



Horsepond Place
Needham Market IP6 8FS
£1300 PCM—To Let

MaxwellBrown

Independent Property Agents

Available from the beginning of December

Situated within walking distance of the centre of Needham market, which has a wide range of facilities, this modern 2 bedroom detached house has accommodation including, fitted kitchen, lounge/dining room, cloakroom, 2 bedrooms on the first floor, en suite to bedroom 1, bathroom, off road parking for 2 cars, enclosed rear garden with patio and lawned areas, gas fired central heating and sealed unit double glazing.



Part glazed door to:

Entrance hall:

With stairs to first floor, smoke detector, grey oak effect luxury vinyl tiled flooring, underfloor heating (throughout the ground floor, powered by gas boiler) door to:

Lounge:

TV aerial socket, grey oak effect luxury vinyl tiled flooring, sealed unit double glazed windows to front and side, sliding double doors to:

Kitchen / diner:

Fitted with a range of matt grey units with wood effect worktops & upstands, resin 1.5 bowl sink unit, AEG dishwasher, fridge/freezer, hob, oven & extractor hood, grey oak effect luxury vinyl tiled flooring, LED lighting, sealed unit double glazed French doors to rear patio with external Valiant combi gas boiler, door to:

Inner lobby:

With grey oak effect luxury vinyl tiled flooring, doors to understairs cupboard and:

Cloakroom:

Fitted with a white suite of low level WC, pedestal wash basin, grey oak effect luxury vinyl tiled flooring, LED lighting, extractor fan.

First floor landing: Access to loft, radiator, smoke detector, doors to:

Bedroom 1:

Radiator, sealed unit double glazed window to rear, door to:

En suite shower room:

With a large walk-in cubicle housing thermostatic shower, hand held and rain head attachments, sliding glass door, Low level WC, Pedestal wash basin, heated towel rail, LED lighting, vinyl flooring, extractor fan, porcelain tiled splashbacks.

Bathroom:

Fitted with a white suite of L-shaped bath with mixer tap and thermostatic shower with handheld and rain head shower attachments, heated towel rail, pedestal wash basin, low level WC, porcelain tiled splashbacks, vinyl flooring, LED lighting, extractor fan, sealed unit double glazed window to side.

Bedroom 2:

Radiator, sealed unit double glazed window to front.

Outside:

The front garden is open planned laid to lawn and block pave path. Driveway to side with parking space for 2 cars, Tesla electric car charger. Gate to rear garden with paved patio with fixed pergola, lawned area, The garden is enclosed by timber boarded fencing.

Services:

It is understood all mains services are connected to the property.

Council tax:

Band 'A' payable to mid Suffolk district council.

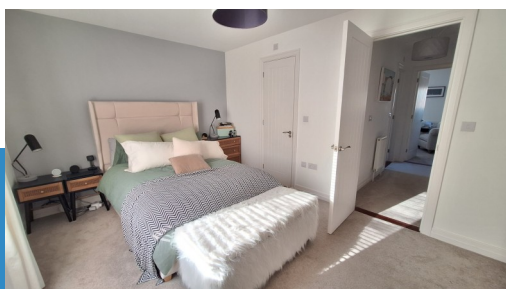
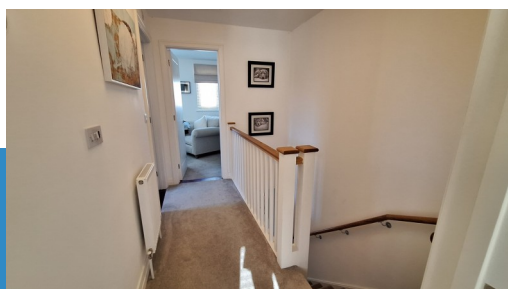
Highest available broadband speeds:

Standard	15 Mbps
Superfast	62 Mbps
Ultrafast	1800 Mbps

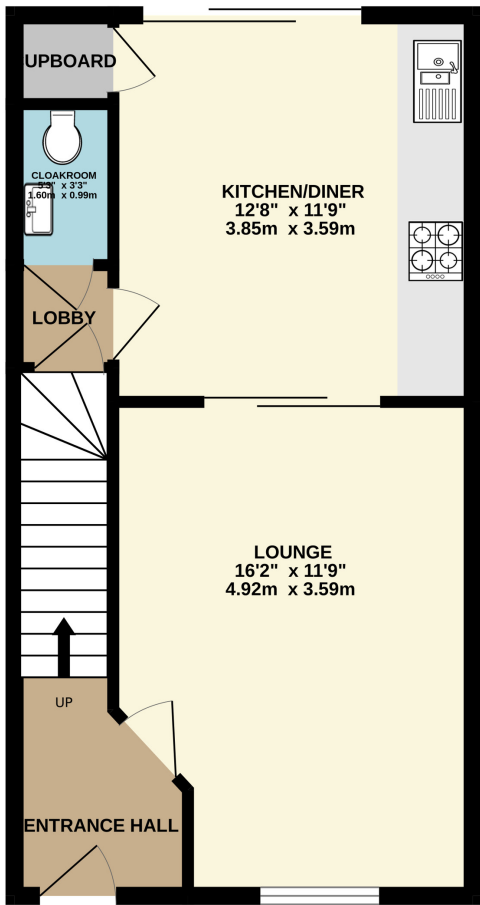
Information source Ofcom.org.uk

Agent's Note:

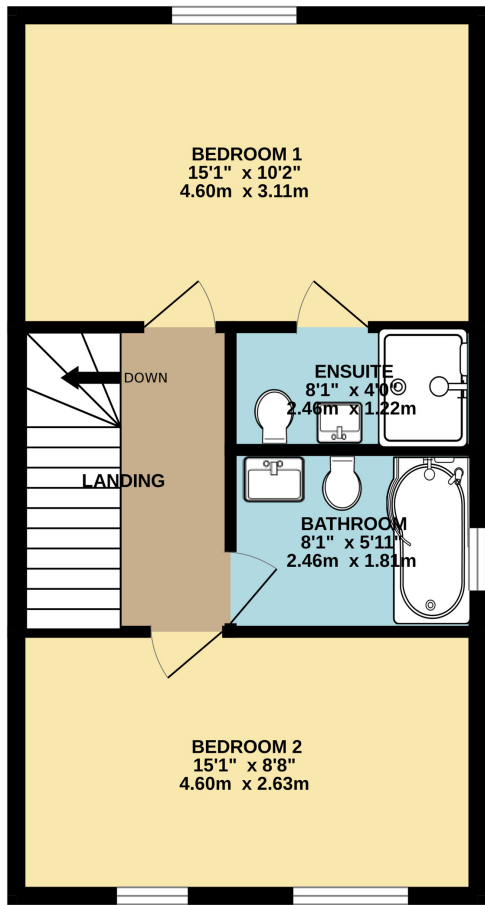
We are offering this property to rent on an initial 6 or 12 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

