



# The Cygnus

High Street, Needham Market, Suffolk IP6 8DQ



ML Property are delighted to offer for sale this conveniently situated 3 bedroom detached bungalow located just off Needham Market high street. The property which does require some updating benefits from GFCH, UPVC Windows, single garage and driveway and is offered with No Onward Chain.



price guide

£399,995

## at a glance...

- 3 Bedroom detached bungalow
- Located just off the high street of Needham Market
- In need of some updating
- Good size rear garden laid to shingle and patio
- Gas fired central heating and UPVC Windows
- Single garage and parking
- Situated down no through road
- Master bedroom with en-suite
- Conservatory
- Offered with No Onward Chain



x3



x1



The property which as previously mentioned is situated towards the end of a no through road just off the High Street of the ever popular Needham Market. Although in need of some updating it's a unique opportunity to purchase a bungalow in the heart of the town. The accommodation comprises of hall, bathroom, master bedroom with en-suite, two further bedrooms, kitchen, a large L-shape sitting room and a conservatory. The property is further enhanced by gas fired central heating and UPVC Windows.



## accommodation

Hall	
Bathroom	1.97m (6'0) x 2.33m (7'8)
Bedroom	3.01m (10'0) x 3.57m (11'8)
Master Bedroom	4.11m (13'0) x 3.57m (11'8)
En-Suite Shower Room	
Bedroom	3.90m (13'0) x 2.14m (7'0)
Kitchen	3.87m (13'0) x 3.17m (10'4)
Sitting Room	3.58m (12'0) x 6.99m 22'7 – maximums
Conservatory	3.71m (12'0) x 2.87m (9'4)

## outside

Externally the property has a good size front garden which is laid to lawn with a storage area and a driveway leading to the single attached garage. The rear garden is fully enclosed and laid to easy to maintain shingle and pathways with a garden shed and green house.

## location

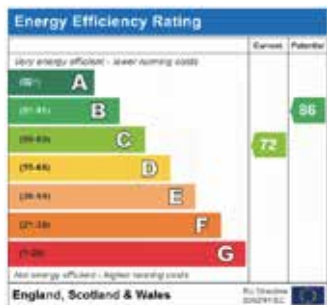
The property is situated in the heart of Needham Market which has many amenities on offer including a small supermarket, butchers, bakers, library, hardware store and historic inns. On the periphery's of Needham Market is the picturesque Needham Lake, which is popular among locals for pleasant walks and Fishing. The town also offers a railway station on the Cambridge - Ipswich branch line. Convenient access is afforded to the A14 linking the Midlands, the East Coast Ports and London via the M11.

## services

Mains water, electricity, gas and sewage. Central heating is provided by and gas fired boiler.

Local Authority Mid Suffolk District Council - Council Tax Band D.





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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



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