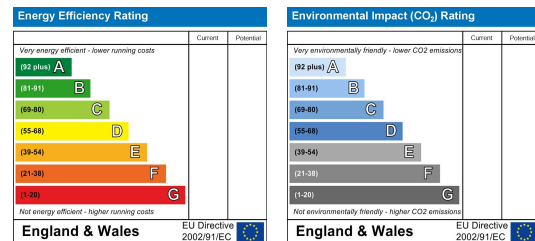


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## Plot 2 Victoria Gardens, Needham Market, Ipswich, IP6 £325,000 8FR

This BRAND NEW THREE bedroom semi detached house is situated a short walk from Needham Market High Street. The property benefits from Cloakroom, Living Room, Dining Room/Kitchen, 3 Bedrooms, Bathroom, En-suite shower room, Garden, Allocated Parking.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Plot 2 Victoria Gardens, Needham Market, Ipswich, IP6 8FR

### NEEDHAM MARKET:

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 a number of individual shops. Needham Market also has a rail 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 a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

### FRONT ENTRANCE DOOR:

Entrance hallway with window to front, stairs to first floor and doors to....

### CLOAKROOM:

Low level W/C and wall mounted wash hand basin

### LIVING ROOM: 20'8" x 11' (6.30m x 3.35m)

Window to front and two windows to side

### KITCHEN/DINING ROOM: 18'8" x 10'7" (5.69m x 3.23m)

Window to front and doors and window to side, range of wall and base units and space for appliances. Door to....

### UTILITY:

Space for appliance.

### LANDING:

Doors to....

### BEDROOM 1: 10'7" x 9'6" (3.23m x 2.90m )

Window to front and side, door to...

### EN-SUITE:

Double shower cubicle, low level W/C and wash hand basin

### BEDROOM 2: 13' x 11'1" (3.96m x 3.38m )

Window to front and side

### BEDROOM 3: 9'6" x 7'9" (2.90m x 2.36m )

Window to side

### BATHROOM:

Window to side, bath low level W/C and wash hand basin

### OTHER INFORMATION

The photos are for previous builds on the Victoria gardens development.

### OUTSIDE

Fenced surround.

### NEEDHAM MARKET OFFICE

Contact 01449 722242 to gain further information.

