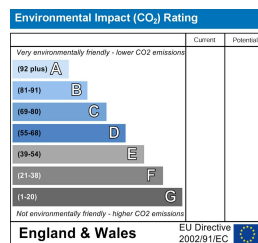
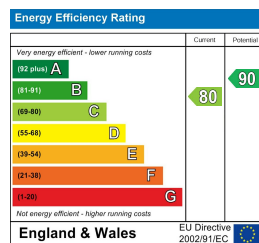


Ground Floor
Approximate Floor Area
665 sq. ft.
(61.8 sq. m.)

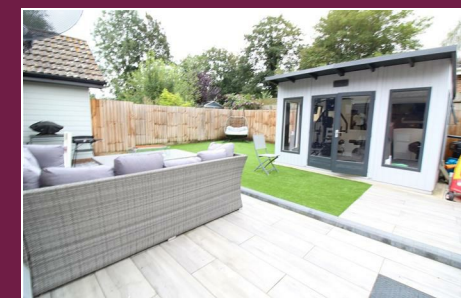
First Floor
Approximate Floor Area
399 sq. ft.
(37.1 sq. m.)

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. 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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10 Freehold Road, Needham Market, Ipswich, IP6 8DU £279,995

Situated in a non estate location this contemporary semi detached home is perfectly presented and is a short distance from Needham Market High Street. Built in 2019 accommodation comprises, 3 bedrooms, open plan living room/kitchen, cloakroom, off road parking and gardens.



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.

10 Freehold Road, Needham Market, Ipswich, IP6 8DU

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 HALL:

Doors leading to...

CLOAKROOM:

With window to front aspect, low level W/C, wash hand basin and flooring with under floor heating.

LIVING/DINING ROOM: 20' x 16'6" (6.10m x 5.03m)

With window to front aspect, French doors to side aspect, stairs to first floor and under floor heating.

KITCHEN: 18' x 9'6" (5.49m x 2.90m)

With window to side aspect, range of wall and base units with work surface over, inset sink unit and drainer with mixer tap over, integrated electric oven and hob with extractor over, space for appliances and under floor heating.

BEDROOM 3: 11'6" x 9'6" (3.51m x 2.90m)

With window to front aspect and radiator.

FIRST FLOOR:

LANDING:

With doors to....

BEDROOM 1: 14'6" x 10'7" (4.42m x 3.23m)

Windows to side and front, built in storage cupboard and radiator.

BEDROOM 2: 14' x 8'4" (4.27m x 2.54m)

Window to side, built in storage cupboard and radiator.

SHOWER ROOM:

With suite comprising double shower cubicle, low level W/C, wash hand basin, tiled floor and radiator.

OUTSIDE:

There is off road parking to the side of the property. There is a gate providing side access to the garden which has a patio, outside tap and is enclosed by fencing. There is an outbuilding in the rear garden currently used as a gym.

