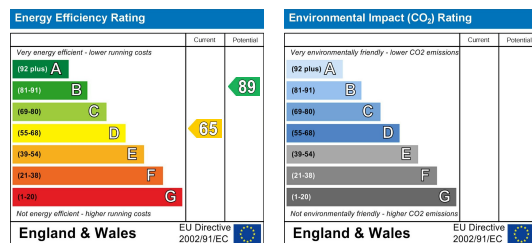


Total Area: 37.5 m<sup>2</sup> ... 404 ft<sup>2</sup>



#### 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.



## 26b Crowley Road, Needham Market, Ipswich, IP6 8BJ £145,000

One bedroom quarter house with own private garden. The property provides open plan living room/kitchen/dining room, stairs to first floor providing bedroom and bathroom and is presented in good order throughout.





## 26b Crowley Road, Needham Market, Ipswich, IP6 8BJ

### 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:

Door to...

### LIVING/DINING ROOM: 14'11" x 13'0" (4.56 x 3.97)

Double glazed window to front, storage cupboard, radiator and opens to...

### KITCHEN:

Double glazed window to side, wall and base units, integrated oven, hob, extractor, ceramic 1 1/2 sink and drainer and worktop splash back tiles.

### BEDROOM: 13'1" x 8'0" (4 x 2.44)

Double glazed window to front and radiator.

### BATHROOM:

Double glazed window to rear, paneled bath with shower over, low level w/c and hand wash basin.

### GARDEN:

To front gated entrance with fenced surround, patio and mature tree.

### NEEDHAM MARKET:

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

