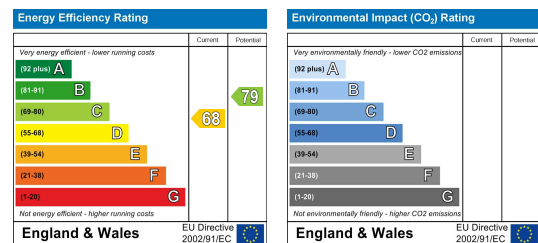


Total area: approx. 83.9 sq. metres (902.6 sq. feet)

Mortimer EPC
Plan produced using PlanUp.



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.

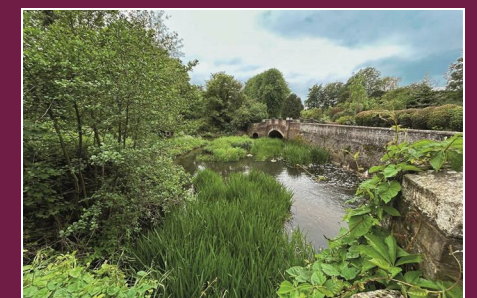
DATA PROTECTION ACT 1998

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.



**Flat 2 Hawks Mill Street, Needham Market, Ipswich, £190,000
IP6 8LU**

Offered with NO ONWARD CHAIN this spacious GROUND FLOOR THREE BEDROOM mill conversion apartment is located in the historic Hawks Mill in Needham Market, a short walk from Needham Market High Street.



Flat 2 Hawks Mill Street, Needham Market, Ipswich, IP6 8LU

SITUATION:

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.

COMMUNAL ENTRANCE DOOR:

With stairs to all floors

FRONT ENTRANCE DOOR:

ENTRANCE HALLWAY:

Radiator, laminate floor and doors to...

LIVING ROOM: 15'11" x 18'1" (4.87m x 5.53)

Two windows to front and window to side, radiator and open doorway to....

KITCHEN: 7'10" x 9'6" (2.4m x 2.9m)

Window to rear, range of wall and base units with work surfaces over and tiled splash backs. Sink with mixer tap, built in electric oven and hob with extractor over and oven below. Space for further appliances.

BEDROOM 1: 10'4" x 11'6" (3.17m x 3.51m)

Window to front and radiator

BEDROOM 3: 9'2" x 9'6" (2.8m x 2.9m)

Window to rear, radiator and cupboard housing boiler

BEDROOM 2: 9'10" x 9'6" (3m x 2.9m)

Window to rear and radiator

BATHROOM: 7'8" x 6'2" (2.35m x 1.9m)

Window to rear, bath with shower over, low level W/C and sink set into vanity unit with cupboards below. Tiled floor and heated towel rail.

OUTSIDE:

The mill has a residents car park with a allocated parking space, visitors parking and a communal terrace leading onto the gardens and grounds which measures approximately one acre, lawn and part wooded.

other information

charges = £215.00 per month

and the lease length is 999 years starting from 01/01/1986

