



20 Ipswich Road | Needham Market | Suffolk | IP6 8EH

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# 20 Ipswich Road, Needham Market, Suffolk, IP6 8EH

*“A superb opportunity to acquire this characterful two bedroom property which now requires renovation and updating and is being offered with no onward chain.”*

## Description

An opportunity to acquire a characterful yet unlisted two bedroom terraced cottage in the heart of Needham Market.

The property requires renovation and updating and is offered with no onward chain.

Other notable benefits include rear cottage gardens.

The accommodation comprises: Sitting room, dining room, kitchen, rear hall, bathroom, first floor landing and two bedrooms.

## About the Area

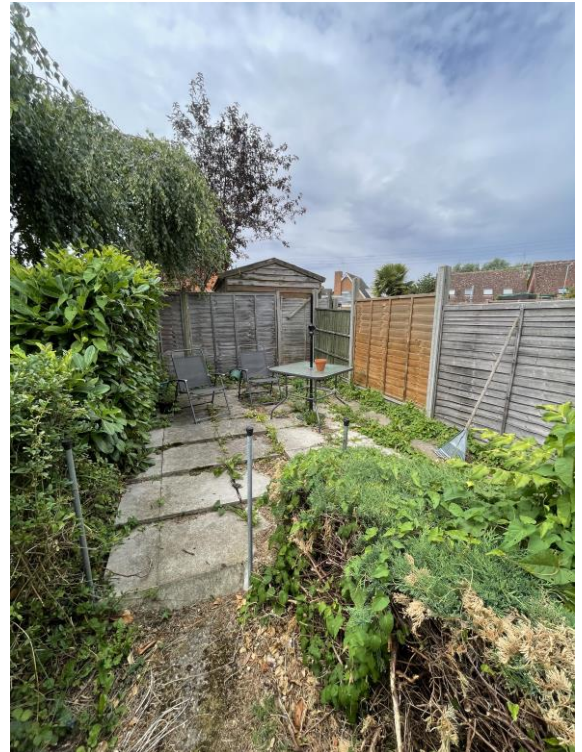
Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. 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.

