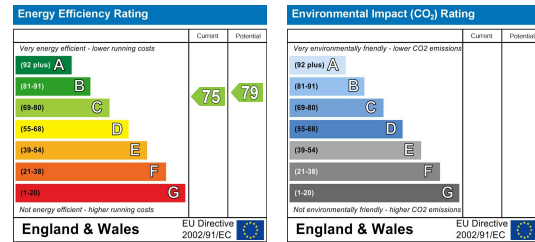




Approximate Floor Area  
641 sq. ft.  
(59.5 sq. m.)

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. 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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## 23 The Causeway, Needham Market, Ipswich, IP6 8BQ £69,995

This well presented second floor retirement apartment for the over 60's. Landscaped grounds for use by residents. Walking distance 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.

## 23 The Causeway, Needham Market, Ipswich, IP6 8BQ

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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.

### COMMUNIAL ENTRANCE AREA:

Lift to floors.

### ENTRANCE HALLWAY:

Electric heater and storage cupboard and doors to...

### LIVING ROOM: 12'0" x 12'0" (3.68 x 3.67)

Double glazed window to rear, electric heater and double doors to...

### KITCHEN: 11'9" x 6'0" (3.60 x 1.85)

Wall and base units and space for appliances.

### BEDROOM ONE: 13'6" x 10'5" (4.12 x 3.18)

Double glazed window to rear and electric heater.

### SHOWER ROOM: 6'2" x 5'6" (1.90 x 1.70)

Double shower, low level w/c and hand wash basin.

### NEEDHAM MARKET:

Hamilton Smith Needham Market  
01449 722 242  
needham@hamilton-smith.com  
www.hamilton-smith.com

