



38 Cedar Walk, Needham Market, Ipswich, IP6 8BF

£300,000

Located on a small development close to Needham Market High Street this FOUR BEDROOM, THREE STOREY town house is offered with NO ONWARD CHAIN. The property benefits from en-suite to master bedroom, kitchen, living room, gas central heating, garden to rear and two garages. Internal viewing is highly recommended.



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.

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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 HALLWAY:

Radiator, stairs to first floor and doors to...

CLOAKROOM:

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

DINING ROOM: 9'6" x 10'5" (2.90 x 3.20)

Double glazed window to front, radiator and double doors opening to...

KITCHEN: 19'7" x 10'2" (5.99 x 3.10)

Double glazed window to rear, wall and base units, work top with splash back tiles, integrated fridge and freezer, dish washer, washing machine and door to rear.

FIRST FLOOR LANDING:

LIVING ROOM: 18'4" x 9'6" (5.61m x 2.92)

Two double glazed windows to front, feature fireplace and radiator.

BATHROOM:

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

BEDROOM FOUR: 9'6" x 12'2" (2.92 x 3.71)

Double glazed window to rear and radiator.

SECOND FLOOR LANDING:

BEDROOM THREE: 7'8" x 10'2" (2.36 x 3.10)

Double glazed window to front and radiator.

BEDROOM TWO: 9'3" x 10'4" (2.82 x 3.15)

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

BATHROOM:

Paneled bath, low level w/c, hand wash basin and radiator.

MASTER BEDROOM: 10'2" x 14'11" (3.10 x 4.57)

Two double glazed windows to front, built in wardrobes, radiator and door to...

EN-SUITE:

Shower cubicle, hand wash basin, low level w/c and radiator.

NEEDHAM MARKET:

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