



109 Jubilee Crescent | Needham Market | Suffolk | IP6 8AT

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109 Jubilee Crescent, Needham Market, Suffolk, IP6 8AT

“A spacious & well presented four bedroom town house, conveniently situated to the town’s wide range of amenities & further benefiting from allocated parking & proportionate rear gardens.”

Description

A spacious and well-presented four bedroom town house, located in a tucked away cul-de-sac within the heart of Needham Market and boasting gardens and allocated parking.

The property is conveniently situated just a stone’s throw from the town’s wide range of amenities, perhaps most notably the town’s railway station.

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:

Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor, Karndean flooring, fuse board, spotlights, door to understairs cupboard and doors to:

Cloakroom

White suite comprising w.c, hand wash basin, partly tiled walls, tiled flooring, spotlights and extractor.

Sitting Room Approx 15'10 x 12'1 (4.83m x 3.69m)

Spotlights and French doors to:

Conservatory Approx 12'9 x 10'6 (3.88m x 3.20m)

A more recent addition to the property, and constructed on a brick plinth with triple aspect windows and door opening onto the terrace.

Kitchen Approx 11'3 x 8'6 (3.44m x 2.60m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include oven, five ring gas hob with extractor over, fridge/freezer and dishwasher. Karndean flooring, window to front aspect, spotlights and gas-fired boiler.

First Floor Landing

Stairs rising to the second floor, spotlights and doors to:

Bedroom Two/Reception Room Approx 15'10 x 11'3

Substantial double room with two windows to the rear aspect overlooking the gardens. This room is currently used as a sitting room.





Bedroom Four Approx 9'5 x 8'6 (2.86m x 2.58m)

Spotlights and window to front aspect.

Family Bathroom

White suite comprising panelled bath with shower attachment, hand wash basin, w.c, tiled walls, tiled flooring, spotlights and extractor.

Second Floor Landing

With access to loft, door to airing cupboard housing hot water cylinder and doors to:

Master Bedroom Approx 12' x 10'9 (3.66m x 3.28m)

Delightful double room with window to rear aspect, built-in wardrobes and door to:

En-Suite Shower Room

Well-appointed white suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, tiled flooring, partly tiled walls, spotlights and extractor.

Bedroom Three Approx 13'4 x 9'5 (4.07m x 2.87m)

Double room with built-in wardrobe and two windows to front aspect overlooking a green space.

Shower Room

Modern white suite comprising shower cubicle, w.c, hand wash basin, partly tiled walls, tiled flooring, extractor and spotlights.

Outside

The property is conveniently situated in a tucked away cul-de-sac location and is set slightly back from the road behind a slight frontage. In close proximity to the property are two allocated parking spaces which can be accessed on foot via a rear gate or by car through an underpass.

To the rear is an enclosed rear courtyard garden with a paved area abutting the rear of the property. The garden is interspersed with flower and shrub beds and the boundaries are clearly defined by fencing for the most part with gated rear access. Also within the garden is a timber shed.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

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

Agents Note

We understand from our client that the property is subject to an annual maintenance charge for the contribution to communal areas on the site, the current cost of which stands at approximately £187.03 per annum.





Energy performance certificate (EPC)			
109 Jubilee Crescent Needham Market IPSWICH IP6 8AT	Energy rating C	Valid until:	28 April 2035
		Certificate number:	5305-9005-0052-1624-9202
Property type		Mid-terrace house	
Total floor area		133 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) .			
Energy rating and score			
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		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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