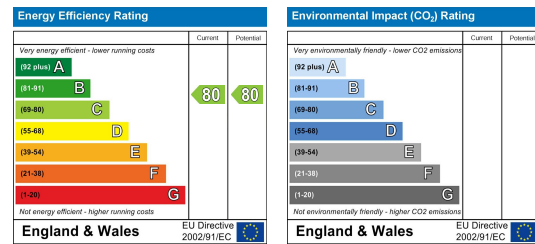


Approximate Floor Area  
604 sq. ft.  
(56.1 sq. m.)

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. 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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**87 Jubilee Crescent, Needham Market, Needham Market, IP6 8AT £150,000**

This TWO bedroom perfectly presented GROUND FLOOR apartment offers an open plan living room/kitchen, master bedroom with en-suite, shower room, bathroom and allocated parking. The property is located close to Needham Market high street.



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.

## 87 Jubilee Crescent, Needham Market, Needham Market, IP6 8AT

### 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.

### COMMUNAL ENTRANCE LOBBY:

With stairs to first floor and door to...

### ENTRANCE HALL:

Tiled floor, radiator, storage cupboard and doors to...

### LIVING/DINING ROOM: 15'5" x 11'1" (4.70 x 3.40)

Double glazed window to front and side, perfectly presented living space, spot lights, tiled floor, radiator and opening to...

### KITCHEN: 7'6" x 6'5" (2.31 x 1.98)

Double glazed window to rear, granite work tops, soft close kitchen units, recently fitted hob, integrated sink and drainer, fridge freezer, dishwasher and spot lights.

### BEDROOM ONE: 8'7" x 8'5" (2.62 x 2.57)

Double glazed window to front, built in wardrobe, radiator and door to.

### EN-SUITE:

Double shower cubicle, low level W/C, hand wash basin, tiled floor.

### BEDROOM TWO: 12'0" x 5'8" (3.68 x 1.73)

Double glazed window to front and radiator.

### OUTSIDE:

Play area and allocated parking.

### NEEDHAM MARKET SIGN OFF:

Hamilton Smith Needham Market  
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