



2 Fairfax Gardens, Needham Market, IP6 8AZ **£300,000**

Presented in excellent decorative order, this EXTENDED 3 bedroom semi detached house offers 1500 sq ft of accommodation. This family home is located in a sought after cul-de-sac close to Needham Market High Street and the Railway Station. The property benefits from Living Room, Kitchen/Diner, Utility Room, Ground Floor Shower Room, 3 Bedrooms, Family Bathroom, Good Size Gardens, Garage, Ample Off Road Parking, Workshop. Internal viewing highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	79	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

England & Wales EU Directive 2002/91/EC

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.



2 Fairfax Gardens, Needham Market, Suffolk, IP6 8AZ

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 PORCH:

With front door leading to....

INNER HALL:

With door to garage, door leading to...

DINING ROOM: 20'11 x 9'4 (6.38m x 2.84m)

Open plan to kitchen, currently used as second sitting area, wooden flooring, wall mounted boiler. Opening to...

KITCHEN/DINER: 15'8 x 13'1 (4.78m x 3.99m)

With double glazed windows and doors to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over, integral double eye level oven and electric hob, space and plumbing for dishwasher, space for fridge/freezer, radiator, opening to living room and door leading to....

LIVING ROOM: 20'11" x 11 (6.38m x 3.35m)

With double glazed window to front aspect, fireplace with gas fire inset, wooden flooring, radiator.

UTILITY ROOM: 6 x 5'8 (1.83m x 1.73m)

With space and plumbing for washing machine, radiator and doors leading to....

SHOWER ROOM:

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

FIRST FLOOR

LANDING:

With double glazed window to front aspect, loft access and doors leading to....

BEDROOM 1: 10'11 x 10'5 (3.33m x 3.18m)

With double glazed window to rear aspect, radiator.

BEDROOM 2: 10'5 x 9'9 (3.18m x 2.97m)

With double glazed window to front aspect, radiator.

BEDROOM 3: 11'9" x 6'5" (3.592 x 1.963)

With double glazed window to side aspect, built in wardrobe, radiator.

FAMILY BATHROOM:

With double glazed window to rear aspect, fitted suite comprising p shaped bath with shower mixer tap, low level W.C, vanity wash hand basin, heated towel rail.

OUTSIDE:

The garden to the front of the property is block paved to provide ample off road parking which leads to the GARAGE:

The GOOD SIZE garden to the rear of the property is laid to lawn with patio area, decked area, raised flower beds, garden shed, courtesy door to garage, the garden is enclosed by fencing.

GARAGE 17'5 x 9'1 (5.31m x 2.77m)

With power and light

WORKSHOP STORE ROOM

With power and light.

NEEDHAM MARKET OFFICE:

54 High Street, Needham Market, Ipswich, IP6 8AP. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

