

# BUCKS

PROPERTY AGENTS



26c Crowley Road, Needham Market, Ipswich, IP6 8BJ

£220,000

- Semi Detached Property
- Downstairs Bathroom
- Conservatory
- Gas Radiator Central Heating
- South Facing Garden
- Two Bedrooms
- Thermal Blinds on all Windows
- Sealed Unit Double Glazing
- Desirable Town Location
- No Upward Chain & Vacant Possession

# 26c Crowley Road, Ipswich IP6 8BJ

Welcome to this charming semi-detached house located on Crowley Road in the sought-after town of Needham Market, Ipswich. This delightful property boasts two cosy bedrooms, kitchen/breakfast room with underfloor heating perfect for a small family or those looking for a bit of extra space. The house features a bright and airy conservatory, providing a lovely spot to enjoy your morning coffee or unwind. The bathroom is well-appointed and offers convenience for daily use.

One of the standout features of this property is the vacant possession, meaning you can move in hassle-free without any delays. With no upward chain to worry about, the process of making this house your home is made even smoother.

Situated in the desirable Needham Market, you'll find yourself surrounded by a friendly community and a range of amenities just a stone's throw away. Whether you're looking to enjoy a peaceful stroll in the nearby Needham Lakes or explore the local shops and cafes, this location offers the best of both worlds. Needham Market has its own 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.

Don't miss out on the opportunity to make this lovely house your own and enjoy the comforts of a new home in this wonderful neighbourhood. Contact us today to arrange a viewing.



Council Tax Band: A



### Hallway:

With stairs to first floor, understairs cupboard, radiator and LVT flooring.

### Kitchen:

With window to side and French doors leading to the rear garden. Range of modern high and low level units, breakfast bar, matching worktops and splashbacks, sink and drainer. Electric oven and hob with extractor hood and fan. Integrated slimline dishwasher and washer/dryer, fridge freezer, wall hung combi boiler and ceramic tiled floor with underfloor heating.

### Bathroom:

With window to rear, bath with shower over, low level WC, pedestal basin, tiled splashbacks, tiled floor and heated towel rail.

### Sitting Room:

With feature electric corner fire, TV point, radiator and French doors leading to:-

### Conservatory:

With surround window, radiator and French doors leading to the south facing rear garden.

## FIRST FLOOR

### Landing:

With window to rear, Velux window and radiator.

### Bedroom One:

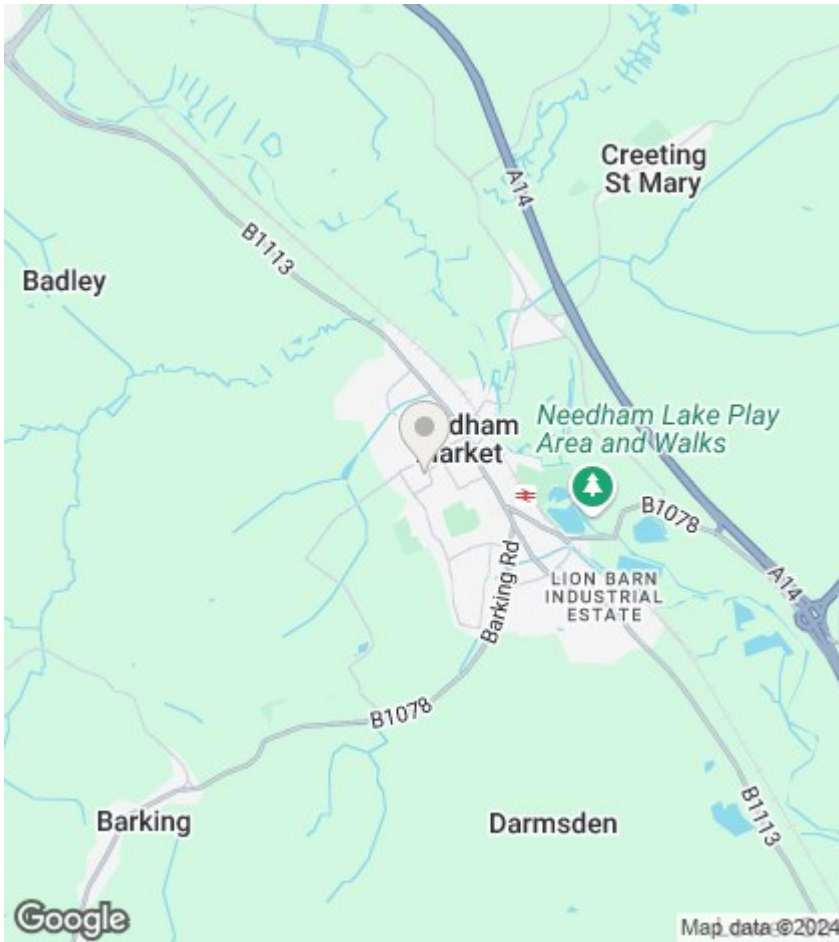
With window to rear, Velux window and radiator.

### Bedroom Two:

With window to rear, loft access and radiator.

### Outside:

The gardens are entirely to the rear and benefits from being south facing and comprise of patio area, shrubs and shrub borders, trees, shed and for privacy and seclusion the garden is surrounded by fencing with a gate to the side.



## 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 right onto Barrett's Ln Turn left onto Park Rd Turn right onto Crowley Rd Destination will be on the left

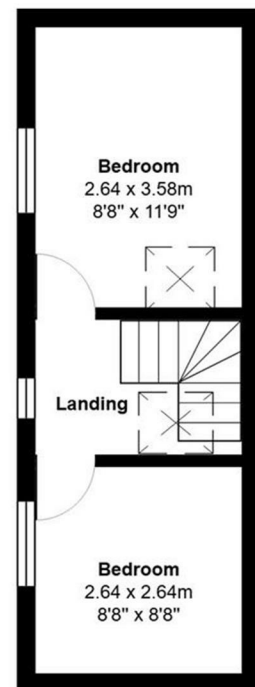
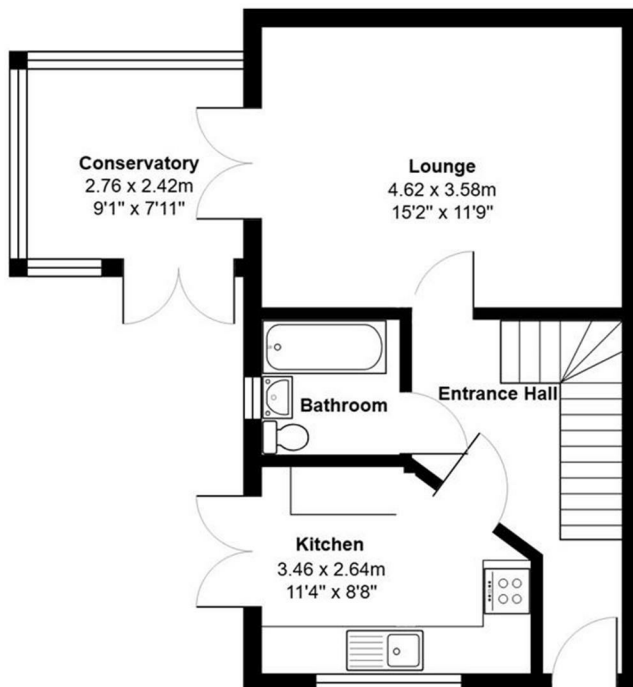
## Viewings

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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	



Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>