



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

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

“A spacious & well-presented terrace house located in a tucked away location & benefiting from ample off-road parking as well as the desirable NHBC guarantee.”

Description

A spacious and well-presented two bedroom terrace house located in a tucked away location on a no through road and benefiting from ample off-road parking as well as the highly desirable NHBC guarantee and set within the heart of this thoughtfully designed modern development courtesy of Hopkins Homes.

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

Welcoming, light and airy entrance with stairs rising to the first floor and doors to:

Cloakroom

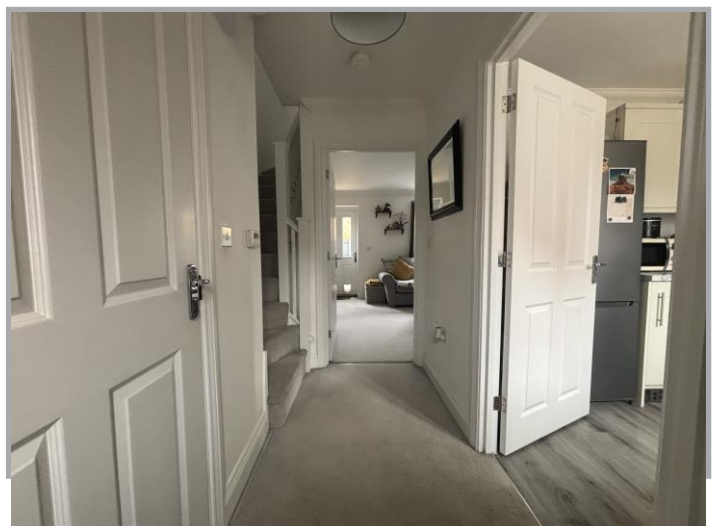
White suite comprising w.c, hand wash basin, linoleum flooring and extractor.

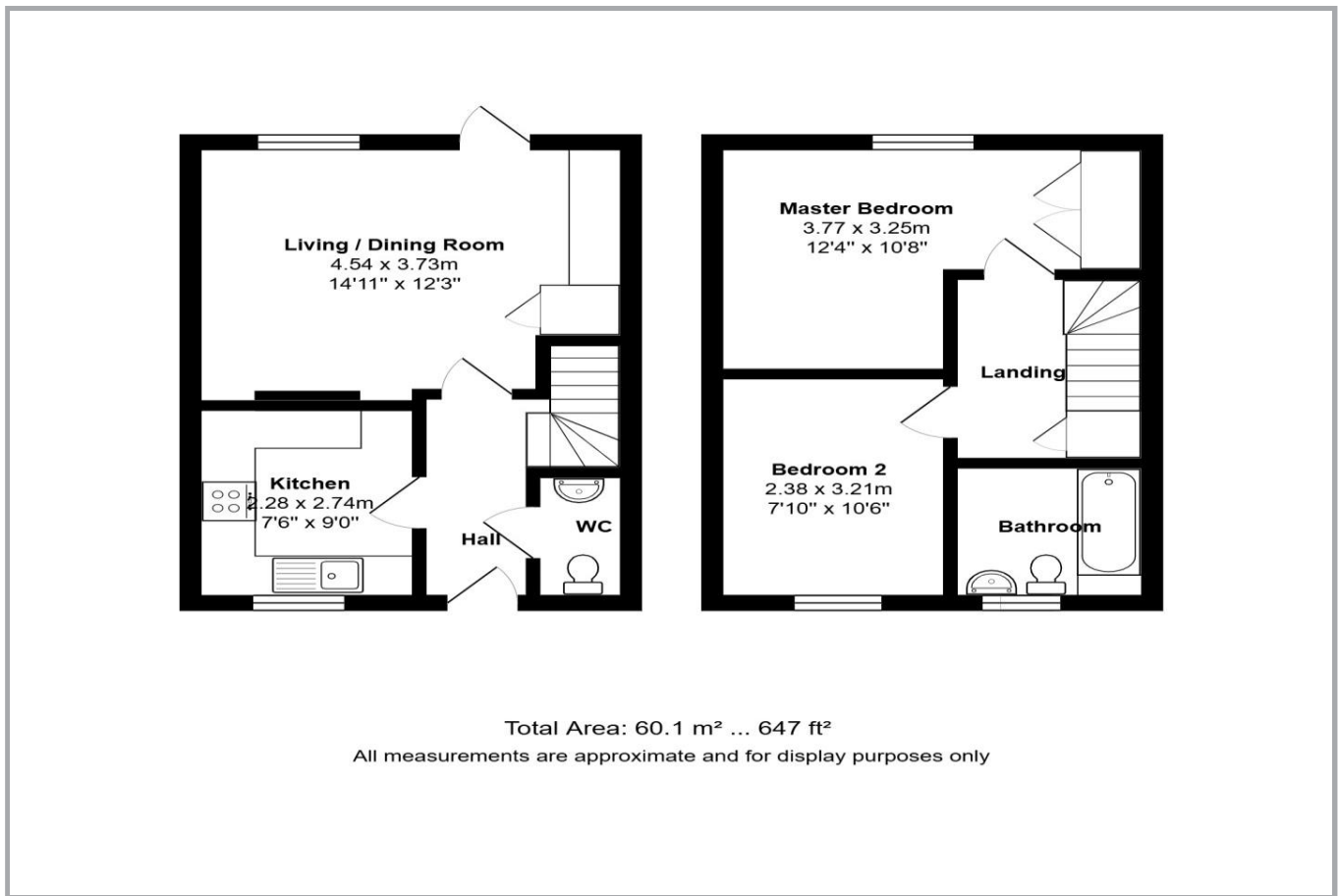
Sitting Room/Dining Room Approx 14'11 x 12'3 (4.54m x 3.73m)

L-shaped space with delightful views of the rear garden via a window to the rear aspect, personnel door to the rear opening onto the terrace and door to understairs cupboard. This area incorporates a dining space.

Kitchen Approx 9' x 7'6 (2.74m x 2.28m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Neff oven and grill with four ring gas hob and extractor over. Space for washing machine and fridge/freezer. Window to front aspect, linoleum flooring, extractor and the kitchen also houses the gas-fired boiler.





First Floor Landing

With door to generous storage cupboard and doors to:

Master Bedroom Approx 12'4 x 10'8 (3.77m x 3.25m)

L-shaped double room with window to rear aspect and built-in wardrobe.

Bedroom Two Approx 10'6 x 7'10 (3.21m x 2.38m)

Double room with window to front aspect and access to loft.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, partly tiled walls, frosted window to front aspect, linoleum flooring and extractor.

Outside

The property enjoys a tucked away position and is set slightly back from the road and comes with the added benefit of ample off-road parking. To the rear are predominately lawned and enclosed rear gardens, with a terrace abutting the rear of the property as well as a pathway leading to a pedestrian gate for ancillary use. Interspersed throughout the grounds are flower and shrub borders and boundaries are defined by fencing for the most part.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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

Agents Note

We understand from our client the property benefits from the NHBC guarantee.

We understand from our client that the property is subject to an annual maintenance charge, the current cost of which stands at approximately £127.04 per annum. For further details please contact the agent.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

3, Badger Close Needham Market IPSWICH IP6 8TB	Energy rating B	Valid until: 14 January 2031
		Certificate number: 0350-3795-3090-2299-4145

Property type: Mid-terrace house
Total floor area: 61 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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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