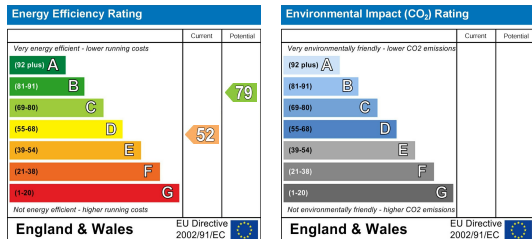


Total Area: 87.0 m² ... 937 ft²
All measurements are approximate and for display purposes only



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.

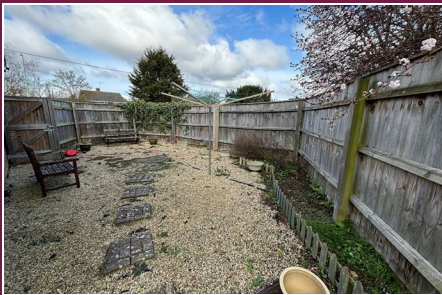
DATA PROTECTION ACT 1998

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.



1 Grinstead Gardens, Needham Market, Ipswich, IP6 £325,000 8EU

This Rarely available Three bedroom BUNGALOW, offered for sale with NO ONWARD CHAIN. Offering good size living accommodation with scope for extension. Located in one of Needham markets most popular areas the property benefits from, living room, kitchen, shower room, 3 bedrooms, sitting on a corner plot, garage. Internal viewing is highly recommended.



1 Grinstead Gardens, Needham Market, Ipswich, IP6 8EU

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.

ENTRANCE DOOR TO:

ENTRANCE LOBBY:

Door to...

CLOAKROOM:

Double glazed window to rear, low level w/c, hand wash basin and radiator.

LIVING ROOM: 16'0" x 16'7" (4.88 x 5.07)

Double glazed window to side, gas fireplace and radiator.

KITCHEN: 8'9" x 12'7" (2.68 x 3.86)

Two double glazed windows to rear, range of wall and base units with work surfaces over and tiled splash backs. Built in oven and hob with extractor over and space for appliances, radiator and tile effect laminate flooring. Door to...

INNER HALLWAY:

Floor standing boiler, storage cupboard and double glazed door to outside and doors to...

BEDROOM ONE: 11'10" x 9'9" (3.63 x 2.98)

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

BEDROOM TWO: 8'9" x 11'6" (2.67 x 3.51)

Double glazed window to front and radiator.

BEDROOM THREE: 8'9" x 10'3" (2.68 x 3.14)

Double glazed window to side and radiator.

SHOWER ROOM:

Window to rear, double shower cubicle, low level w/c, hand wash basin with vanity cupboard below.

OUTSIDE:

The property is situated on a corner plot with driveway to GARAGE and garden to three sides.

GARAGE:

Up and over door

NEEDHAM MARKET:

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

