



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

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

“A spacious and immaculately presented 2 double bedroom terraced house, situated in a tucked away location on the outskirts of Needham Market. Notable features include a conservatory, front and rear gardens and off-road parking as well as a single garage en-bloc.”

Description

This 2 double bedroom mid terraced house is situated in a tucked away location on the outskirts of Needham Market. The property itself boasts **TWO DOUBLE BEDROOMS, CONSERVATORY** and a **SINGLE 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

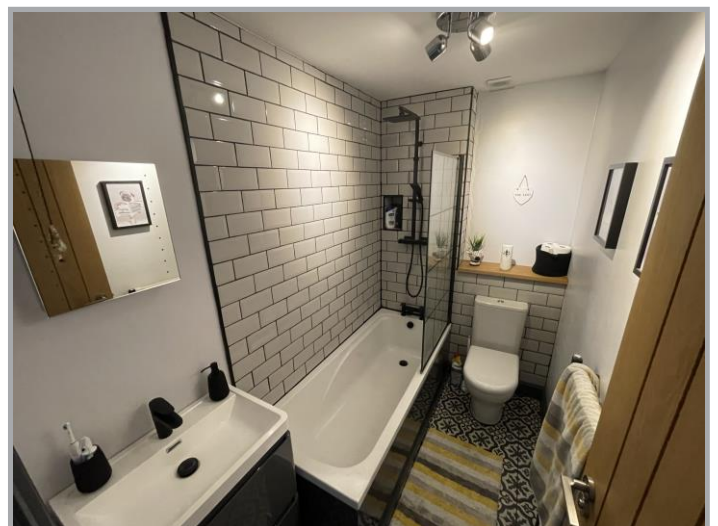
Housing fuse board and benefiting from waterproof laminate flooring. With door leading to:

Sitting/Dining Room Approx 18'9 x 12'4 (5.72m x 3.75m)

With waterproof laminate flooring, two radiators, window to front, TV point and stairs rising to the first floor. Door to:

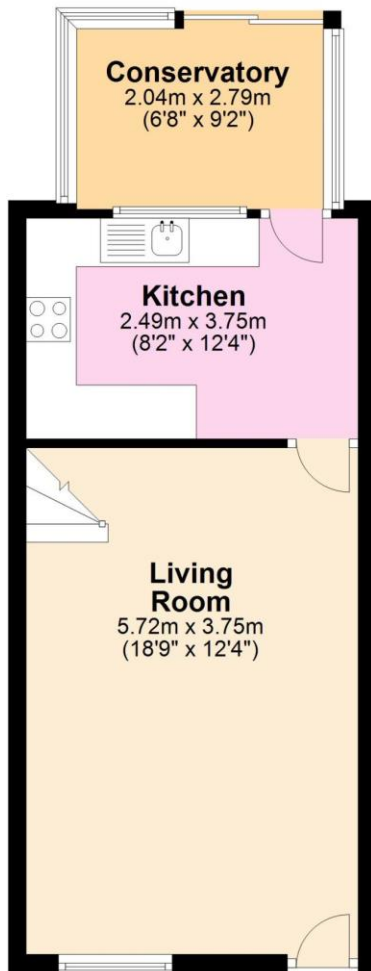
Kitchen Approx 12'4 x 8'2 (3.75m x 2.49m)

Recently refitted and well-appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Waterproof laminate flooring. Integrated appliances include electric hob and oven with extractor over and dishwasher. Radiator, door to cupboard housing gas fired



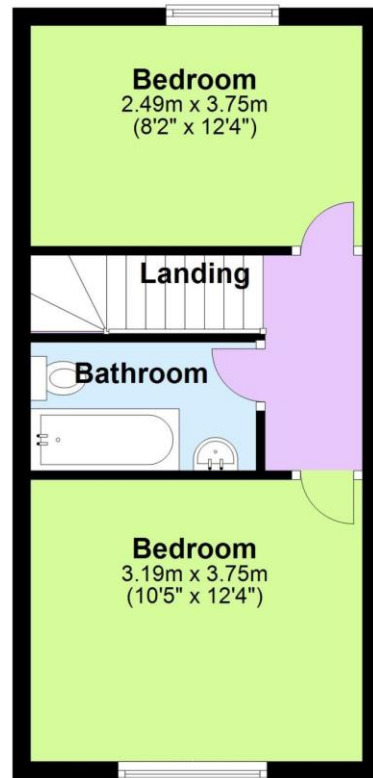
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

boiler. Space for American style fridge/freezer. Door to:

Conservatory (Approx 6'8 x 9'2 (2.04m x 2.79m))

Constructed on a brick plinth with windows on three sides and French doors to the rear opening on to the terrace. Also incorporating base unit with wooden worktop over and space for white goods.

First Floor Landing

Access to loft and doors to:

Master Bedroom Approx 12'4 x 10'5 (3.75m x 3.19)

Double room with window to front aspect.

Bedroom Two Approx 12'4 x 8'2 (3.75m x 2.49m)

Double room with window to rear aspect and door to airing cupboard.

Family Bathroom

Luxuriously appointed white suite comprising WC, hand wash basin, panelled bath with shower attachment over, heated towel rail, tiled walls and extractor.

Outside

The property is set well back from the road and enjoys terrace to the front of the property, with a pathway leading to the front door. The rear garden comprises of a sun terrace, lawned area as well as fencing to provide privacy and seclusion. There is a rear gate providing access via a service passageway to a single garage located en-bloc, which has an up and over door.

Local Authority

Mid-Suffolk District Council

Council Tax Band – B

Services

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

Disclaimer

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Energy performance certificate (EPC)		
4 ANDERSON CLOSE NEEDHAM MARKET IP6 8UA	Energy rating C	Valid until: 20 January 2031 Certificate number: 7439-1229-8000-0359-3226

Property type	Mid-terrace house
Total floor area	62 square metres

Rules on letting this property

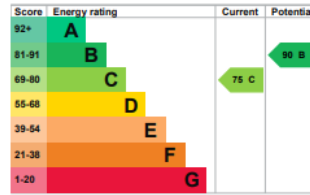
Properties can be let if they have an energy rating from A to E.

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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