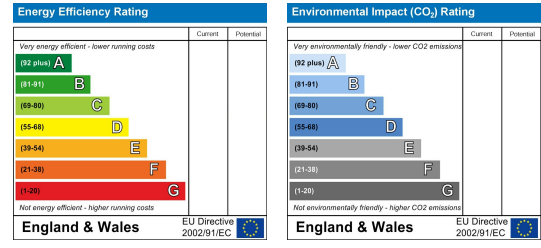


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLOT 4 Victoria Gardens, Needham Market, Ipswich, £325,000
IP6 8FR

This BRAND NEW THREE bedroom semi detached house is situated a short walk from Needham Market High Street. The property benefits from Cloakroom, Living Room, Dining Room/Kitchen, 3 Bedrooms, Bathroom, En-suite shower room, Garden, Allocated 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.

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 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.



PLOT 4 Victoria Gardens, Needham Market, Ipswich, IP6 8FR

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:

Entrance hallway with window to front, radiator, tiled floor, stairs to first floor and doors to...

OPEN PLAN KITCHEN/DINER: 18'7" x 10'8" (5.68 x 3.27)

LVT flooring, double glazed doors to side, modern kitchen with integrated hob, oven, extractor, fridge/freezer, and dishwasher, a range of wall and base units.

LIVING ROOM: 18'7" x 11'1" (5.68 x 3.38)

Double glazed windows to rear and side, LVT flooring.

CLOAKROOM: 6'9" x 3'10" (2.08 x 1.18)

Tiled floor, low level W/C, heated towel rail, hand wash basin with cupboard underneath.

LANDING:

Radiator and doors to...

BATHROOM: 7'3" x 6'9" (2.22 x 2.07)

Low level W/C, hand wash basin, shower screen, mixer tap and shower head over the top.

BEDROOM ONE: 10'7" x 9'5" (3.23 x 2.89)

Double glazed windows to front and side, radiator.

EN-SUITE: 6'7" x 4'11" (2.01 x 1.52)

Shower cubicle, hand wash basin with cupboard below, low level W/C, heated towel rail.

BEDROOM TWO: 13'0" x 11'0" (3.97 x 3.37)

Double glazed window to front and side, radiator.

BEDROOM THREE: 9'5" x 7'8" (2.89 x 2.36)

Double glazed windows to front and side, radiator.

OUTSIDE:

Patio, part wall and fenced surround.
Off road parking

NEEDHAM MARKET SIGN OFF:

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