



**107 High Street, Needham Market, Ipswich, IP6 8DQ £350,000**

Rarely available this Grade 2 Listed house is located on the High Street in Needham Market. Originally built as an open hall house with two contemporary cross wings in the 15th Century the property has since been split into two dwellings. Accommodation comprises of Living room, Dining room, Kitchen, 3 Bedrooms, bathroom, rear garden and Garage. Now in need of some modernisation this family home is full of character and original features.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	A	A
55	85	B	A
	85	C	A
	85	D	A
	85	E	A
	85	F	A
	85	G	A

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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.

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## 107 High Street, Needham Market, Ipswich, IP6 8DQ

### 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:

Wood flooring, storage cupboard, radiator and doors to...

### LOUNGE: 21'2" x 15'2" (6.45m x 4.62m )

Window to front, two radiators, wood flooring, dado rail, picture rail, gas burner set into fireplace and storage cupboard with shelving. Door to....

### INNER HALLWAY:

Stairs to first floor and open door way to....

### REAR HALLWAY:

Window to side and two storage cupboards with shelving. Door to....

### LIVING ROOM: 15'2 x 13'9" (4.62m x 4.19m )

Window to rear, built in dresser with cupboards below, electric fire set into fireplace, radiator, exposed beams and door to....

### KITCHEN: 11'2 x 10'6" (3.40m x 3.20m )

Window to rear and door to outside, fireplace, range of wall and base units with work surfaces over, butler style sink and space for appliances.

### LANDING:

Window to side and doors to...

### BEDROOM 1: 15'2" x 11' (4.62m x 3.35m)

Window to front and radiator

### BEDROOM 2: 11'10" x 9'10" (3.61m x 3.00m)

Window to rear, radiator and storage cupboard

### BEDROOM 3: 17'7" x 10'10" (5.36m x 3.30m)

Window to rear, radiator, exposed brick fireplace with beam over.

### BATHROOM:

Window to rear, shower cubicle, panelled bath, low level W/C, sink and wall mounted boiler.

### OUTSIDE:

To the rear of the property there is a brick built store used as a utility room. Measuring 7'9" x 7'1" there is space for washing machine, tumble drier, fridge. Power and light connected and sink with hot and cold water. To the rear of the Utility room there is an outside W/C.

The rear garden is mainly laid to lawn with flower and shrub borders. There is a retaining wall and a shared pedestrian access for next door.

GARDEN ROOM: There is a garden room with power, light, running water and sink.

GARAGE: with off road parking in front, detached garage with up and over door.

