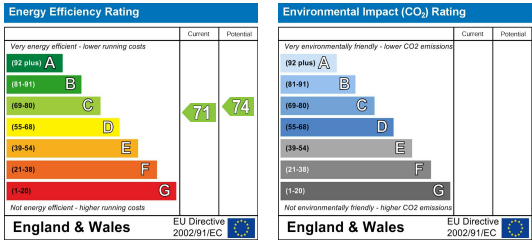


Total Area: 60.2 m² ... 648 ft²



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.



Flat 5, Uvedale Court Coddendam Road, Needham Market, Ipswich, IP6 8AX

£135,000

HAMILTON SMITH are pleased to offer this extremely spacious ground floor two bedroom apartment with accommodation in the region of 60sq.m. (650sq.ft) occupying an attractive and desirable setting within the purpose built retirement complex at Uvedale Court, ideally situated for Needham Market Railway station. The property benefits from Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Communal Gardens.



Flat 5, Uvedale Court Coddendam Road, Needham Market, Ipswich, IP6

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

Doors to ...

LOUNGE 15'2" x 11'3" (4.63 x 3.45)

Double glazed windows over looking the beautiful rear garden and electric heater.

KITCHEN 12'11" x 6'10" (3.94 x 2.09)

Double glazed window to front, wall and base units, integrated oven, hon and extract, sink and drainer and space for appliances.

BEDROOM 12'0" x 11'5" (3.67 x 3.49)

Doub;;e glazed window to rear.

BEDROOM 9'6" x 6'10" (2.92 x 2.09)

Double glazed window to front.

BATHROOM

Panelled bath, Wc, Hand wash basin.

AGENTS NOTES

The property has a warden pull cord alarm system through the property for emergencies.
Night Storage heaters.

OUTSIDE

There are communal gardens to the front and rear of the property, there are parking spaces for the flats and visitors parking.

NEEDHAM MARKET:

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

