



2 Fairfax Gardens | Needham Market | Suffolk | IP6 8AZ

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PROPERTIES

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2 Fairfax Gardens, Needham Market, Suffolk, IP6 8AZ

“A superbly presented and extended three bedroom semi-detached house with generously sized rear gardens, ample off-road parking, garage & being within easy reach of everyday amenities”.

Description

A well-presented extended three bedroom semi-detached house offering spacious family living and situated in a tucked away cul-de-sac location on the outskirts of Needham Market.

Notable benefits include generously sized rear gardens, useful store room with power and light connected, ample off-road parking and a single garage.

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 comprising:

Entrance Porch

With front door to:

Inner Hall

Door to garage and door to:

Dining Room Approx 20'11 x 9'4 (6.38m x 2.84)

Open plan to kitchen, currently used as second sitting area, wooden flooring and wall mounted boiler. Opening to:

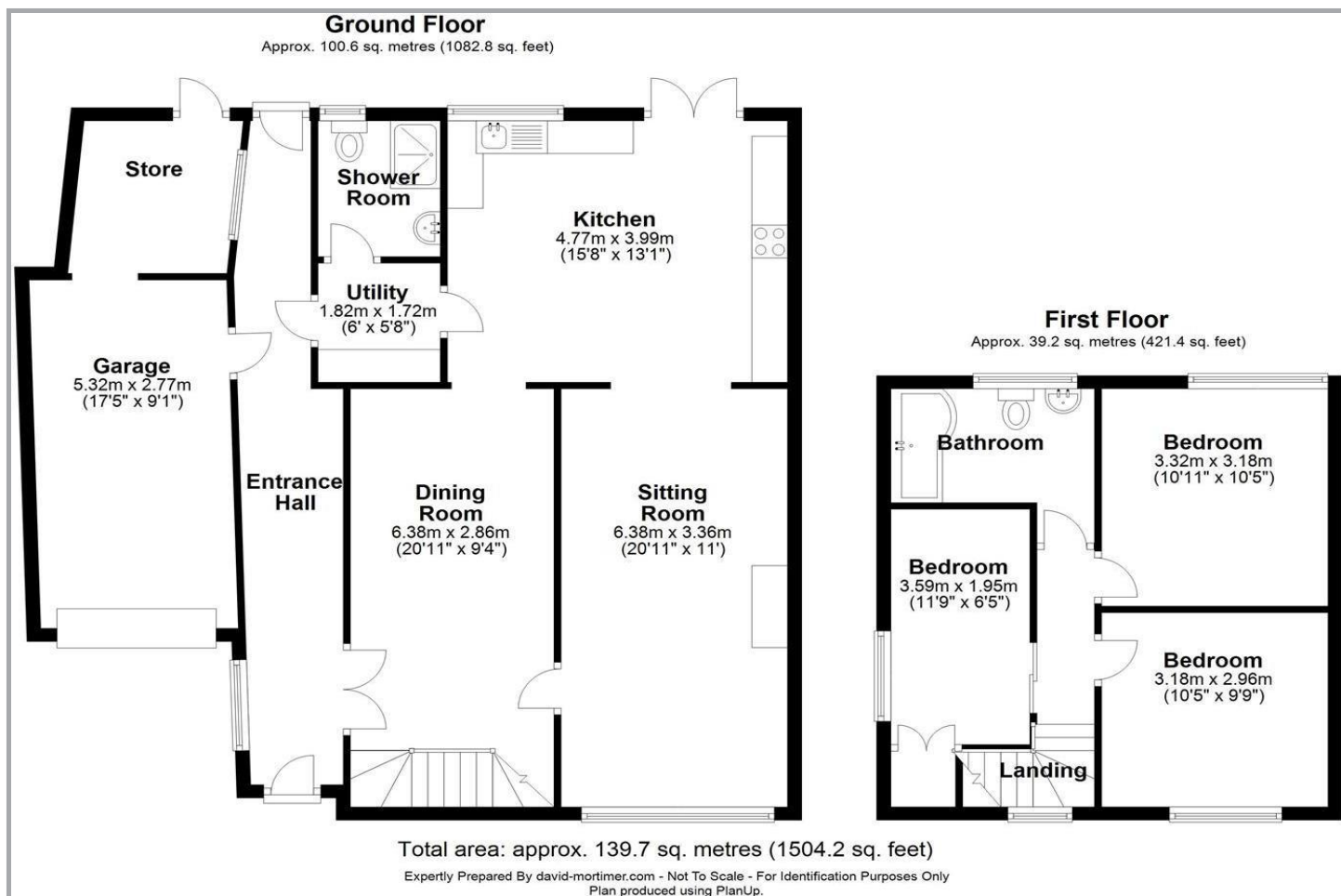
Kitchen/Diner Approx 15'8 x 13'1 (4.78m x 3.99m)

With double glazed windows and doors to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset cream Corran sink unit and drainer with mixer tap over, integral double eye level oven and electric hob, space and plumbing for dishwasher, space for fridge/freezer, radiator, opening to living room and door leading to:

Living Room Approx 20'11" x 11' (6.38m x 3.35)

With double glazed window to front aspect, fireplace with woodburning stove, wooden flooring and radiator.





Utility Room Approx 6' x 5'8 (1.83m x 1.73m)

With space and plumbing for washing machine, radiator and doors to:

Shower Room

With double glazed window to rear aspect, fitted suite comprising double shower cubicle, low level W.C, vanity wash hand basin and radiator.

First Floor Landing

With double glazed window to front aspect, loft access and doors leading to:

Bedroom One Approx 10'11 x 10'5 (3.33m x 3.18m)

With double glazed window to rear aspect and radiator.

Bedroom Two Approx 10'5 x 9'9 (3.18m x 2.97m)

With double glazed window to front aspect and radiator.

Bedroom Three Approx 11'9 x 6'5 (3.5m x 1.96m)

With double glazed window to side aspect, built in wardrobe, radiator.

Family Bathroom

With double glazed window to rear aspect, fitted suite comprising p shaped bath with shower mixer tap, w.c vanity wash hand basin and heated towel rail.

Outside

The garden to the front of the property is block paved to provide ample off-road parking which leads to the garage.

The generously sized garden to the rear of the property is laid to lawn with patio area, decked area, raised flower beds, garden shed, courtesy door to garage and the garden is enclosed by fencing.

Garage Approx 17'5 x 9'1 (5.31m x 2.77m)

With power and light.

Store Room

With power and light.

Local Authority

Mid Suffolk District Council

Council Tax Band - B

Services

Main water, drainage and electricity. Gas-fired heating.





Energy performance certificate (EPC)

2 FAIRFAX GARDENS
NEEDHAM MARKET
IPSWICH
IP6 8DQ

Energy rating

D

Valid until: 25 May 2031

Certificate number: 2180-9505-5090-4102-4925

Property type Semi-detached house

Total floor area 104 square metres

Rules on letting this property

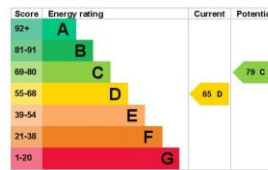
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be C.

[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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