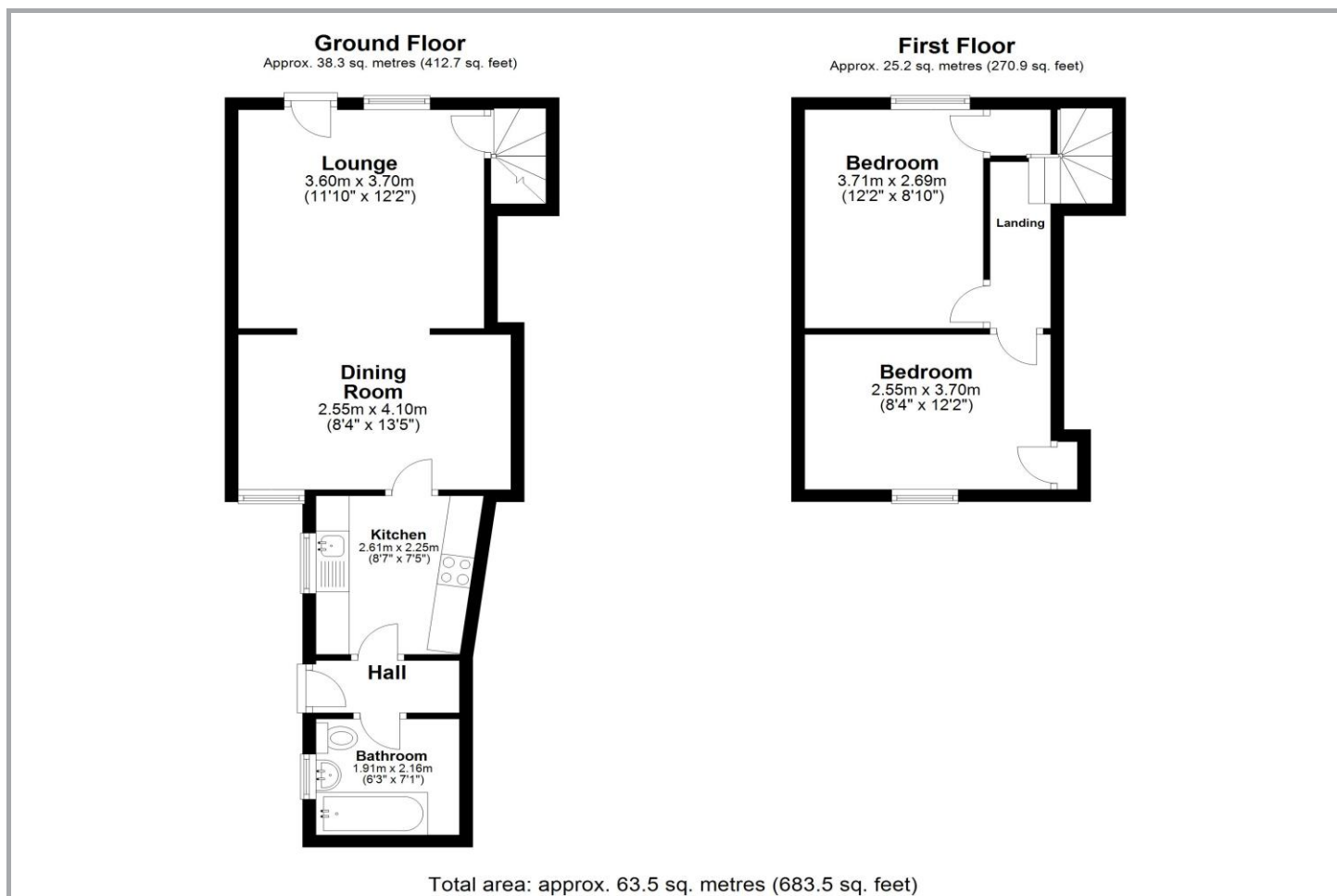
Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area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





**Sitting Room Approx 12'2 x 11'10 (3.70m x 3.60m)**

Window to front aspect, feature inset with brick surround, electric fire and wooden mantel over, door opening to staircase, open studwork and step down to:

**Dining Room Approx 13'5 x 8'4 (4.10m x 2.55m)**

Window to rear aspect and door to:

**Kitchen Approx 8'7 x 7'5 (2.61m x 2.25m)**

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Window to side aspect, extractor, space for washing machine and cooker, housing for electric boiler and door to:

**Rear Hall**

Personnel door to side, linoleum flooring and door to:

**Bathroom**

Coloured suite comprising w.c, hand wash basin, panelled bath, partly tiled walls, extractor and window to side aspect.

**First Floor Landing**

Access to loft, housing for electric meters and doors to:

**Master Bedroom Approx 12'2 x 8'10 (3.71m x 2.69m)**

Double room with window to front aspect and door to storage cupboard with shelving.

**Bedroom Two Approx 12'2 x 8'4 (3.70m x 2.55m)**

Window to rear aspect and door to storage cupboard.

**Outside**

The property fronts a main thoroughfare into Needham Market and enjoys an attractive red brick frontage.

To the rear is a courtyard which in turn has a gate opening into a shared service area leading to the private rear gardens (slightly detached from the property), which are predominantly lawned as well as incorporating a sun terrace and boundaries are defined by fencing and hedging.

**Local Authority**

Mid Suffolk District Council

**Council Tax Band – A**

**Services**

Mains water, drainage and electricity. Electric heating.

**Disclaimer**

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**Energy performance certificate (EPC)**

20 Ipswich Road Needham Market IPSWICH IP6 8DQ	Energy rating <b>D</b>	Valid until: 17 July 2033 Certificate number: 9082-3028-8203-5147-6200
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Property type	Mid-terrace house
Total floor area	63 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 D. 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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