



5 Anderson Close, Needham Market, Ipswich, IP6 8UA £225,000

IDEAL first time buy or investment, this well presented property includes open plan living / dining room, kitchen, conservatory, two DOUBLE bedrooms, bathroom, gardens to front and rear, GARAGE and off road parking.



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

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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 TO:

LIVING ROOM: 18'10" x 12'5" (5.74m x 3.78m)

Double glazed window to front, radiator, stairs to first floor, door to ..

KITCHEN: 12'5" x 8'2" (3.8 x 2.5)

Double glazed window to rear, range of wall and base units with work top over and splash back tiles. Gas hob and electric oven with extractor over, space for further appliances. Doors to ...

CONSERVATORY: 11'1" x 10'5" (3.4 x 3.2)

Double glazed windows to side and rear, doors to rear garden.

LANDING:

Doors to ..

BEDROOM 1: 12'5" x 10'9" (3.8 x 3.3)

Double glazed window to front, radiator.

BEDROOM 2: 12'5" x 26'10" (3.8 x 8.2)

Double glazed window to rear, radiator.

BATHROOM:

Panelled bath with shower over, low level W/C, hand wash basin, radiator.

OUTSIDE:

To the front of the property there is a lawn and path way to front door.

The SOUTH FACING rear garden is mainly laid to lawn with fenced surround, rear access via a gate to garage.

GARAGE:

Up and over door

NEEDHAM MARKET OFFICE

CALL 01449 722242

