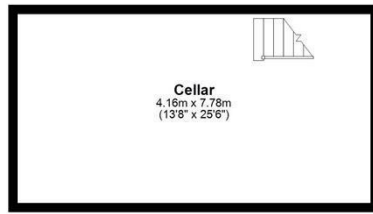
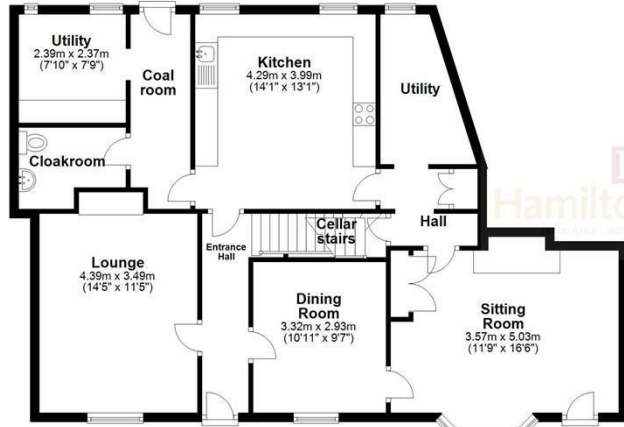


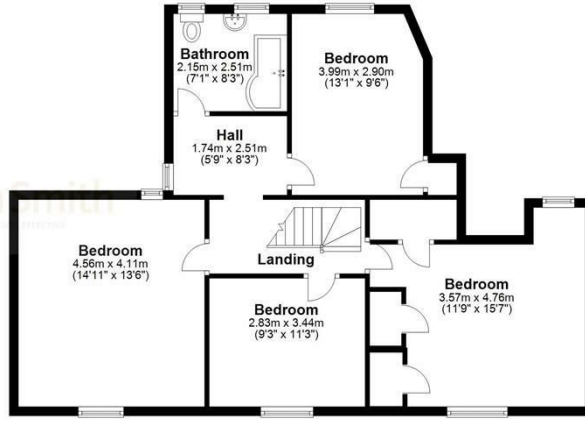
Basement
Approx. 32.4 sq. metres (348.2 sq. feet)



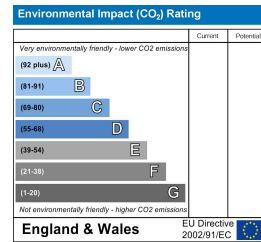
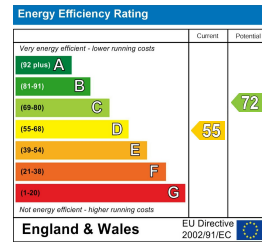
Ground Floor
Approx. 96.3 sq. metres (1036.3 sq. feet)



First Floor
Approx. 78.1 sq. metres (840.5 sq. feet)



Total area: approx. 206.7 sq. metres (2225.0 sq. feet)



82-84 High Street, Needham Market, Ipswich, IP6 8AW £500,000

OFFERS IN EXCESS of £500,000. This charming Grade II Listed town house is ideally situated on Needham Market High Street. The property boasts spacious accommodation and offers a wealth of charm and character including exposed beams and open fireplace. Accommodation includes Living Room, Sitting Room, Dining Room, Kitchen, Boot Room, Cellar, 4 Bedrooms, Bathroom, Pleasant Walled Gardens, Off Road Parking.



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.

82-84 High Street, Needham Market, Ipswich, IP6 8AW

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.

With front door leading to...

ENTRANCE HALL:

With Exposed ceiling beams, radiator, wood flooring and stairs to first floor, doors leading to...

DINING ROOM: 10'11" x 9'7" (3.33m x 2.92m)

Sash window to front aspect, feature Victorian fireplace with tiled surround and hearth, wood flooring, exposed ceiling beams and radiator. Door leading to...

SITTING ROOM: 16'6" x 11'9" (5.03m x 3.58m)

With bay window to front aspect with fitted window seat, built in storage cupboard with access to second front door. Two radiators, red brick fireplace with wood burner inset. Door to inner hall....

INNER HALL:

Built in storage cupboard, door to large walk in larder, door to kitchen and steps to cellar.

WALK IN LARDER/UTILITY:

Window to rear, radiator, wall mounted boiler, wood flooring and shelving.

LOUNGE: 14'5" x 11'5" (4.39m x 3.48m)

Sash window to front aspect, fireplace with log burner inset, exposed ceiling beam, radiator and wood flooring.

KITCHEN: 14'1" x 13'1" (4.29m x 3.99m)

With two windows to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, Butler sink unit with mixer tap over, two integral ovens, integral hob with extractor over, space and plumbing for dishwasher, space for appliances, radiator, wood flooring and door leading to...

REAR LOBBY:

With tiled floor. door to garden, doors leading to...

CLOAKROOM:

With low level W.C, pedestal wash hand basin and tiled floor.

BOOT ROOM:

Two windows to rear, fitted with base units and work surfaces over, space and plumbing for washing machine and dryer and tiled floor

CELLAR: 24'11" x 13'7" (7.59m x 4.14m)

With two radiators.

FIRST FLOOR

LANDING:

With radiator, doors leading to...

BEDROOM 1: 14'11" x 14'19" max (4.55m x 4.27m max)

With sash window to front aspect, window to rear aspect, Victorian cast iron fireplace, three built in cupboards.

BEDROOM 2: 11'11" x 9'7" (3.63m x 2.92m)

Sash window to front aspect, radiator.

BEDROOM 3: 15'4" x 13'9" (4.67m x 4.19m)

With sash window to front aspect, window to rear aspect, cast iron Victorian fireplace, radiator.

LANDING LOUNGE AREA: 8'2" x 5'9" (2.49m x 1.75m)

Window to side, loft access, doors leading to...

BEDROOM 4: 13'2" x 9'5" (4.01m x 2.87m)

With window to rear aspect, built in storage cupboard and feature fireplace.

BATHROOM:

With two windows to rear aspect, fitted suite comprising p shaped bath with shower over, low level W.C, wash hand basin, heated towel rail and tiled floor and walls.

OUTSIDE:

The garden to the rear of the property is mainly laid to lawn, it is L-shaped with concrete patio area, there are raised flower beds, garden shed, the garden is enclosed by a brick wall. Beyond the brick wall is a further parcel of land which provides parking and a storage space.

AGENTS NOTE:

Worcester Bosch boiler fitted September 2023

