



15 Badger Close | Needham Market | Suffolk | IP6 8FB

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PROPERTIES

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15 Badger Close, Needham Market, Suffolk, IP6 8FB

“A well-presented three bedroom terrace house located within the ever-popular St Georges Park development offering off-road parking, garage & proportionate front & rear gardens.”

Description

Located in a ‘tucked away’ cul-de-sac location within the ever-popular St Georges Park development is this spacious and well-presented three bedroom terrace house, complete with off-road parking, a single garage and proportionate front and rear gardens.

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 details comprises:

Front door to:

Entrance Hall

Stairs rising to the first floor and doors to:

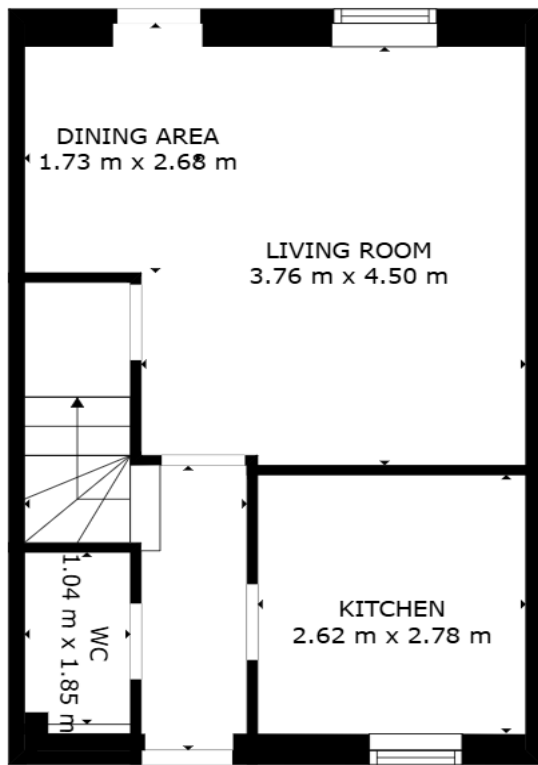
Cloakroom

White suite comprising w.c and hand wash with tiled splashback.

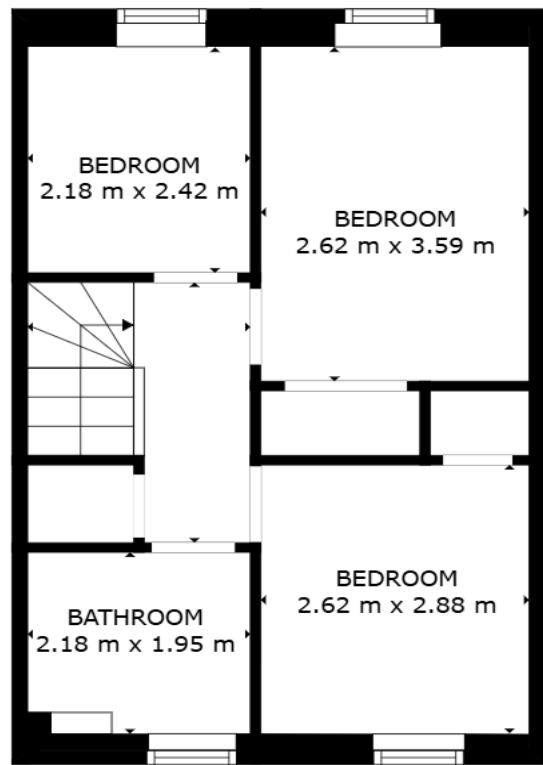
Sitting Room/Dining Area **Approx 4.50m x 3.76m & 2.68m x 1.73m**

Window to rear aspect, part-glazed door to rear garden and under stair storage cupboard.





FLOOR 1



FLOOR 2

Kitchen Approx 2.78m x 2.62m

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include, four ring Neff gas hob & electric oven with extractor over. Window to front aspect, space for washing machine, dishwasher, cupboard housing gas-fired boiler and partly tiled walls.

First Floor Landing

With access to loft, door to storage cupboard and doors to:

Master Bedroom Approx 3.59m x 2.62m

Double room with window to rear aspect and door to:

Bedroom Two Approx 2.88m x 2.62m

Double room with window to front aspect.

Bedroom Three Approx 2.42m x 2.18m

Window to front aspect.

Family Bathroom

White suite comprising panelled bath with shower over, shower screen, pedestal hand wash basin, w.c, partly tiled walls, extractor, and window to front aspect.

Outside

The property is situated towards the end of this tucked away cul-de-sac and is set slightly back from the road behind a well-maintained front garden. To the rear are predominately lawned gardens with boundaries defined by fencing for the most part. Close by is off-road parking, which in turn gives access to a single garage with up and over.

Local Authority

Mid-Suffolk District Council

Council Tax Band – C

Services

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

Agents Note

We understand from our client that there is an annual maintenance charge payable, which currently stands in the region of £TBC. Further details of which can be found by contacting the agent.

We understand from our client that the property benefits from NHBC Guarantee.



Energy performance certificate (EPC)

15, Badger Close
Needham Market
IPSWICH
IP6 3FB

Energy rating
B

Valid until: 14 April 2031

Certificate number: 1139-2934-0000-0545-1292

Property type: Mid-terrace house

Total floor area: 73 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 B. It has the potential to be A.

[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.

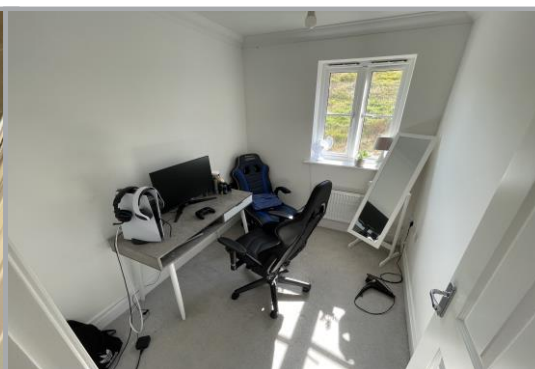
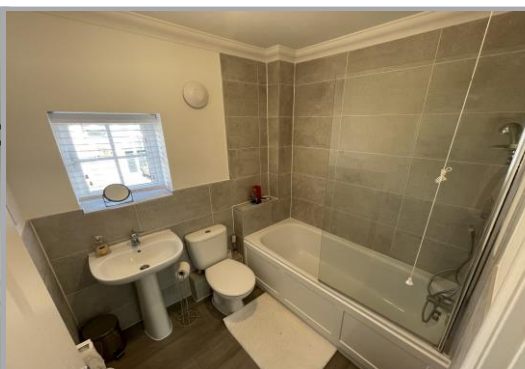
For properties in England and Wales:

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



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Registered address:
Grove House
87a High Street
Needham Market
Suffolk
IP6 8DQ

Needham Market: info@townandvillageproperties.co.uk
Boxford: boxford@townandvillageproperties.co.uk