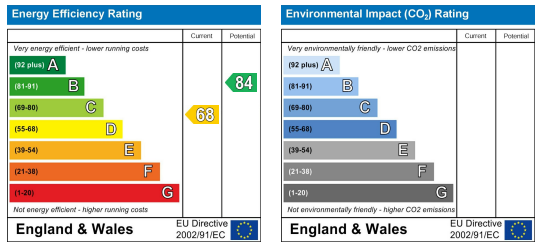


Total Area: 105.5 m<sup>2</sup> ... 1135 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



#### 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.



## 10 Grinstead Gardens, Needham Market, Ipswich, IP6 £300,000 8EU

A well presented two bedroom detached corner plot bungalow located just off of the High Street in Needham Market. The property includes, off road parking, two bedrooms, kitchen, living room, dining room, bathroom, conservatory and a good size garden to rear. Offered with NO ONWARD CHAIN.





# 10 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 HALL:

Radiator and door to...

## LIVING ROOM: 17'0" x 10'5" (5.2 x 3.2)

Double glazed windows to side and rear, feature fireplace, radiator and door to...

## DINING ROOM: 10'5" x 9'4" (3.2 x 2.85)

Double glazed window to side and radiator.

## KITCHEN: 11'7" x 10'0" (3.55 x 3.06)

Double glazed window to rear and door to outside. Range of wall and base units with tiled splash backs and work surface over. Space for appliances, two built in storage cupboards, stainless steel sink and drainer.

## CONSERVATORY: 7'6" x 13'9" (2.30 x 4.21)

Double glazed windows to rear overlooking rear garden, laminate flooring, two built in cupboards, storage cupboard housing wall mounted boiler, has plumbing for appliance, radiator and door to rear and side garden.

## BEDROOM ONE: 10'1" x 13'1" (3.09 x 4.00)

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

## BEDROOM TWO: 10'0" x 9'6" (3.05 x 2.90)

Double glazed window to side, radiator and loft access.

## BATHROOM:

Double glazed window to rear, shower cubicle, low level W/C, hand wash basin with vanity over, wall mounted towel rail and corner bath.

## OUTSIDE:

Corner plot good size gardens to side and rear, raised lawn area, patio area with fenced and shrub surround and side gate access.

## FRONT:

Gravel driveway which provides off road parking leading to the GARAGE. The front garden is well kept with shrub boarder and fenced surround.

## NEEDHAM MARKET:

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

