



24 Ludbrook Close, Needham Market, Ipswich, IP6 8EE £190,000

OFFERS IN EXCESS OF £190,000. Offered with NO ONWARD CHAIN this two bedroom semi detached house is located in a popular part of Needham Market. The property includes living/dining room, kitchen/breakfast area, first floor bathroom, entrance porch, off road parking and gardens to front and rear.



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 DOOR TO....

ENTRANCE PORCH:

Double glazed window to front, door to living/dining room

LIVING ROOM: 17'5" x 13'0" (5.32 x 3.98)

Window to front, radiator and stairs to first floor.

KITCHEN/BREAKFAST AREA: 13'0" x 9'0" (3.98 x 2.76)

Double glazed window to rear, wall and base units, breakfast bar, space for appliances, radiator and door to

LEAN TO: 13'0" x 7'8" (3.98 x 2.34)

Windows to rear and door to rear garden.

LANDING:

Doors to...

BEDROOM ONE: 12'10" x 9'1" (3.92 x 2.78)

Double glazed window to front and radiator.

BEDROOM TWO: 12'10" x 9'1" (3.92 x 2.78)

Double glazed window to rear and radiator.

BATHROOM:

Double glazed window to side, paneled bath, low level w/c and hand wash basin.

OUTSIDE - REAR GARDEN:

Side access, laid to lawn, part fenced and hedged surround.

FRONT GARDEN:

Laid to lawn, off road parking and path to front door.

NEEDHAM MARKET:

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