



8 Anderson Close | Needham Market | Suffolk | IP6 8UA

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# 8 Anderson Close, Needham Market, Suffolk, IP6 8UA

*“A well-presented two-bedroom mid-terrace property with attractive gardens, off-roading parking & garage en-bloc.”*

## Description

A spacious and well-presented two-bedroom mid-terrace property situated in a tucked away location on the outskirts of Needham Market.

Notable benefits include attractive and well-maintained front and rear gardens as well as garage en-bloc.

## 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 in more detail comprises:

Front door to:

### Entrance Hall

With cloak hanging space, fuse board and door to:

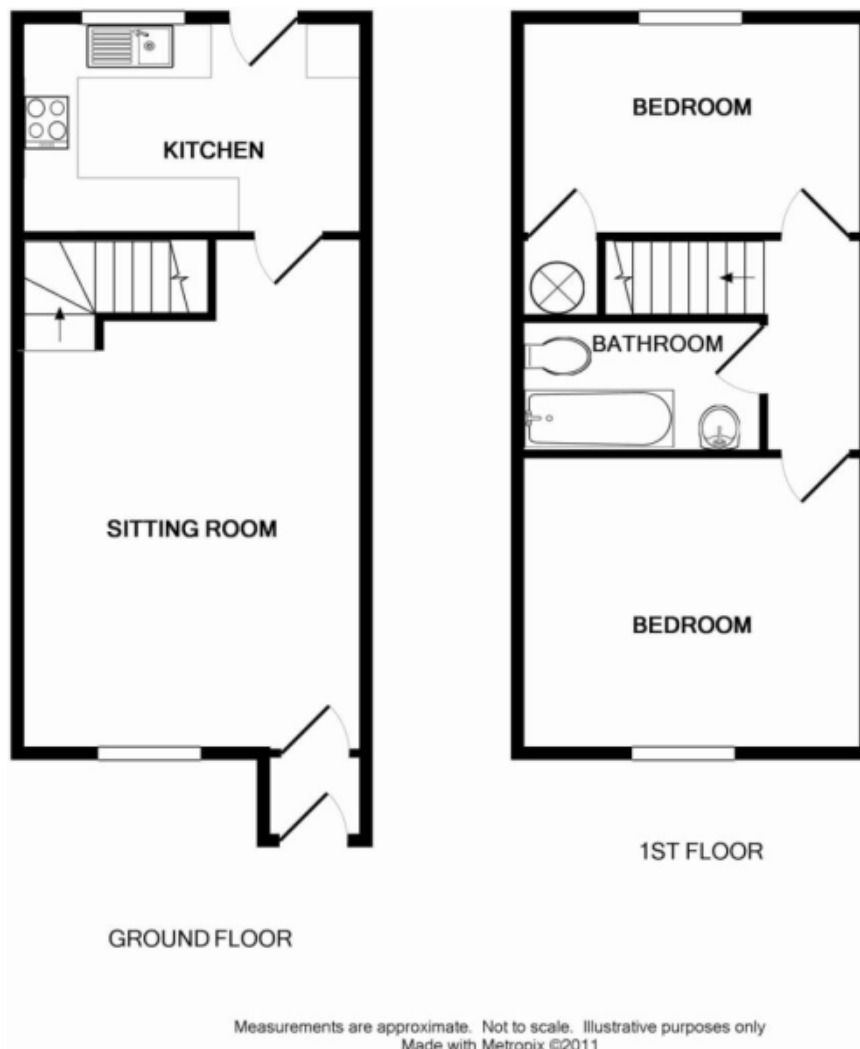
### Sitting/Dining Room Approx 18'8 x 12'5 (5.70m x 3.80m)

Spacious, light and airy room with stairs rising to the first floor, window to front aspect, laminate flooring, door to under stair cupboard and door to:

### Kitchen Approx 12'5 x 8'1 (3.8m x 2.4m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods, linoleum flooring, window to rear aspect, housing for gas-fired boiler, cloak hanging space, shelving and personnel door to rear garden.





### First Floor Landing

Access to loft and doors to:

### Master Bedroom Approx 12'6 x 10'4 (3.8m x 3.1

Double room with window to front aspect.

### Bedroom Two Approx 12'5 x 8'3 (3.8mx 2.5m)

Double room with window to rear aspect and door to airing cupboard housing the hot water cylinder.

### Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, partly tiled walls, spot-lights and extractor.

### Outside

The property is situated in a tucked away location on the outskirts of Needham Market and is set well back from the road with a pathway leading up to the front door. The remainder of the front garden is mainly laid to lawn with attractive flower and shrub borders.

To the rear is a terrace abutting the rear of the property, as well as predominately lawned gardens with secondary sun terrace and established flower and shrub borders. A

rear gate leads to a service passage, which in turn leads to the en-bloc garage.

### Local Authority

Mid-Suffolk District Council

### Council Tax Band – B

### Services

Mains water, drainage, electricity and gas. Gas-fired central heating.

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**Energy performance certificate (EPC)**

9 Anderson Close Needham Market IP31WQ1 IP6 8JA	Energy rating <b>C</b>	Valid until: 24 June 2033 Certificate number: 7537-5926-1200-0245-7226
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Property type	Semi-detached house
Total floor area	64 square metres

**Rules on letting this property**

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

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 rating and score**

This property's current energy rating is C. It has the potential to be B.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



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