

# BUCKS

PROPERTY AGENTS



41 Jubilee Crescent, Needham Market, Ipswich, IP6 8AT

Guide Price £325,000

- Town House
- Four Bedrooms
- Shutters Throughout
- Gas Radiator Central Heating
- Off Road Parking
- Needham Market
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Two Reception Rooms

# 41 Jubilee Crescent, Needham Market, IP6 8AT

Bucks Property Agents are delighted to offer for sale this immaculately presented FOUR BEDROOM PROPERTY in the sought after Town of Needham Market. Set out over three stories the property boasts SEALED UNIT DOUBLE GLAZING with shutters throughout, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, TWO RECEPTION ROOMS, BATHROOM and SHOWER ROOM, COURTYARD GARDEN and TWO OFF ROAD PARKING SPACES.

Needham Market offers something for everyone with local primary school, doctors, dentist, good selection of individual and traditional shops, supermarket, pubs, restaurants, and the picturesque Needham Lakes that offers riverside walks for families and dog walkers. Needham Market has a Railway Station that provides main rail links to London Liverpool Street, Ipswich and Bury St Edmunds and is also within easy access of the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this outstanding accommodation on offer. The accommodation on offer is as follows:



Council Tax Band: D



#### Hallway:

With stairs to first floor, understairs cupboard, tiled floor and radiator.

#### Cloakroom:

With low level WC, 1/2 tiled walls, tiled floor, pedestal basin and radiator.

#### Kitchen:

11'1" x 8'3"

With window to front, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, electric oven and gas hob with extractor hood and fan, integrated washing machine and dishwasher, space for fridge freezer, water softener, boiler housed in a cupboard, larder cupboard and tiled floor.

#### Sitting Room:

15'5" x 12'9"

With laminate style flooring, TV and telephone point, radiator and French doors leading to:-

#### Conservatory:

11'11" x 6'7"

With laminate style flooring, vaulted ceiling, roof blinds and bi fold door opening onto the garden.

### FIRST FLOOR

#### First Floor Landing:

With window to front, stairs to second floor and radiator.

#### Sitting Room/Bedroom Two:

15'4" x 11'2"

With two windows to rear, TV point and two radiator.

#### Bathroom:

With "P" bath with shower over and shower screen, pedestal basin, low level WC, heated towel rail, fully tiled walls and floor.

#### Bedroom Four:

9'5" x 8'4"

With window to front, laminate style flooring and radiator.

### SECOND FLOOR

#### Second Floor Landing:

With airing cupboard that houses the hot water tank.

#### Bedroom One:

11'9" x 11'2"

With window to rear, ceiling fan with light, fitted triple wardrobe with sliding doors and radiator.

#### En Suite:

With shower in separate cubicle, low level WC, pedestal basin, shaving point, heated towel rail and fully tiled walls and floor.

#### Bedroom Three:

13'4 x 9'2

With two windows to front, built in triple wardrobe with glass sliding doors, ceiling fan with light and radiator.

#### Shower Room:

With shower in separate cubicle, low level WC, pedestal basin, radiator and fully tiled walls and floor.

#### Outside:

To the front of the property is decorative shingle either side of the front door. The rear courtyard garden comprises of cobbles, olive tree and apple tree, grapevine, rockery, water feature, pergola and the garden is surrounded by fencing. There is access to the rear leading to two off road parking spaces and an electric car charging point.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn left onto Jubilee Cres Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>77</b>	
(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	

