

Coddenham Road | Needham Market | Ipswich | IP6 8AX

Asking Price £240,000 Freehold

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estate agents

Coddenham Road, Needham Market, Ipswich, IP6 8AX

A charming two double bedroom semi-detached period cottage, beautifully presented throughout with sympathy paid to revealing a wealth of original features and showcasing traditional character-full style. Desirably located in highly sought Needham Market, convenient to local shops and amenities, and within striking distance of Needham Lake, the accommodation briefly comprises; sitting room with snug off, dining room, and modernised classic style fitted kitchen with appliances on the ground floor, with landing, two double bedrooms and stylish bathroom on the first floor. In addition, there is full planning consent for additional first floor bedroom above the kitchen and single storey garden room to the rear. The outside offers a decent sized "L" shaped attractive garden with mature lawn, patio, and wooden shed with side shelter. Further benefits include, traditional style internal panelled doors, revealed brick and cast iron fireplaces, quarry tiled dining room floor, exposed sitting room floorboards, double glazing, and gas fired central heating. There is on road parking to the front. Early viewing is highly recommended.

TRADITIONAL STYLE FRONT DOOR TO

SITTING ROOM WITH SNUG AREA OFF

16' 7" x 12' 1" approx. (5.05m x 3.68m) Two traditional double glazed sash windows to front, window to side, two radiators, door to stairs rising to first floor, exposed floor boards, revealed brick fireplace, storage cupboard, door to dining room.

DINING ROOM

11' 5" x 10' 4" approx. (3.48m x 3.15m) Double glazed French doors to rear garden, radiator, quarry tiled floor, revealed brick chimney breast with cast iron fireplace, opening through to kitchen.

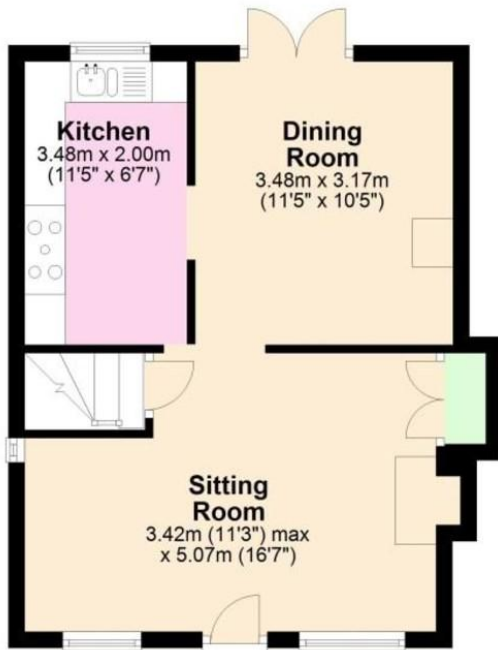
KITCHEN

10' 10" x 6' 6" approx. (3.3m x 1.98m) Double glazed window to rear, a range of fitted cupboard and drawer units with natural solid wood worktops, one and a quarter single drainer sink unit with mixer tap, dual fuel range cooker, integrated washing-machine, dish-washer, space for fridge-freezer, modern wall mounted gas fired boiler, patterned tiled floor, loft access, inset LED ceiling lights.



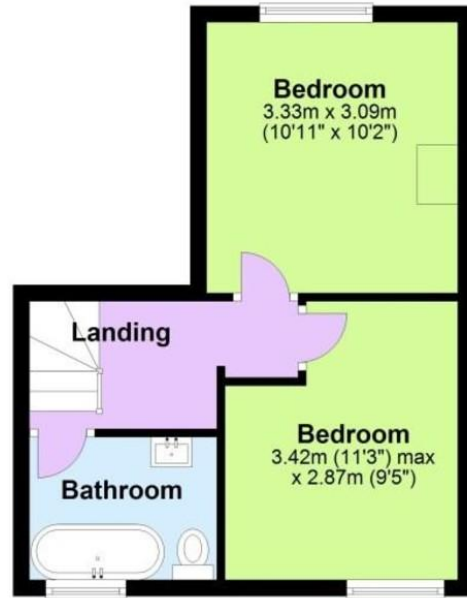
Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to.

BEDROOM ONE

12' 4" x 9' approx. (3.76m x 2.74m) Double glazed window to front, radiator.

BEDROOM TWO

10' 11" x 10' 5" approx. (3.33m x 3.18m) Double glazed window to front, radiator, exposed floorboards.

BATHROOM

Double glazed window to front, chrome heated towel rail, roll top bath with mixer tap and shower attachment, low level WC, mounted vanity hand-wash basin, exposed floorboards.

OUTSIDE

To the front there is on road parking whilst to the rear there is a decent sized "L" shaped attractive garden with mature lawn, patio, and wooden shed with side shelter, there is gated pedestrian access leading to the road by pathway.

MID SUFFOLK DISTRICT COUNCIL

Tax band B - Approximately £1,509.28 PA (2022-2023).

SCHOOLS

Bosmere Primary and Stowmarket High.

Energy performance certificate (EPC)

Coddenham Road
Needham Market
IPSWICH
IP6 8AX

Energy rating
D

Valid until: 22 October 2032
Certificate number: 2917-5112-8002-0020-9296

Property type Semi-detached house

Total floor area 65 square metres

Rules on letting this property

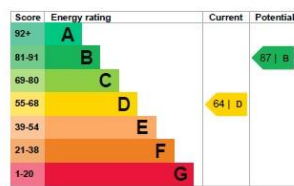
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT
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