



11 Ranson Road
, Needham Market, IP6 8BU
Guide price £240,000



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INVESTORS ONLY

A fantastic opportunity to own this three-bedroom mid terrace family sized home, situated in the sought-after market town of Needham Market and offered with no onward chain.

Through the entrance door you have access to a spacious lounge with double aspect windows and double doors leading out to the rear garden and double aspect kitchen/diner, with under-stairs storage cupboard, which has the scope to be converted to a downstairs W/C.

The first-floor landing has boiler cupboard, storage cupboards and access to three generous sized bedrooms and family bathroom. The secluded rear garden is mainly laid to lawn with multiple seating areas and access to the brick-built storage shed with power.

With shingle to the front of the property there is an option to make off road parking STP.

Ideal as a first time purchase or as a rental investment generating approx. £1100/£1200pcm generating a yield of 5.75% Gross.

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and several independent shops. Needham Market also benefits from a railway station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with several countryside walks and the county town of Ipswich, just eight miles away with plenty of social, shopping and leisure facilities.

*Tenants in situ. Property could achieve a 5.65% yield.

Entrance

Lounge

16'982 x 13'018 (4.88m x 3.96m)





Kitchen
16'880 x 8'888 (4.88m x 2.44m)

First Floor Landing
8'907 x 5'289 (2.44m x 1.52m)

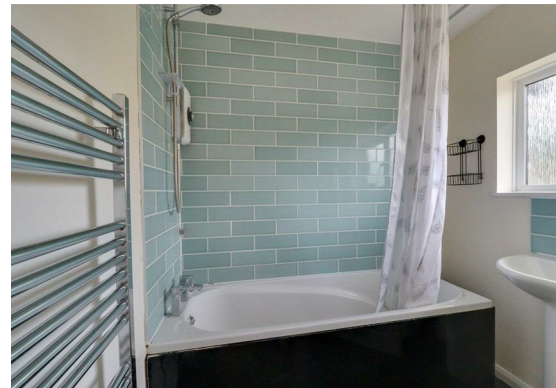
Master Bedroom
12'730 x 9'865 (3.66m x 2.74m)

Bedroom Two
9'941 x 8'593 (2.74m x 2.44m)

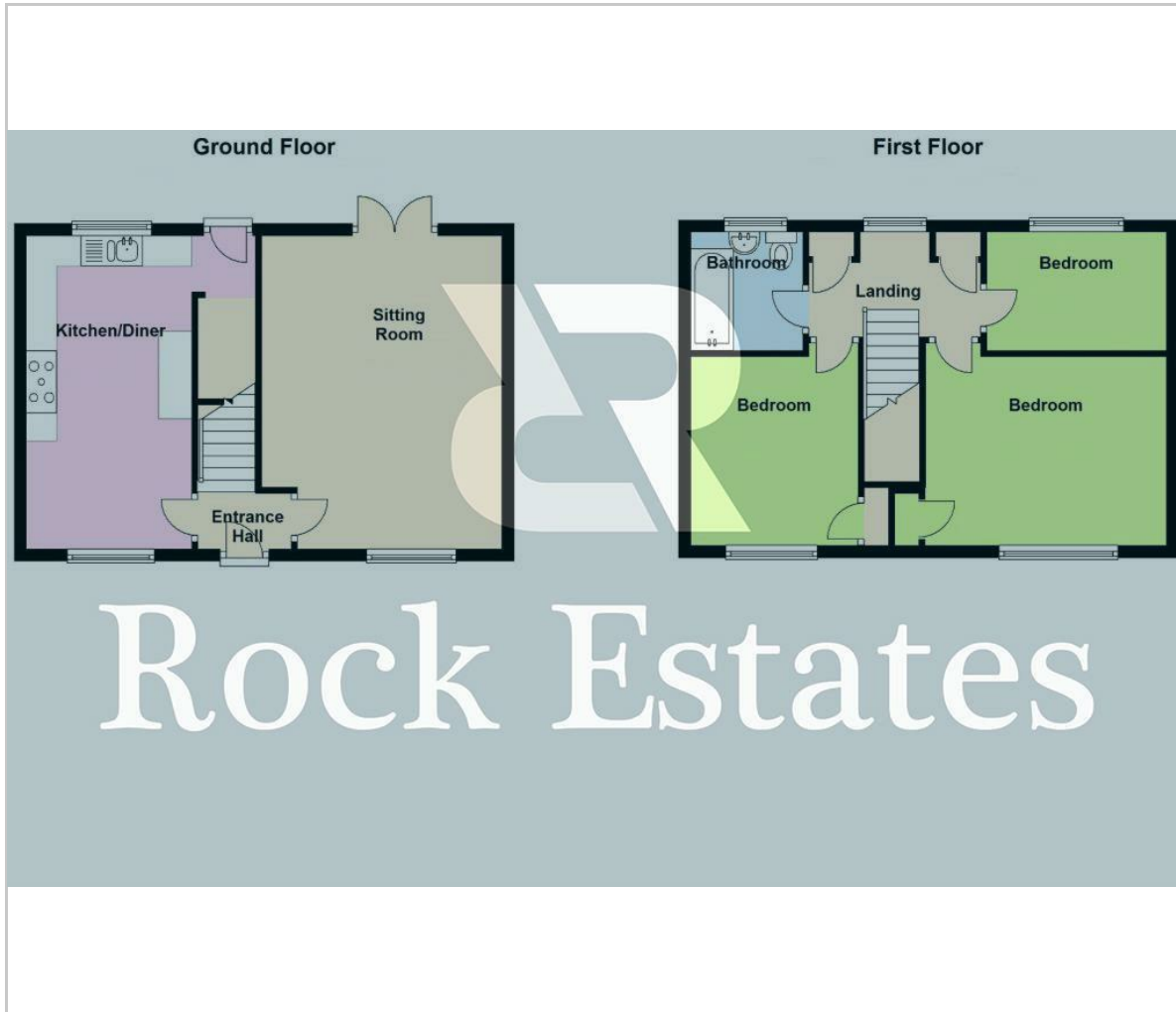
Bedroom Three
9'784 x 6'102 (2.74m x 1.83m)

Bathroom
5'942 x 5'571 (1.52m x 1.52m)

Rear Garden



Floor Plan



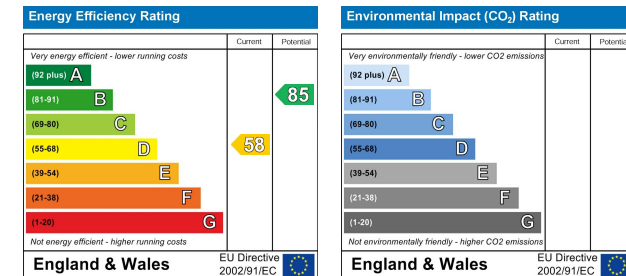
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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