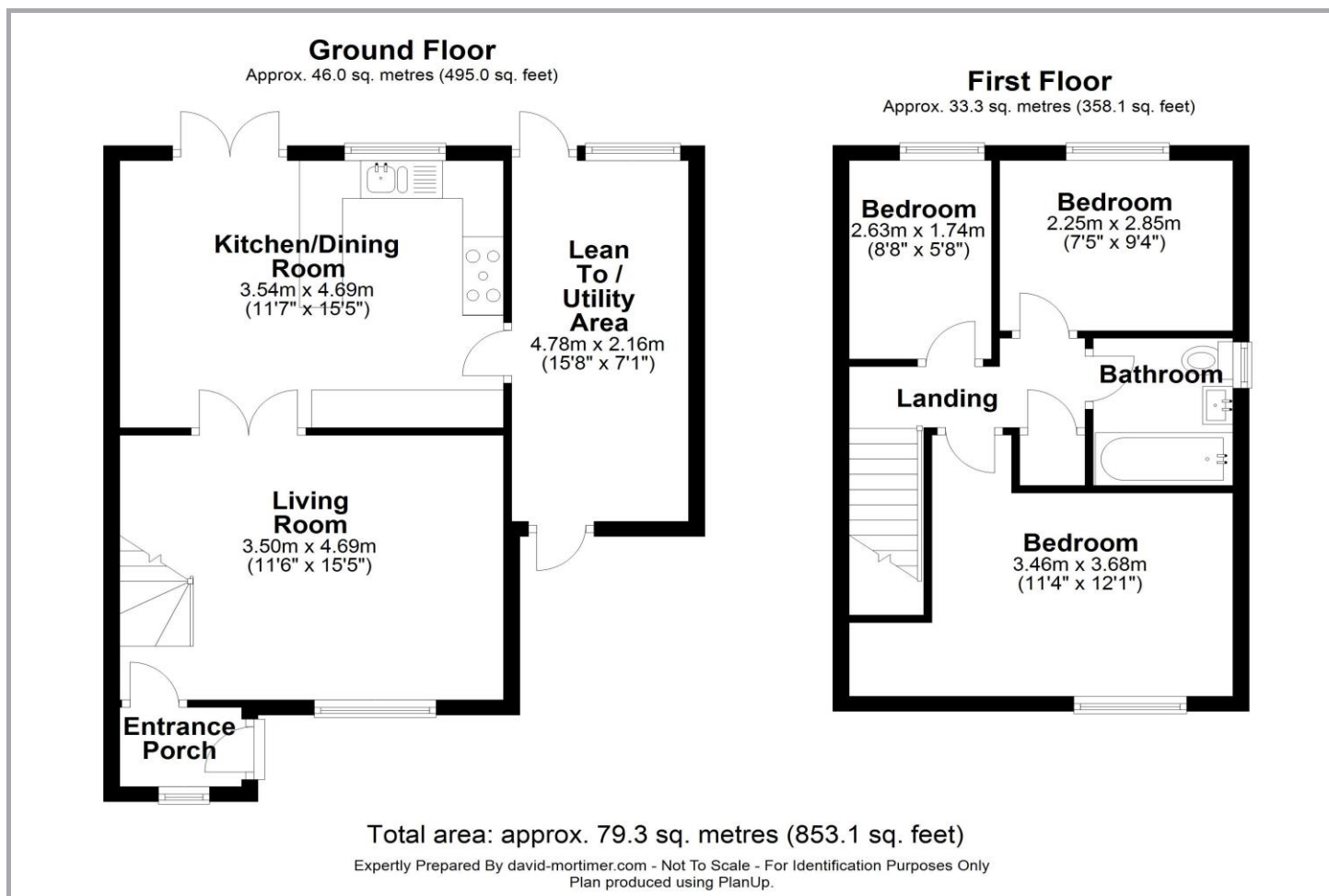
## The accommodation comprises:

Front to door:

### Entrance Porch

Window to front elevation, wood style flooring, coat hanging space and door to:





**Sitting Room Approx 15'5 x 11'6 (4.69m x 3.50m)**

Window to front elevation, two radiators, stairs to first floor, wood style flooring and double doors to:

**Kitchen/Dining Area Approx 15'5 x 11'7 (4.69m x 3.54m)**

Fitted with stainless steel one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, space and plumbing for washing machine, built-in six plate range style cooker, tiled flooring to kitchen area, wood style flooring to dining area, wall-mounted gas fired boiler, coved ceiling, window to rear elevation, French doors to rear patio and part-glazed door to:

**Lean to/Utility Area Approx 15'8 x 7'1 (4.78m x 2.16m)**

A useful space for storage with doors to both the front and rear garden.

