



Penpentre | 107 Jubilee Crescent | Needham Market | IP6 8AT

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 Boffin on 01787 704200, Needham Market on 01449 722003 or visit www.townandvillageproperties.co.uk

Penpentre, 107 Jubilee Crescent, Needham Market, Suffolk, IP6 8AT

“A well-presented and spacious four bedroom town house, boasting gardens, two off-road parking spaces & being offered with no onward chain.”

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, off-road parking and being offered with the benefit of no onward chain.

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, tiled flooring, cloak hanging space, 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.

Dining/Sitting Room Approx 15'10 x 12'5 (4.82 x 3.79m)

Spotlights and French doors to the rear opening onto the terrace and the garden.

Kitchen Approx 11'3 x 8'6 (3.44m x 2.58m)

Fitted with a matching range of wall and base units with granite worktops over and inset with one and a half bowl stainless steel sink and chrome mixer tap. Integrated appliances include oven, AEG four ring induction hob with extractor over, fridge/freezer and dishwasher. Tiled flooring, window to front aspect, spotlights and Ideal gas-fired boiler.

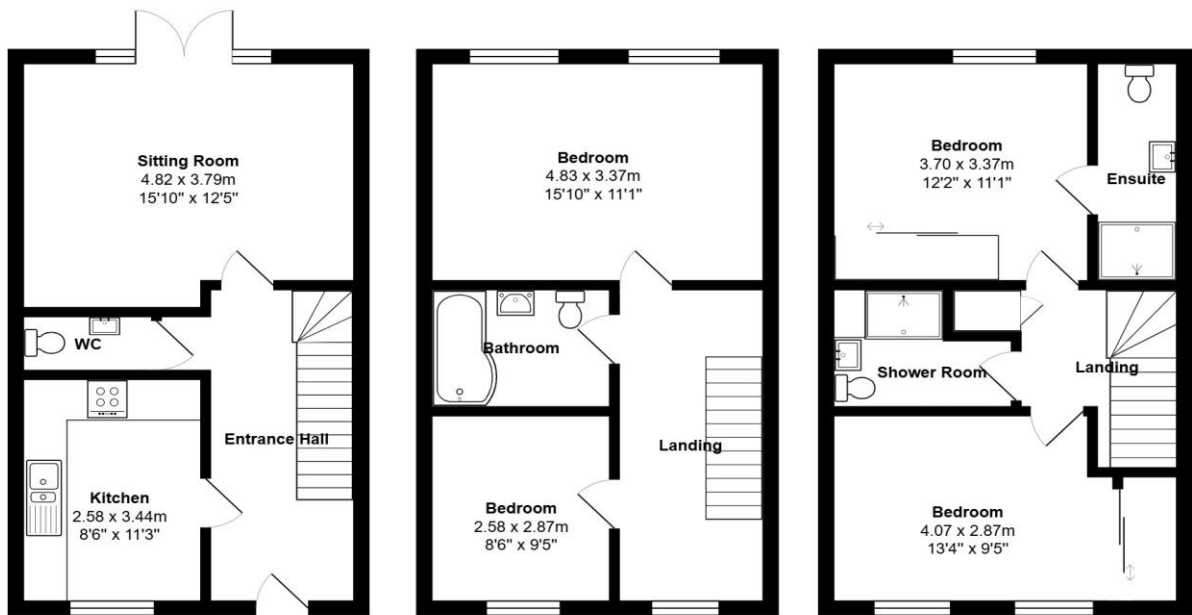
First Floor Landing

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

Bedroom Two Approx 15'10 x 11'1 (4.83m x 3.37m)

Substantial double room with two windows to the rear aspect overlooking the gardens. This room has also previously been used as a sitting room.





Total Area: 122.6 m² ... 1320 ft²

All measurements are approximate and for display purposes only

Bedroom Four/Study Approx 9'5 x 8'6 (2.87m x 2.58m)

Currently with built-in desk space and shelving unit, this room is currently used as a study but is equally as ideal as a bedroom. Spotlights and window to front aspect.

Family Bathroom

White suite comprising P-shaped bath with shower attachment, shower screen, 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 12'2 x 11'1 (3.70m x 3.37m)

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.

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 (separated from the house via two other properties and subsequent driveway) are two off-road parking spaces.

To the rear are predominately lawned, enclosed rear gardens with a paved area abutting the rear of the property. The garden is interspersed with flower and shrub beds and specimen trees. 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.

The property benefits from solar panels, further details of which can be obtained from contacting the agent.





Energy performance certificate (EPC)

107 Jubilee Crescent Needham Market IPSWICH IP6 8AT	Energy rating B	Valid until: 6 April 2035
		Certificate number: 0045-0209-9705-8384-0214

Property type	Mid-terrace house
Total floor area	121 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 B.
 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



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.

Registered address:
 Unit 81, Claydon Business Park
 Great Blakenham
 Ipswich
 England
 IP6 0NL



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