



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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74 Springfield Road, Lower Somersham, Ipswich, IP8 £270,000 4PQ

OFFERED WITH NO ONWARD CHAIN. This three bedroom semi detached bungalow is located in lovely village of Somersham and is in need of some modernisation. The property offers, kitchen/diner, living room, bathroom, gardens to front and rear, detached garage, off road parking and offers field views.



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:

Doors to...

LIVING ROOM: 16'3" x 10'9" (4.96m x 3.30m)

Double glazed window to front, fireplace.

KITCHEN/DINER: 21'9" x 8'9" (6.63m x 2.69)

Double glazed doors to rear garden, radiator, wall and base units, integrated oven, hob and extractor, space for appliances.

BEDROOM ONE: 13'8" x 10'9" (4.17 x 3.30)

Skylight.

BEDROOM TWO: 11'9" x 10'9" (3.60 x 3.30)

Double glazed window to rear.

BEDROOM THREE: 8'11" x 8'9" (2.73 x 2.69)

Double glazed window to front, radiator.

BATHROOM:

Double glazed window to side, paneled bath, low level w/c and hand wash basin.

OUTSIDE:

FRONT:

Laid to lawn, off road parking to the side, and leads to garage.

REAR:

Laid to lawn, patio area, pond with fenced and hedged surround.

GARAGE: 18'10" x 8'11" (5.76 x 2.74)

Up and over door.

NEEDHAM MARKET:

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