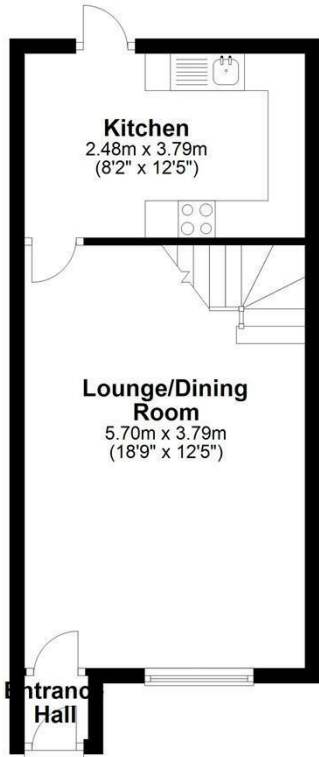
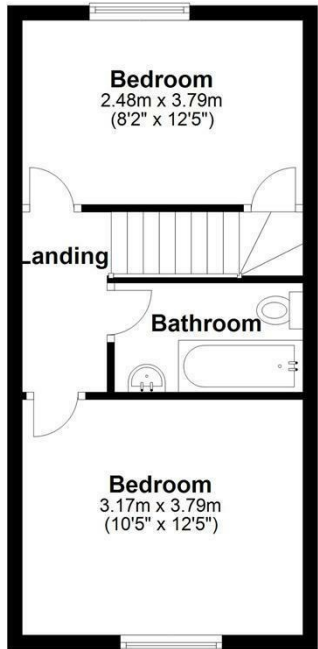


Ground Floor
Approx. 32.2 sq. metres (346.9 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 63.6 sq. metres (685.0 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



39 Ludbrook Close, Needham Market, IP6 8EE **£228,000**

PERFECTLY PRESENTED 2 DOUBLE BEDROOM terraced house located in a sought after cul-de-sac within Needham Market. The property benefits from Entrance Hall, Living Room/Dining Room, Newly Fitted Kitchen, 2 Double Bedrooms, Bathroom, Gardens, Garage En-Bloc, 2 Off Road Parking Spaces, Gas Fired Central Heating, Double Glazing. IDEAL FIRST TIME BUY OR INVESTMENT



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.

39 Ludbrook Close, Needham Market, Suffolk, IP6 8EE

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 LEADING TO:

LOUNGE/DINING ROOM: 18'9" x 12'5" (5.72m x 3.78m)

With double glazed window to front aspect, stairs to first floor, radiator and door leading to...

KITCHEN: 12'5" x 8'2" (3.78m x 2.49m)

With double glazed window and door to rear aspect, newly fitted kitchen, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, integral oven and 4 ring gas hob with extractor over, space and plumbing for washing machine, wall mounted boiler, spot lights.

FIRST FLOOR:

LANDING:

BEDROOM 1: 12'4" x 10'3" (3.76m x 3.12m)

With double glazed window to front aspect, radiator.

BEDROOM 2: 12'4" x 8'3" (3.76m x 2.51m)

With double glazed window to rear aspect, built in storage cupboard, radiator.

BATHROOM:

With fitted suite comprising panelled bath with mixer shower head attachment, W.C and wash hand basin, tiled splashbacks, radiator.

OUTSIDE:

With garden to the front of the property is laid to lawn with path to front door.

The garden to the rear of the property is mainly laid to lawn with patio area and is enclosed by fencing.

There is a GARAGE EN BLOC: With up and over door and off road parking for TWO CARS.

NEEDHAM MARKET SIGN OFF:

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

