



21 Newberry Road | Bildeston | Suffolk | IP7 7ES

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21 Newberry Road, Bildeston, Suffolk, IP7 7ES

“A superb opportunity to acquire this spacious, three bedroom end of terrace house requiring a degree of modernisation but offering great potential, front & rear gardens, countryside views & single garage en-bloc.”

Description

An opportunity to acquire a spacious three bedroom end of terrace house, located towards the end of a tucked away cul-de-sac and benefiting from a single garage en-bloc. The property requires a degree of modernisation but offers a great deal of potential and incorporates front and rear gardens as well as countryside views to the rear.

About the Area

Bildeston is a thriving village set in the heart of the picturesque Suffolk countryside and close to the Medieval ‘Wool Towns,’ including historic Lavenham. There is a small village store with post office, cycle shop, health centre, hairdressers, sports field, village hall, church, primary school, bus service to various larger towns, two public houses and the renowned Bildeston Crown Hotel, which was a former 15th Century coaching inn. Railway stations can be found at Stowmarket and Ipswich, both of which have a mainline connection to London’s Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Stairs rising to the first floor, door to cupboard housing boiler and opening to:

Sitting Room Approx 13'8 x 12'9 (4.16m x 3.89m)

L-shaped and with personnel door to rear, window to rear aspect and open to:

Kitchen Approx 12'8 x 7'10 (3.85m x 2.38m)

Fitted with a 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, four ring induction hob, extractor over, space for fridge/freezer and washing machine. Window to front aspect.

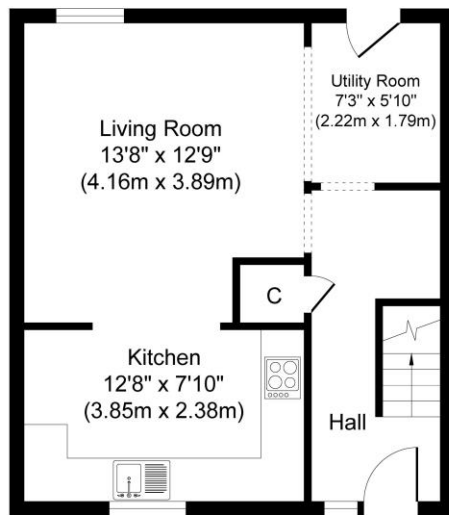
First Floor Landing

With access to loft and doors to:

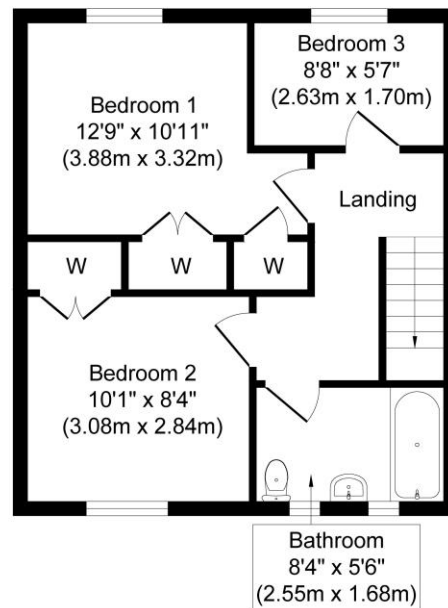
Master Bedroom Approx 12'9 x 10'11 (3.88m x 3.32m)

Double room with window to rear aspect making full use of the far-reaching countryside views and built-in wardrobes.





Ground Floor
Approximate Floor Area
413 sq. ft
(38.4 sq. m)



First Floor
Approximate Floor Area
413 sq. ft
(38.4 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedroom Two Approx 10'1 x 9'4 (3.08m x 2.84m)

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

Bedroom Three Approx 12'9 x 10'11

Window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail and two frosted windows to front aspect.

Outside

The property enjoys an enviable position being located towards the end of a tucked away cul-de-sac, yet positioned within the heart of the village, and benefits from a slight frontage by way of a predominantly lawned front garden. To the rear are predominately lawned grounds with boundaries defined by a mixture of fencing and hedging. Also incorporated within the plot is a timber storage shed.

Included within the property is a single garage en-bloc with up and over door.

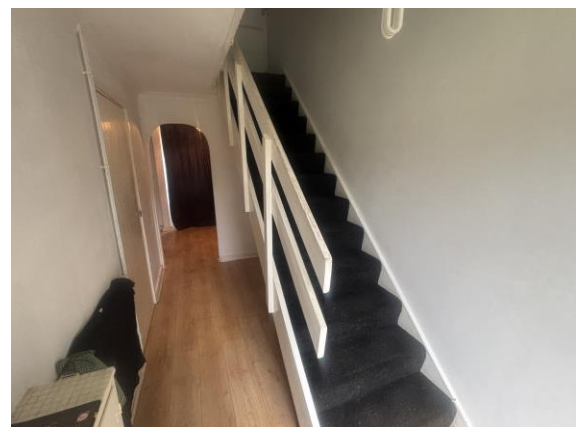
Local Authority

Babergh District Council

Council Tax Band – B

Services

Mains water, drainage and electricity.



Disclaimer

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

21 Newberry Road Bideston IPSWICH IP7 7ES	Energy rating F	Valid until: 20 November 2034 Certificate number: 7134-8629-6409-0559-1226
Property type	Semi-detached house	
Total floor area	80 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

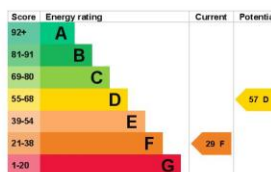
[See how to improve this property's energy efficiency.](#)

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/7134-8629-6409-0559-1226/print=true>

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