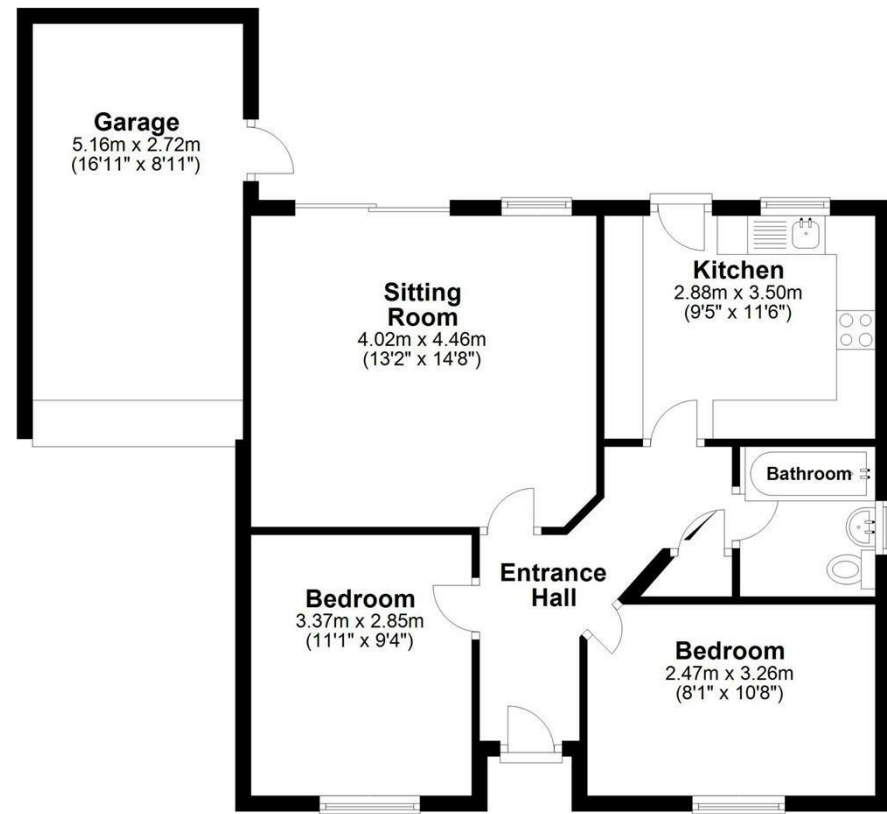
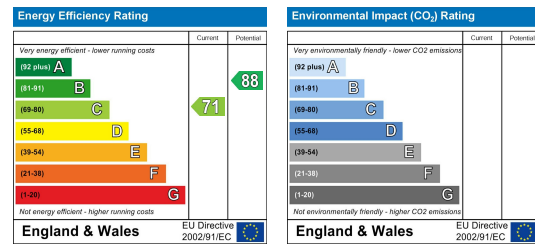


Ground Floor  
Approx. 73.6 sq. metres (791.9 sq. feet)



Total area: approx. 73.6 sq. metres (791.9 sq. feet)



## 17 Lime Tree Close, Needham Market, Ipswich, IP6 £265,000 8TE

Two bedroom link detached bungalow tucked away in a most desired part of Needham market with close links to the railway station, close to the high street amenities. The property includes gardens to front and rear, garage off road parking, good size living accommodation including 2 DOUBLE bedrooms, living room, kitchen, bathroom.



### 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.

## 17 Lime Tree Close, Needham Market, Ipswich, 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.

### ENTRANCE HALLWAY

Access to loft, door to airing cupboard housing the hot water cylinder and doors to:

### LIVING ROOM 13'2"x 14'7" (4.02x 4.46)

Window to rear aspect, sliding door to rear, wall-mounted coal-effect gas fire and wall lights.

### KITCHEN 9'5" x 11'5" (2.88 x 3.5)

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and mixer tap. Integrated appliances include four ring gas hob and double electric oven. Space for washing machine, tiled splash backs, wall mounted gas-fired boiler, window to rear aspect and part-glazed personnel door to rear.

### BEDROOM 11'0" x 9'4" (3.37 x 2.85)

Double room with window to front aspect.

### BEDROOM 10'8" x 8'1" (3.26 x 2.47)

Double room with window to front aspect.

### BATHROOM

panelled bath with shower attachment as well as additional shower system, WC , pedestal hand wash basin, part-tiled walls, frosted window to side aspect and laminate flooring.

### OUTSIDE

The front of the property has mature garden, off road parking and access to garage

The rear garden is predominately lawn with fenced surround. Also incorporated within the plot is a timber storage shed. An access at the side of the property is available through a pedestrian gate for ancillary use. The grounds are interspersed with a selection of flower and shrub borders.

### HAMILTON SMITH needham market

