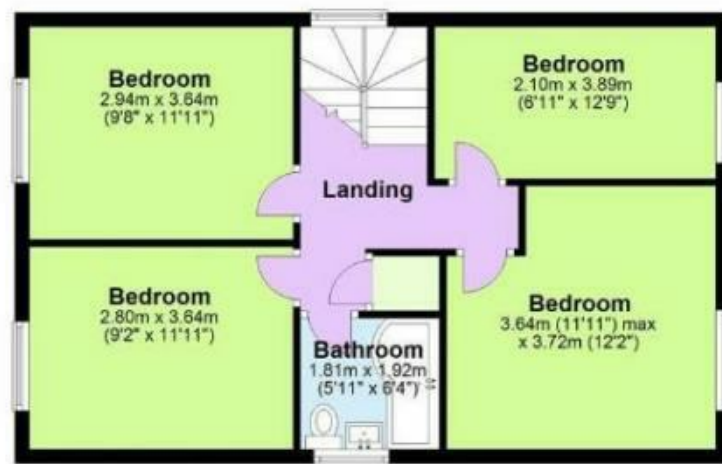


Ground Floor
Approx. 56.1 sq. metres (603.5 sq. feet)

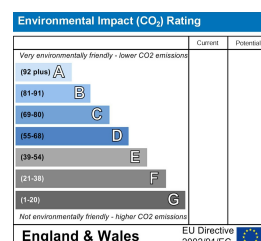
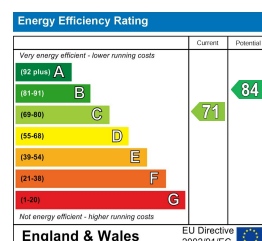


First Floor
Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 111.4 sq. metres (1199.4 sq. feet)

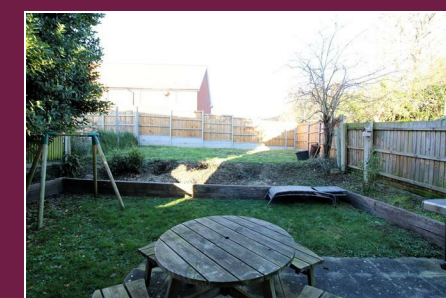
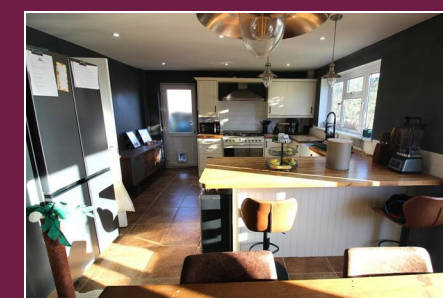
Expertly Prepared By david-mertimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



48 Anderson Close, Needham Market, Ipswich, IP6 8UA

£325,000

FOUR double bedroom DETACHED house located in a most desirable part of Needham market offering good size living accommodation, gardens to front and rear, ample off road parking, well presented throughout.



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.

48 Anderson Close, Needham Market, Ipswich, IP6 8UA

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.

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard and doors to ..

CLOAKROOM

Modern and recently fitted with low level WC, hand wash basin and double glazed window to front.

LIVING ROOM 19'1" x 11'10" (5.84 x 3.63)

Double glazed window to rear, double glazed sliding doors to rear garden, decorative brick fire surround and radiator.

KITCHEN / DINING ROOM 19'1" x 11'10" (5.84 x 3.63)

Open plan kitchen dining space including wall and base units with splash back tiles, breakfast bar, space for double oven, extract over, inset butler sink, space for appliances, tiled floor, two double glazed windows to rear and door to rear garden.

BEDROOM ONE 12'2" x 11'10" (3.71 x 3.63)

Double glazed window to rear, radiator.

BEDROOM TWO 11'10" x 9'8" (3.63 x 2.95)

Double glazed window to rear, radiator.

BEDROOM THREE 11'10" x 9'8" (3.63 x 2.95)

Double glazed window to rear radiator.

BEDROOM FOUR 12'9" x 6'11" (3.89 x 2.11)

Double glazed window to rear and radiator.

BATHROOM

Panelled bath, with shower over, hand wash basin Low level WC, double glazed window to side, wall mounted towel radiator.

OUTSIDE

Fenced surround with side access, lawn and patio.

To the front of the property is ample off road parking and lawn area.

NEEDHAM MARKET

Contact 01449 722242

