



91a High Street | Needham Market | Suffolk | IP6 8DQ

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TOWN & VILLAGE
PROPERTIES

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91a High Street, Needham Market, Suffolk, IP6 8DQ

“A characterful Grade II Listed three bedroom terraced house situated in the heart of Needham Market’s historic High Street requiring extensive refurbishment & offered with no onward chain.”

Description

A rare opportunity to acquire a characterful Grade II Listed three bedroom terraced house in the heart of Needham Market and standing proudly on the historic High Street. The property is in need of extensive refurbishment and is offered with the added benefit of no onward chain.

Outside are south-facing cottage gardens to the rear.

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

Door to:

Snug Approx 11'4 x 8'8 (3.47m x 2.64m)

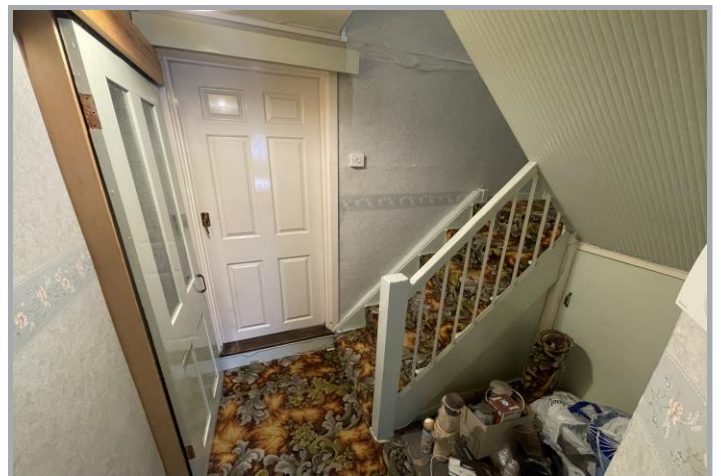
Sash window to front aspect, feature inset with fireplace with tiled surround on a tiled hearth and door to:

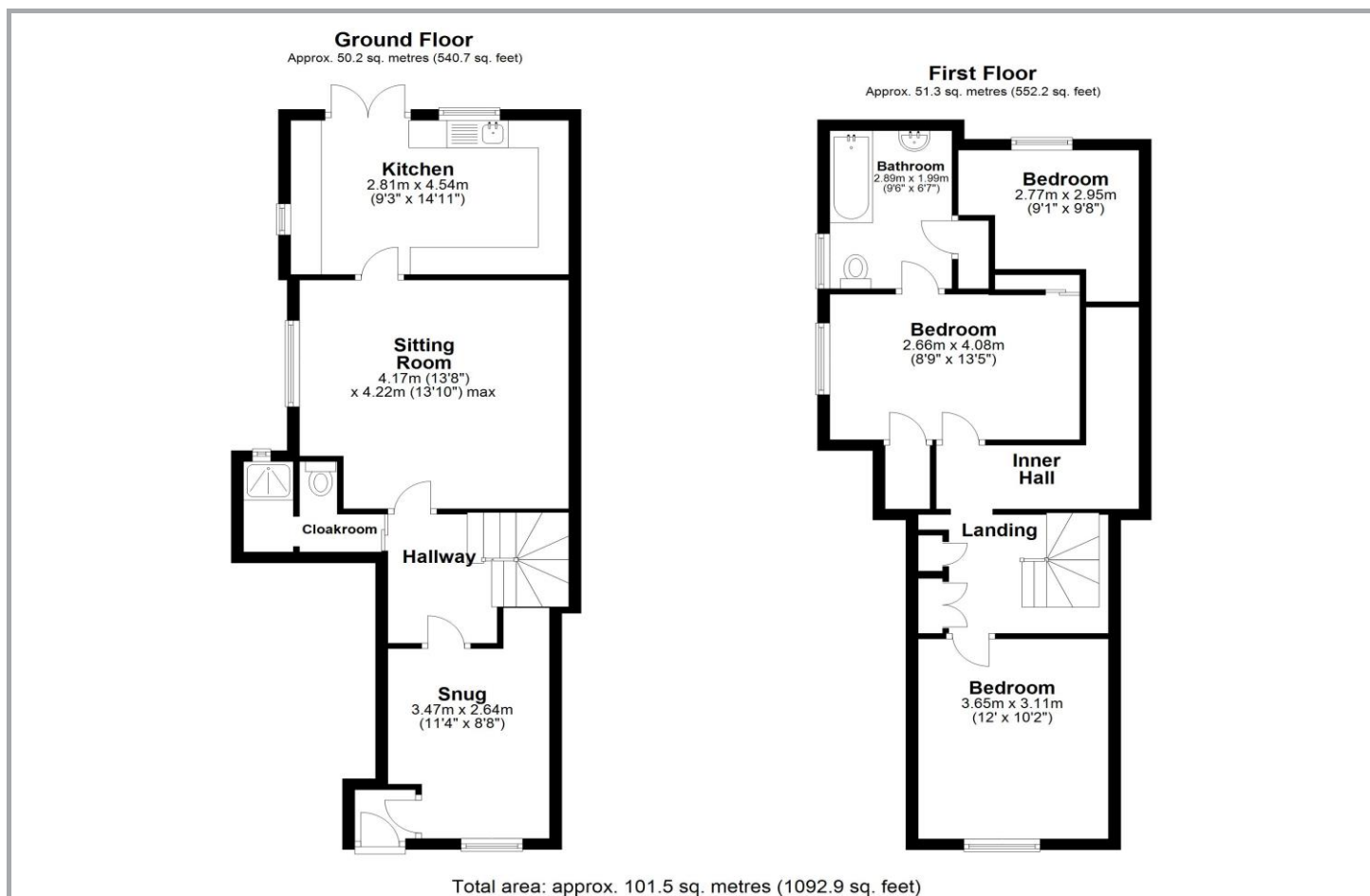
Inner Hall

Stairs rising to the first floor, door to under stair cupboard, door to sitting room and opening to:

Cloakroom

With w.c and further opening to tiled shower cubicle with frosted window to rear aspect.





Sitting Room Approx 13'10 max x 13'8 (4.22m max x 4.17m)

Window to side aspect, feature inset with fireplace with brick surround and brick hearth, built-in shelving with storage under and door to:

Kitchen Approx 14'11 x 9'3 (4.54m x 2.81m)

French doors to the rear and fitted with a range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Window to rear aspect and linoleum flooring, space for white goods.

First Floor Landing

With skylight, built-in storage cupboards, housing for electric meters and fuse board and access to loft. The landing is split-level which leads to a corridor to bedroom three but before that has doors to:

Bedroom Two Approx 12' x 10'2 (3.65m x 3.11m)

Double room with window to front aspect.

Master Bedroom Approx 13'5 x 8'9 (4.08m x 2.66m)

Double room with window to side aspect, storage cupboard and door to:

En-Suite

White suite comprising w.c, hand wash basin, panelled bath and door to airing cupboard with shelving.

Bedroom Approx 9'8 x 9'1 (2.95m x 2.77m)

With window to rear aspect and access to loft.

Outside

This pretty yet imposing cottage enjoys a degree of frontage from the High Street and enjoys the striking façade believed to be of Georgian origin. To the rear are pretty cottage gardens, requiring landscaping but benefiting from a predominantly south-facing aspect. Boundaries are defined by a mixture of fencing and brick and flint wall.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas fired heating.

Agents Notes

- We understand the property is Grade II Listed.
- We understand from our client that the property enjoys a right of way over 91 High Street (through the garage) for the purposes of waste removal. Further details of which can be found by contacting the agents.



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