



105 Jubilee Crescent  
Ipswich, Suffolk IP6 8AT  
Offers In Excess Of £265,000

**shires**  
residential

Located a short walk from Needham Market High Street and all the local amenities, this modern three bedroom end of terrace house is offered for sale in good decorative order. The property has the benefit of gas fired central heating to Open Plan Kitchen/Dining Room, Cloakroom and Sitting Room. On the first floor there is a Landing leading to Three Bedrooms, Family Bathroom & and En Suite Shower Room. The property stands set back from the road behind a small open green area and has gardens to front and rear and driveway parking for two vehicles.

**Entrance Door to:**

**Spacious Kitchen/Dining Room**

19'05" x 9'1" max overall

An unusual and interesting shaped room with a nice outlook over an open green, a stylish modern kitchen with a good range of units, built in oven with hob and extractor over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, Karndean flooring, door to rear garden, dog legged staircase to first floor, useful understairs cupboard and door to:

**Sitting Room**

9'9" x 16'0"

with nice outlook to the front and double doors to rear garden, Karndean flooring

**Cloakroom**

Good size with a modern white suite

**On The First Floor**

**Landing**

with loft access and doors to bedrooms and bathroom

**Bedroom One**

10'0" x 11'9"

with window to front aspect and door to:

**En Suite Shower**

with large fully tiled double shower cubicle with electric shower, wash hand basin and low level wc

**Bedroom Two**

12'3" x 7'10"

an interesting shaped room with an attractive outlook over the front green, built in double wardrobe with cupboards above

**Bedroom Three**

10'0" x 8'0"

**Family Bathroom**

with white suite comprising bath with shower over, wash hand basin, low level flush wc





### **Outside**

The front of the property has a nice aspect overlooking a small open green area. The front garden has a pathway leading to the front door and decorative wrought iron fencing and a variety of mature shrubs. A fully enclosed rear garden with a patio area adjacent to the property and the remainder laid with artificial grass for ease of maintenance. There garden has gated access to the rear. There is a private driveway at the end of the terrace with parking for two vehicles.

### **Needham Market**

Needham Market is in the heart of Mid Suffolk along the A14 corridor between the towns of Bury St Edmunds and Ipswich. There are a number of facilities including Butchers, Co Op Supermarket, Post Office, Bakers, and a variety of independent shops. There is also a train station with connections to Ipswich, Cambridge and Stowmarket which have links to London. The town has the Needham Lark conservation area with a number of countryside walks.

### **Local Authority & Council Tax Band:**

Mid Suffolk District Council. Council Tax Band B

### **Services:**

Mains services are connected including gas, water, electricity and drainage.

### **Agents Note**

The property is located on a private road and there is an annual maintenance charge for this. The charge for the current year is £160 and the vendor has just paid this charge. The current vendors have been in residence for 9 years and the charge hasn't changed in that time.

### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

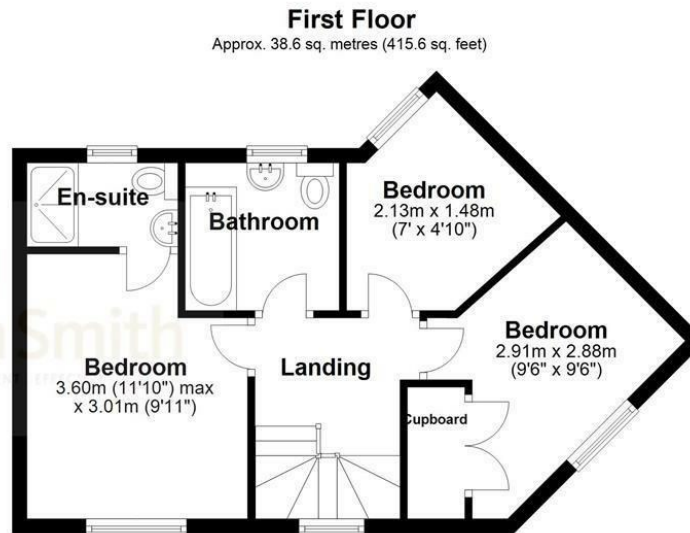
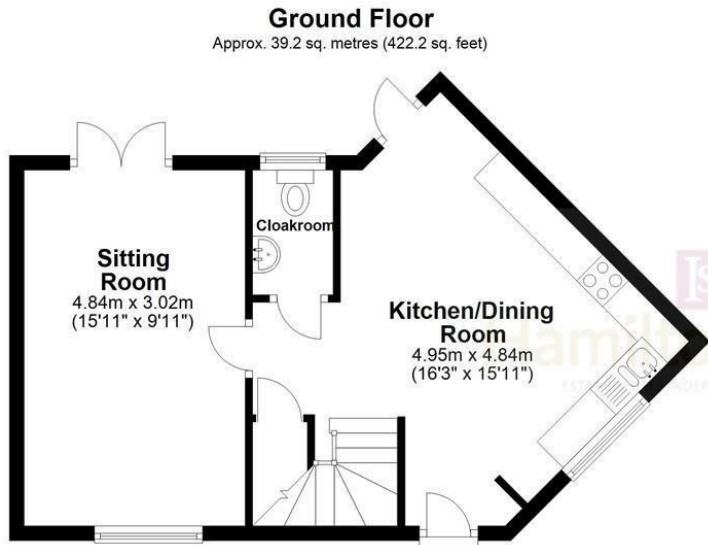
### **What Three Words Location**

///Secrets.Clipboard.Drawn

### **Anti-Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.





Total area: approx. 77.8 sq. metres (837.8 sq. feet)  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	