**First Floor Landing**

Access to loft, built-in storage cupboard with slatted shelving and doors to:

**Bedroom Approx 8'8 x 5'8 (2.63m x 1.74m)**

Window to rear elevation and radiator.

**Bedroom Approx 9'4 x 7'5 (2.85m x 2.25m)**

Window to rear elevation and radiator.

**Bathroom**

Comprising panel bath with mixer tap and shower over, vanity sink unit, low-level flushing w.c, frosted window to side elevation, laminate flooring, heated towel ladder.

**Bedroom Approx 12'1 x 11'4 (3.68m x 3.46m)**

Window to front elevation and radiator.

**Outside**

To the front of the property a path leads to the front door and round to the side of the property, where access can be gained to the rear garden via the lean-to/utility area. The remainder of the front garden is mainly laid to lawn with hedging and flower borders.

The rear garden is enclosed and mainly laid to lawn with a delightful patio providing space for entertaining and enjoyment of the outside space.



## 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.



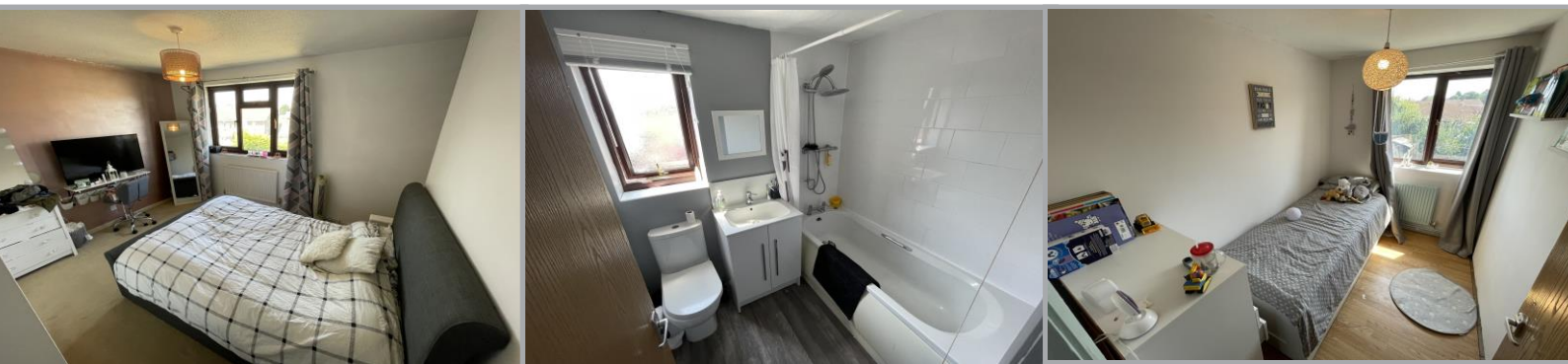
19/07/2022, 13:31

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
16, Paget Close Needham Market IP6 8DQ IP6 8DQ	Energy rating <b>C</b>	Valid until: 8 September 2028 Certificate number: 0406-2873-7110-9208-7331																																
Property type	Semi-detached house																																	
Total floor area	68 square metres																																	
<b>Rules on letting this property</b>																																		
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 <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy efficiency rating for this property</b>		The graph shows this property's current and potential energy efficiency.																																
This property's current energy rating is C. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).																																
<a href="#">See how to improve this property's energy performance.</a>		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>73   C</td> <td>87   B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	73   C	87   B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C	73   C	87   B																															
55-68	D																																	
39-54	E																																	
21-38	F																																	
1-20	G																																	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0406-2873-7110-9208-7331?print=true>

1/4



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

Email: [info@townandvillageproperties.co.uk](mailto: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