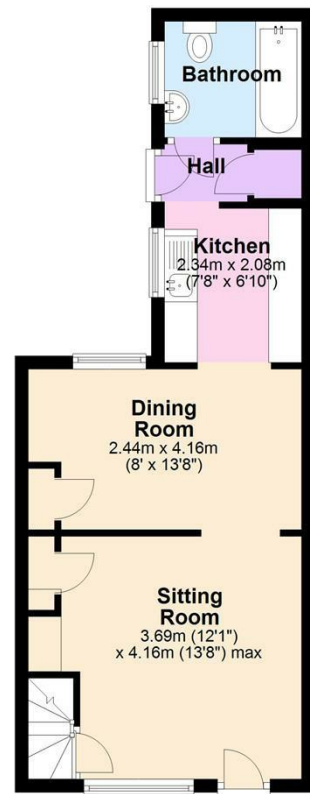
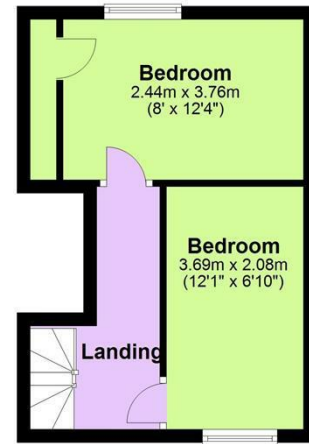


**Ground Floor**  
Approx. 36.9 sq. metres (397.1 sq. feet)



**First Floor**  
Approx. 23.6 sq. metres (254.5 sq. feet)



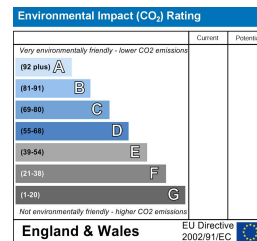
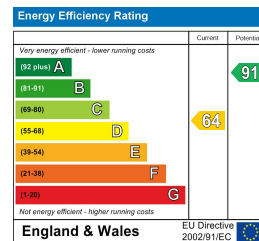
**Total area: approx. 60.5 sq. metres (651.6 sq. feet)**

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



## 34 Ipswich Road, Needham Market, Ipswich, IP6 8EH £160,000

Two bedroom Victorian terraced house located near to the high street in Needham market. This property offers living room, dining room, kitchen, bathroom and a garden to rear. the property is needing some improvement.



**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.



## 34 Ipswich Road, Needham Market, Ipswich, IP6 8EH

### 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:

Front door to...

### LIVING ROOM: 12'1" x 13'7" (3.69 x 4.16)

Double glazed window to front, brick fire place and radiator.

### DINING ROOM: 8'0" x 13'7" (2.44 x 4.16)

Double glazed window to rear, radiator and wall mounted boiler.

### KITCHEN: 7'8" x 6'9" (2.34 x 2.08)

Double glazed window to side, a range of wall and base units, worktops, splash back tiles, stainless steel sink and drainer and space for appliances.

### REAR HALLWAY:

Door to rear garden and door to...

### BATHROOM:

Paneled bath, double glazed window to side, low level W/C, hand wash basin, wall mounted towel rail.

### FIRST FLOOR:

### BEDROOM ONE: 12'1" x 6'9" (3.69 x 2.08)

Double glazed window to rear, radiator.

### BEDROOM TWO 8'0" x 12'4" (2.44 x 3.76)

Double glazed window to front, radiator.

### OUTSIDE:

Court yard garden, patio, walkway to separate further garden, part fenced and hedge surround.

### NEEDHAM MARKET SIGN OFF:

Hamilton Smith Needham Market

01449 722 242

needham@hamilton-smith.com

www.hamilton-smith.com

