



100 High Street | Needham Market | Suffolk | IP6 8DG

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PROPERTIES

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# 100 High Street, Needham Market, Suffolk, IP6 8DG

*“A charming two bedroom characterful cottage standing proudly on Needham Market’s historic High Street, with pretty courtyard gardens & no onward chain.”*

## Description

A charming, characterful yet unlisted terraced cottage standing proudly on Needham Market’s historic High Street and just a stone’s throw from the town’s wide range of amenities.

Currently used as a holiday let, the property is offered with the added benefit of no onward chain and enjoys pretty courtyard gardens to the rear.

## 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:

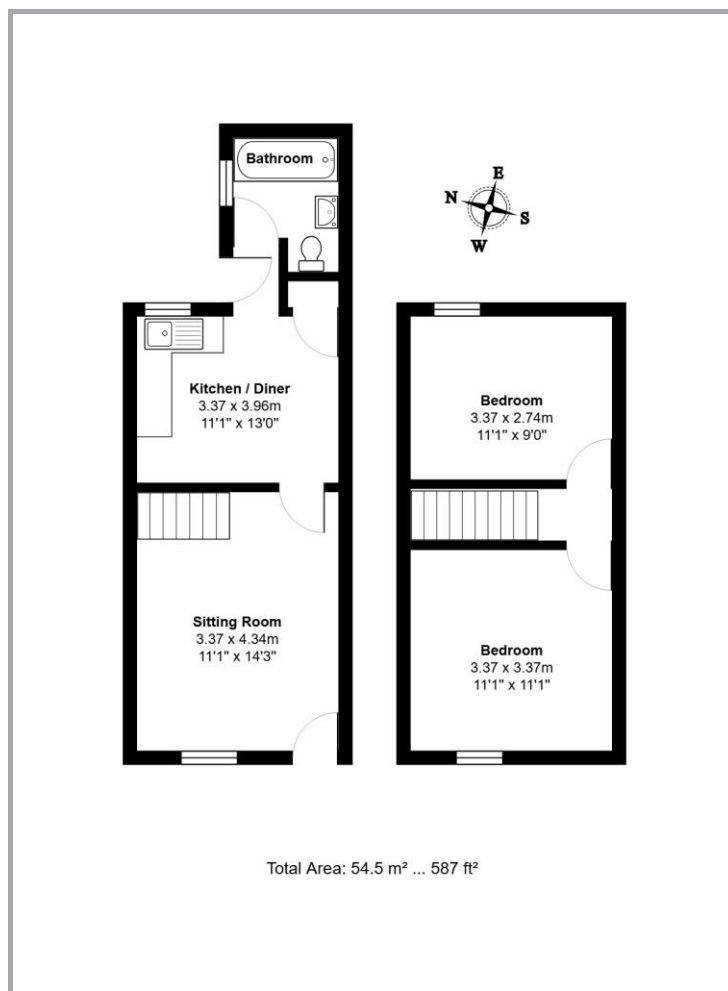
### **Sitting Room    Approx 14’3 x 11’1 (4.34m x 3.37m)**

With exposed timbers, sash window to front aspect with secondary glazing, exposed red brick chimney breast and feature inset with wood burning stove on a brick hearth, stairs rising to the first floor, door to under stairs cupboard and door to:

### **Kitchen/Dining Room    Approx 13’ x 11’1 (3.96m x 3.37m)**

Exposed timbers, attractive brick floor, door to north facing larder cupboard with built-in shelving 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. Integrated appliances include oven and grill and four ring induction hob with extractor over. Space for fridge/freezer and washing machine, window to rear aspect, personnel door opening into the courtyard, cloak hanging space and door to:

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled flooring, frosted window to side aspect, extractor and this room also houses the gas-fired boiler.

### First Floor Landing

Showing the striking exposed timbers, wood flooring and doors to:

### Master Bedroom Approx 11'1 x 11'1 (3.37m x 3.37m)

Double room with sash window to front aspect with secondary glazing, exposed timbers, feature fireplace and access to loft.

### Bedroom Two Approx 11'1 x 9' (3.37m x 2.74m)

Window to rear aspect with secondary glazing, wood

flooring and exposed red brick chimney breast.

### Outside

This attractive red brick cottage stands proudly on Needham Market's historic High Street behind some pretty flora and fauna to the front.

To the rear are well-maintained cottage gardens with boundaries defined by a mixture of fencing and a brick and flint wall. A rear gate provides pedestrian access to King William Street.

### Local Authority

Mid Suffolk District Council

### Services

Mains water drainage and electricity. Gas-fired heating.

### Agents Note

We understand from our client that the property is located in a conservation area.





## Energy performance certificate (EPC)

100 High Street NEEDHAM MARKET IP6 8DG	Energy rating <b>C</b>	Valid until: 15 May 2035
		Certificate number: 0941-1209-8505-8308-1600

Property type	Mid-terrace house
Total floor area	54 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0941-1209-8505-8308-1600>

1/6

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

Needham Market: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)  
Boxford: [boxford@townandvillageproperties.co.uk](mailto:boxford@townandvillageproperties.co.uk)