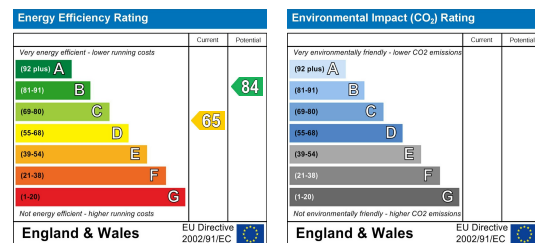




Total area: approx. 82.4 sq. metres (887.2 sq. feet)
Mortimer EPC
Plan produced using PlanUp.



6 Lime Tree Close, Needham Market, Ipswich, IP6 8TE £300,000

OPEN HOUSE - SATURDAY 30TH SEPTEMBER - 11AM TO 12 NOON - CALL TO REGISTER YOUR INTEREST - OFFERS IN EXCESS OF £300,000 - This detached bungalow is perfectly situated in a quiet cul-de-sac a short walk from Needham Market High Street. The property benefits from Living Room, Kitchen/Breakfast Room, 3 Bedrooms with En-Suite to Master, Bathroom, Gardens to Front and Rear, Garage and Off Road Parking. NO ONWARD CHAIN.



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.

6 Lime Tree Close, Needham Market, Ipswich, Suffolk, IP6 8TE

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.

With front door leading to...

ENTRANCE HALL:

With loft access, built in airing cupboard, door leading to...

LIVING ROOM: 16'5" x 12'9" (5.00m x 3.89m)

With double glazed patio door to rear aspect, fireplace with gas fire inset.

KITCHEN/BREAKFAST ROOM: 12'9" x 10'3" (3.89m x 3.12m)

With double glazed window and door to side aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, integrated oven and ceramic hob with extractor hood over, space and plumbing for washing machine, space for appliances, wall mounted boiler.

BEDROOM 1: 12'9" x 10'4" (3.89m x 3.15m)

With double glazed window to rear aspect, radiator.

EN-SUITE:

With double glazed window to side aspect, fitted suite comprising shower cubicle, low level W.C, vanity wash hand basin.

BEDROOM 2: 11'9" x 9'2" (3.58m x 2.79m)

With double glazed window to front aspect, radiator.

BEDROOM 3: 10'8" x 9'2" max (3.25m x 2.79m max)

With double glazed window to front aspect, radiator.

BATHROOM:

With double glazed window to rear aspect, fitted suite comprising bath with mixer tap shower attachment and separate shower over, low level W.C, wash hand basin.

OUTSIDE:

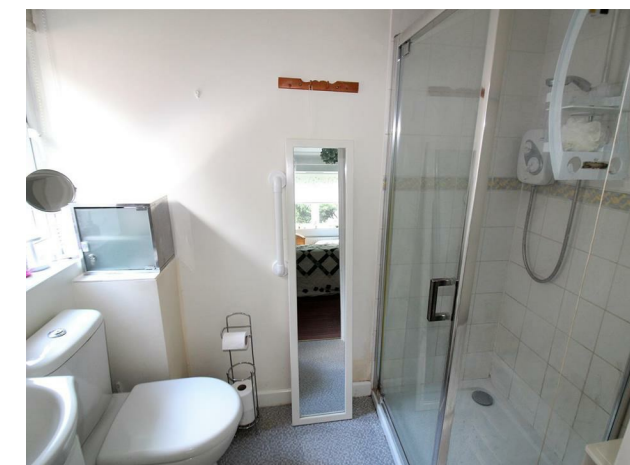
The garden to the front of the property has flower and shrub borders with path to front door. There is a driveway to the side of the property which provides off road parking which leads to the

GARAGE: With up and over door.

The garden to the rear of the property is mature, with patio area, it is low maintenance and the garden is enclosed by fencing.

NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com



Looking to sell
your home?
Request a free valuation today
Call us on 01449 722242