



12 Ashburnham Road | Needham Market | Suffolk | IP6 8BN

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12 Ashburnham Road, Needham Market, Ipswich, Suffolk, IP6 8BN

"A spacious four bedroom end of terrace house located in a tucked way position & offering a sizeable brick outbuilding & proportionate, private rear gardens."

Description

A spacious and extended four bedroom end of terrace house, located in a tucked away position and standing on a corner plot, just a stone's throw from Needham Market's town centre.

Other notable benefits include a sizeable brick outbuilding as well as proportionate, private rear gardens.

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, opening to reception/study and door to:

Sitting Room Approx 16'11 x 13'4 (5.15m x 4.05m)

With window to front aspect and French doors to the rear opening onto the terrace.

Breakfast Room Approx 13'7 x 9' (4.14m x 2.75m)

With window to front aspect and extensive built-in storage and shelving. Opening to:

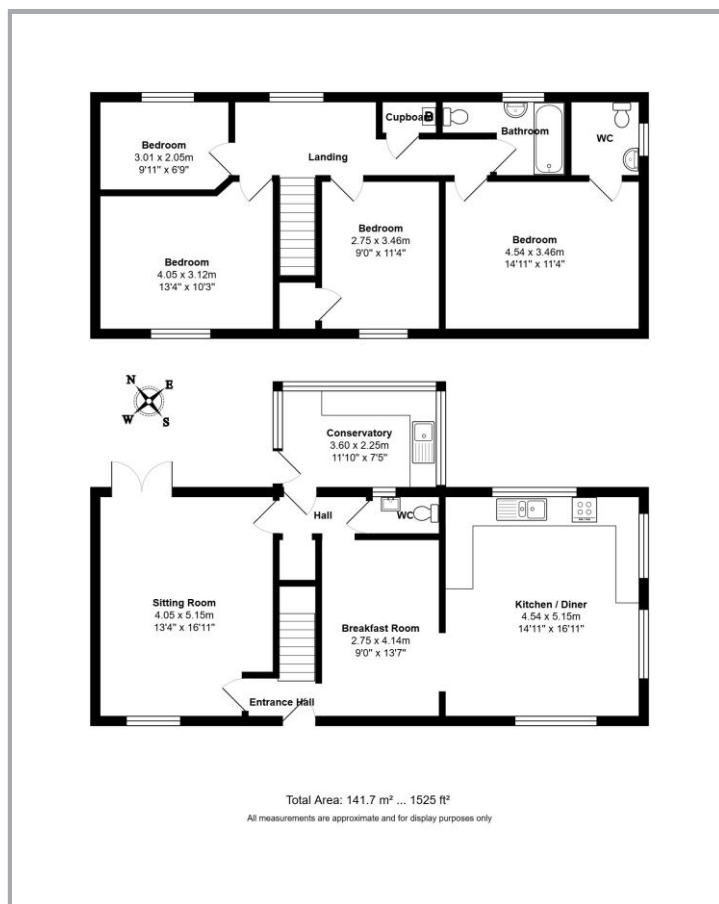
Kitchen/Dining Room Approx 16'11 x 14'11 (5.15m x 4.54m)

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, dishwasher and fridge/freezer. Triple aspect windows to the front, rear and side and also incorporating a dining area.

Rear Hall

Door back to sitting room, opening to understairs storage with cloak hanging space and doors to:





Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback, built-in shelving, tiled flooring and frosted window through to garden room.

Conservatory/Utility Room Approx 11'10 x 7'5

A more recent addition to the property and constructed on a brick plinth with triple aspect windows as well as personnel door opening onto the terrace and incorporating base units with worktops and stainless steel sink, drainer and chrome mixer tap. Space for washing machine and tumble dryer.

First Floor Landing

With access to loft, door to airing cupboard housing the Worcester gas-fired boiler, housing for fuse board, window to rear aspect and doors to:

Master Bedroom Approx 14'11 x 11'4 (4.54m x 3.46m)

Double room with double aspect windows to the front and side and door to:

En-Suite Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback, frosted window to side aspect and extractor.

Bedroom Two Approx 13'4 x 10'3 (4.05m x 3.12m)

Double room with window to front aspect.

Bedroom Three Approx 11'4 x 9' 3.46m x 2.75m)

Double room with window to front aspect and built-in storage cupboard with shelving.

Bedroom Four Approx 9'11 x 6'9 (3.01m x 2.05m)

Window to rear aspect.

Family Bathroom

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

Outside

The property is conveniently situated in a tucked away position, just a stone's throw from the town centre and stands on an enviable corner plot position. The grounds are predominately lawned with a terrace abutting the rear of the property as well as incorporating a substantial brick outbuilding providing ample storage. The boundaries are defined by fencing for the most part.

Local Authority

Mid Suffolk District Council

Council Tax Band - C

Services

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



Energy performance certificate (EPC)

12 Ashburnham Rd Needham Market Ipswich IP6 8BN	Energy rating C	Valid until: 2 June 2035
		Certificate number: 2725-3126-5453-7508-2101
Property type		End-terrace house
Total floor area		130 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



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