



7 Freehold Road | Needham Market | Suffolk | IP6 8DU

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PROPERTIES

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7 Freehold Road, Needham Market, Suffolk, IP6 8DU

“A spacious & well-presented two double bedroom terraced house with well-maintained rear gardens, ample off-road parking & single garage with adjoining workshop.”

Description

A spacious and well-presented two double bedroom terraced house located in a tucked away position towards the end of a shared private road yet just a stone's throw from the town centre and its wide range of amenities.

Notable benefits include generous and well-maintained rear gardens, extensive off-road parking and a single detached garage with adjoining workshop, summer house and additional sizable storage shed.

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

Stairs rising to the first floor and door to:

Sitting Room Approx 19'7 max x 14'2 max (6.0m max x 4.3m max)

Magnificent space with feature coal-effect fireplace with wooden mantel surround and stone hearth, window to front aspect, door to understairs storage cupboard with cloak hanging space and housing the hot water cylinder, built-in shelving and double doors to:

Kitchen Approx 11'3 x 6'4 (3.4m x 1.9m) and Dining Room Approx 10'7 x 6'10 (3.2m x 2.1m)

Light and airy open-plan space with personnel door to rear as well as window to rear aspect, spotlights, linoleum flooring and skylight. This space incorporates a fitted kitchen 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 built-in oven, four ring ceramic hob with extractor over and door to:



Awaiting Floor Plan

Utility Room Approx 6'11 x 6'5 (2.1m x 2.0m)

Fitted with a matching range of wall and base units with worktops over and inset with ceramic sink with chrome mixer tap, space for dishwasher and washing machine, tiled flooring, partly tiled walls, skylight, spotlights and door to:

Cloakroom

White suite comprising w.c, partly tiled walls, vinyl flooring and this space also houses the gas-fired boiler.

First Floor Landing

With access to loft and doors to:

Master Bedroom Approx 11'6 x 9'8 (3.5m x 2.9m)

Substantial double room with window to front aspect and built-in wardrobes.

Bedroom Two Approx 9' x 7' (2.7m x 2.1m)

Double room with window to rear aspect and built-in shelving.

Family Bathroom

A more recently refitted white suite comprising w.c, hand wash basin with storage under, P-shaped panelled bath with shower attachment, partly tiled walls and frosted window to rear aspect.

Outside

The property is located in a delightful, enviable position towards the end of a shared private roadway and can be accessed either on foot via a shared pathway leading up to a slight frontage in front of the property or by vehicle via a private driveway providing extensive off-road parking alongside a sizable detached garage with adjoining workshop. The garage is fitted with double doors, power and light connected and personnel door to side.

The grounds are private in nature as well as being predominately lawned with a sun terrace, summer house, proportionate storage shed and greenhouse. The boundaries are defined by panel fencing for the most part.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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



Utility Room (above)



Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 7 Freehold Road Needham Market IPSWICH IP6 8DU | Energy rating C | Valid until: 6 October 2034 |
| | | Certificate number: 7317-5104-8002-0000-9896 |
| Property type | Mid-terrace house | |
| Total floor area | 79 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/7317-5104-8002-0000-9896?print=true>

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