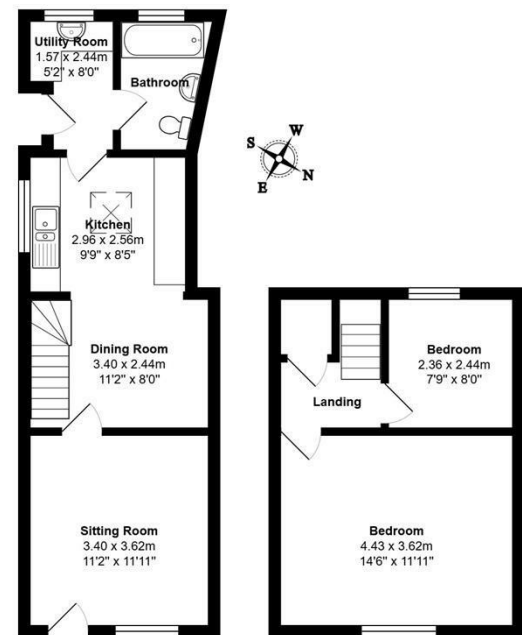
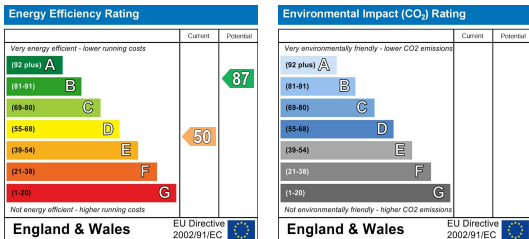




Total Area: 64.5 m² ... 694 ft²
All measurements are approximate and for display purposes only



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.



18 Ipswich Road, Needham Market, Ipswich, IP6 8EH £220,000

This extended two bedroom Victorian terraced house is located near to the high street in Needham market. This property offers living room, kitchen/diner, bathroom and a garden to rear. Perfect First Time Buy or Investment.



18 Ipswich Road, Needham Market, Ipswich, IP6 8EH

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 ENTRANCE DOOR:

LIVING ROOM: 11'2" x 11'11" (3.408 x 3.633)

Fireplace, radiator and open to....

KITCHEN/DINER: 10'10" x 16'8" (3.321 x 5.085)

Stairs to first floor, radiator, window to side and velux window, range of wall and base units with work surfaces over and splash back tiles. Electric oven and hob and space for appliances, door to....

UTILITY ROOM: 8'0" x 4'11" (2.458 x 1.503)

Door to outside and window to rear, sink with vanity cupboard below, space for washing machine and wall mounted boiler, door to....

BATHROOM:

Window to rear, bath, low level W/C, pedestal wash hand basin, tiled walls, radiator and loft access.

LANDING:

Airing cupboard, tank with shelving and radiator, doors to....

BEDROOM 1: 11'11" x 14'8" (3.642 x 4.486)

Window to front and radiator

BEDROOM 2: 7'10" x 7'11" (2.404 x 2.417)

Window to rear and radiator

OUTSIDE:

To the side of the property there is a passage way leading to the rear of the property. There is a rear garden which is mainly laid to lawn with garden shed.

AGENTS NOTE:

The vendor has advised that the boiler is likely to need replacing and there is damp at the front of the property.

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

