



2 Chainhouse Road | Needham Market | Suffolk | IP6 8EP

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 PROPERTIES

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2 Chainhouse Road, Needham Market, Suffolk, IP6 8EP

“A spacious two bedroom detached chalet requiring modernisation, yet offering a great deal of potential and with extensive off-road parking, garage, proportionate gardens & on onward chain.”

Description

A spacious two double bedroom detached chalet requiring modernisation yet offering a great deal of potential including scope for extensions (subject to the relevant planning consents) and offered with no onward chain.

Other notable benefits include extensive off-road parking, a single garage and an enviable corner plot position, all of which are located just a stone's throw from Needham Market's historic High Street with its wide range of amenities and across the road from the local convenience store.

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

Frosted window to front aspect and doors to:

Cloakroom

White suite comprising w.c, hand wash basin, tiled walls and frosted window through to utility room.

Sitting Room Approx 20'8 x 9'3 (6.31m x 2.83m)

With window to front aspect, feature inset with fireplace, stairs rising to the first floor, door to understairs cupboard and doors to:

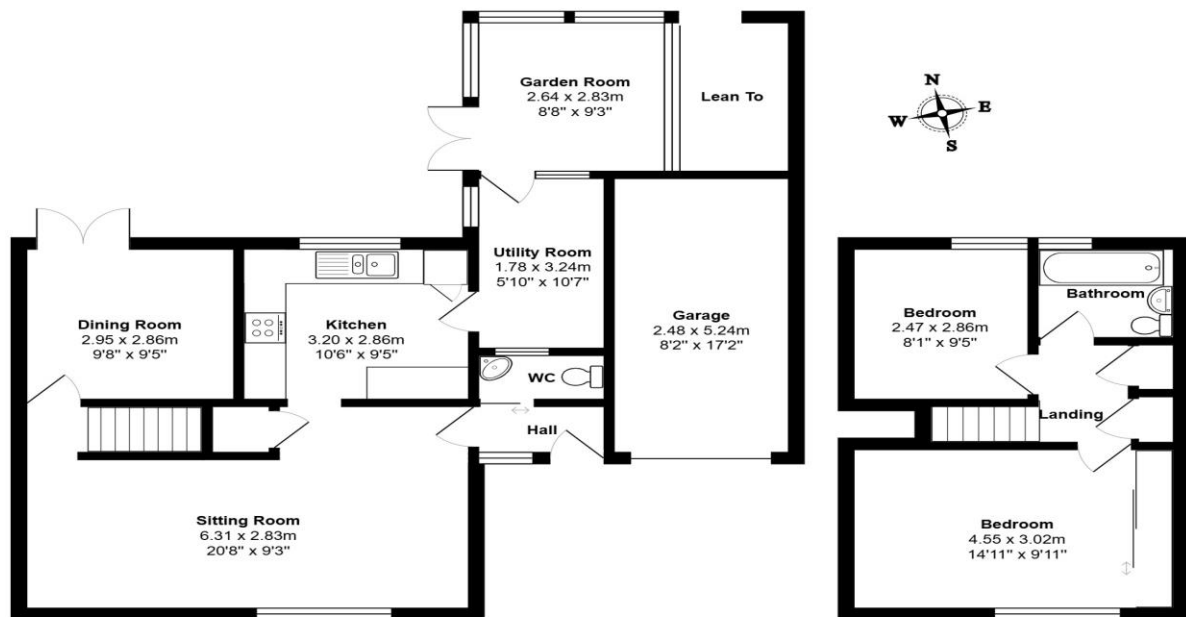
Dining Room Approx 9'8 x 9'5 (2.95m x 2.86m)

With French doors to the rear opening into the gardens.

Kitchen Approx 10'6 x 9'5 (3.20m x 2.86m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl ceramic sink, drainer and chrome mixer tap. Space for cooker, fridge and





Total Area: 110.5 m² ... 1190 ft²
All measurements are approximate and for display purposes only

freezer. Window to rear aspect, tiled splashbacks and door to:

Utility Room Approx 10'7 x 9'5 (3.20m x 2.86m)

With tiled flooring, cloak hanging space, window to side aspect and door to:

Garden Room Approx 9'3 x 8'8 (2.64m x 2.83m)

A more recent addition to the property and constructed on a brick plinth with triple aspect windows as well as French doors opening onto the terrace.

First Floor Landing

With doors to storage cupboards with shelving, access to loft and doors to:

Master Bedroom Approx 14'11 x 9'11 (4.55m x 3.02m)

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

Bedroom Two Approx 9'5 x 8'1 (2.86m x 2.47m)

Double room with window to rear aspect.

Family Bathroom

White suite comprising w/c, hand wash basin, panelled bath with shower attachment, tiled wall and frosted window to rear aspect.

Outside

The property occupies an enviable corner plot position and is located in a convenient location just a stone's throw from the town centre. The property is accessed via a private drive providing ample off-road parking as well as giving access to the single garage with roller door, power and light connected and personnel door to rear.

The grounds are private in nature with boundaries defined by fencing for the most part and are predominately lawned and with a terrace abutting the garden room.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

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





Energy performance certificate (EPC)

2 Chainhouse Road Needham Market IPSWICH IP6 8EP	Energy rating D	Valid until: 3 October 2031
		Certificate number: 9180-2904-4000-2109-1925
Property type Detached house		
Total floor area 77 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 D. It has the potential to be B.

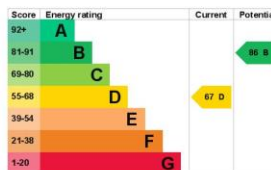
[See how to improve this property's energy efficiency.](#)

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/9180-2904-4000-2109-1925?print=true>

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