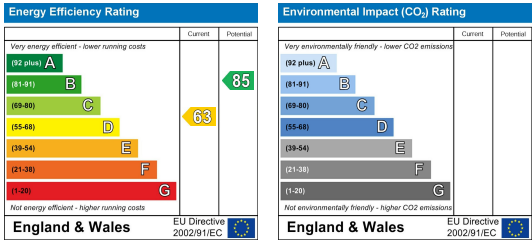




While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 11/2024



9 Princes Gardens, Lower Somersham, Ipswich, IP8

4PF

£280,000

A perfectly presented three bedroom semi detached house with good size gardens to front and rear, garage on bloc, providing ample living accommodation in the beautiful village of lower somersham.



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.

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LOWER SOMERSHAM:

The attractive village of Lower Somersham lies approximately 5½ miles west of the county town of Ipswich which provides a mainline railway station with direct links to London Liverpool Street Station. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands. Lower Somersham offers a variety of local amenities including village hall, community shop, two churches, public house, and primary school; and has a large playing field with children's play area, car park and pavilion.

ENTRANCE HALL:

Stairs, radiator and doors to...

CLOAKROOM:

Double glazed window to side, low level W/C.

LIVING ROOM/DINING ROOM: 22' x 9'1" (6.71m x 2.77m)

Double glazed window to front, two radiators and double glazed french doors to rear. LVT flooring and log burner.

KITCHEN: 7'1" x7' (2.16m x2.13m)

Double glazed window to rear, tiled floor, sink and drainer, wall and base units with LED lights under, integrated oven, hob, extractor, space for appliances and spotlights.

SHOWER ROOM:

Double glazed window to rear, corner shower cubicle, wall mounted towel rail, vanity hand wash basin and tiled floor and walls.

LANDING:

Double glazed window to side.

BEDROOM ONE: 14' x 9'1" (4.27m x 2.77m)

Two windows to front and two radiators.

BEDROOM TWO: 12' x 9' (3.66m x 2.74m)

Window to rear and radiator

BEDROOM THREE: 7'1" x 7' (2.16m x 2.13m)

Window to rear and radiator

GARDEN:

The front of the property is laid to lawn with path to front door and flower and shrub borders.

To the rear garden there is a raised patio, lawn area, shed and fenced surround.

NEEDHAM MARKET:

Hamilton Smith Needham Market
01449 722 242
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