



34 Barking Road | Needham Market | Suffolk | IP6 8ET

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

34 Barking Road, Needham Market, Suffolk, IP6 8ET

“A spacious two double bedroom terraced house, offering proportionate gardens, off-parking parking, garage & no onward chain.”

Description

A spacious two double bedroom terraced house, conveniently located just a stone's throw from the heart of Needham Market and its wide range of amenities.

Notable benefits include proportionate gardens, off-road parking, a single garage and the added benefit of no onward chain.

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 brief comprises:

Front door to:

Entrance Porch

Double aspect windows to the front and side and door to:

Entrance Hall

Welcoming, light and airy entrance with stairs rising to the first floor, door to generous storage cupboard incorporating cloak hanging space and housing Vaillant gas-fired boiler and door to:

Sitting Room Approx 13'10 x 10'1 (4.23m x 3.08m)

Window to front aspect, door to under stairs cupboard and archway opening to:

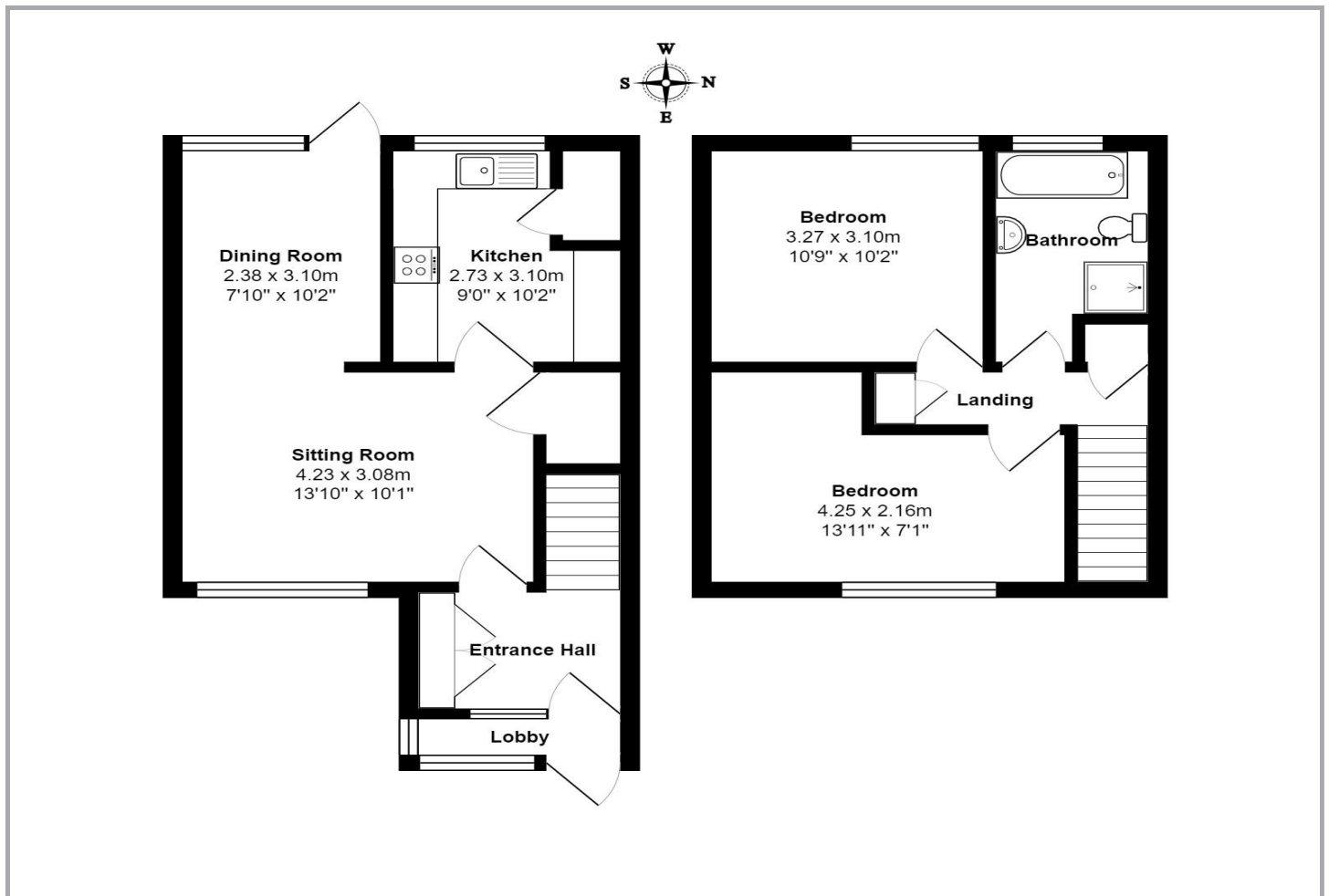
Dining Room Approx 10'2 x 7'10 (3.10m x 2.38m)

With window to rear aspect, personnel door to side opening onto the terrace and serving hatch through to kitchen.

Kitchen Approx 10'2 x 9' (3.10m x 2.73m)

Accessed via a door from the sitting room and fitted with a matching range of wall and base units with wooden worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for fridge/freezer, washing machine and cooker, window to rear aspect, partly tiled walls, integrated extractor and door to larder cupboard with shelving.





First Floor Landing

With access to loft, door to storage cupboard incorporating shelving and hanging space, door to airing cupboard housing the hot water cylinder and doors to:

Master Bedroom Approx 13'11 x 7'1 (4.25m x 2.16m)

L-shaped double room with window to front aspect.

Bedroom Two Approx 10'9 x 10'2 (3.27m x 3.10m)

Double room with window to rear aspect and wood flooring.

Family Bathroom

White suite comprising w.c, hand wash basin with tiled splashback, panelled bath with shower attachment, tiled shower cubicle, partly tiled walls and frosted window to rear aspect.

Outside

The property enjoys a notable frontage and is set well back from the road beyond private, predominately lawned and well-maintained gardens incorporating established and attractive flower and shrub borders with boundaries defined by fencing for the most part. To the rear are proportionate and again predominately lawned, well-maintained gardens with a terrace abutting the rear of the property and incorporating a storage shed, as well as raised beds and flower and shrub borders.

The property is also offered with the added benefit of a single garage en-bloc, with an allocated parking space in front, both of which are accessed via a shared entrance way.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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



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)

34 Barking Road Needham Market IPSWICH IP6 8ET	Energy rating C	Valid until: 24 March 2034
		Certificate number: 0276-1209-4804-8504-1700

Property type: Mid-terrace house
Total floor area: 71 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		76 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk