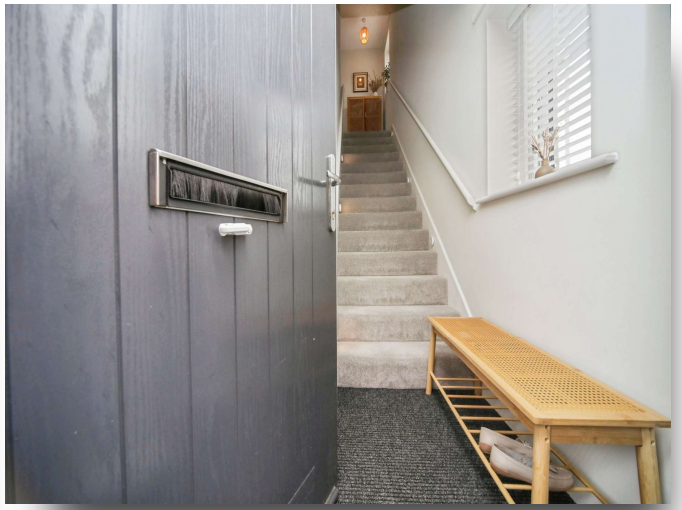






School Street, Needham Market, Ipswich, IP6 8BB

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welcome to

School Street, Needham Market, Ipswich

Discover this first floor flat with an open-plan living area and kitchen, a well-appointed bathroom, spacious bedroom and communal garden. Also benefits from allocated parking and remaining NHBC warranty. Located in the sought-after town of Needham Market

Needham Market

Needham Market is a charming and historic town that exudes quintessential English charm. With a rich history, scenic landscapes, and a close-knit community, this town offers much to explore and appreciate. The architecture in Needham Market is a testament to its past, with many buildings showcasing beautiful examples of Tudor and Georgian styles.

The Suffolk countryside surrounding Needham Market is lush and picturesque, offering numerous opportunities for outdoor activities. The River Gipping runs through the town, providing a scenic backdrop for leisurely walks and picnics. Nearby, Needham Lake is a popular spot for families, birdwatchers, and walkers, with its tranquil waters and abundant wildlife.

Needham Market boasts a warm and welcoming community. The town hosts a variety of events throughout the year, including local markets, fairs, and cultural festivals, which bring residents and visitors together. The town also has a strong sense of community spirit, with local organizations and clubs offering activities and support for people of all ages.

Conveniently located, Needham Market benefits from easy access to larger towns and cities. The town has its own train station, with regular services connecting it to Ipswich, Bury St Edmunds, and London. This makes it an ideal location for those who appreciate the tranquillity of a small town but require access to urban amenities.

School Street

This delightful first floor flat in Needham Market is an ideal opportunity for first-time buyers and offers the flexibility of 40% shared ownership.

The property features an inviting open plan living room and kitchen, complete with ample space for your appliances, making it perfect for modern living. The bathroom is well-appointed with a three-piece suite, offering both comfort and convenience.

Residents will appreciate the enclosed communal garden, a tranquil space for relaxation and outdoor enjoyment. The property also includes one allocated off-street parking space, along with an additional visitors' space for your guests.

Adding to its appeal, this flat comes with the peace of mind of the remaining NHBC warranty, ensuring quality and security in your new home. Embrace the potential of this charming flat and make it your own.

Accommodation

Entrance Hall

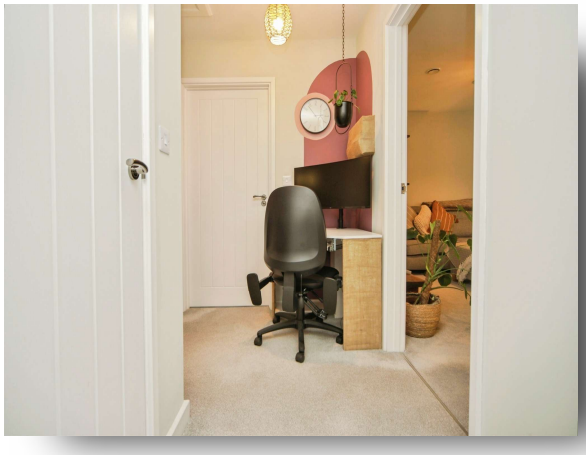
Front door, two windows to front, stairs to first floor, access to loft, radiator, built-in cupboard and carpeted flooring.

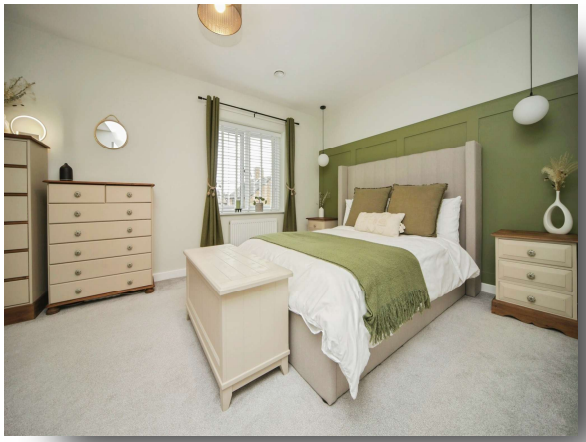
Living Room/Kitchen

Two windows to side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and cooker hood over, space for fridge freezer, dishwasher and washing machine, radiator and a mix of carpet and vinyl flooring.









Bedroom
Window to side, part wood panelled walls, radiator and carpeted flooring.

Bathroom
Frosted window to rear, fitted with a three-piece suite comprising a panelled bath with shower over and screen, pedestal hand wash basin and low level WC, part tiled walls, heated towel rail and vinyl flooring.

External
The communal garden is fence enclosed with side access gate and there is one allocated, off street parking space and one visitors parking space.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

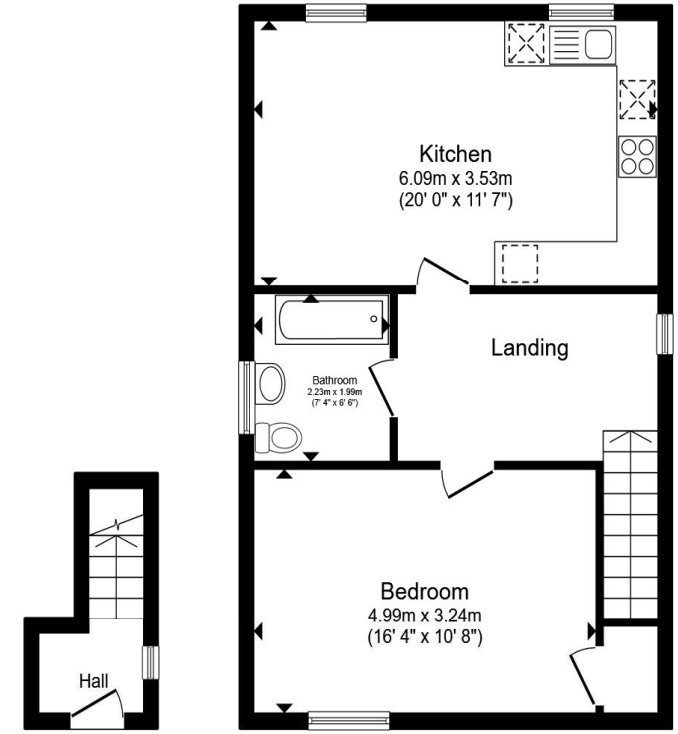
School Street, Needham Market, Ipswich

- 40% Shared Ownership - Option For 100% Share
- First Floor Flat
- One Bedroom
- Open Plan Living Room/Kitchen
- Allocated Parking & Communal Garden

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 451.32
Ground Rent: 3227.88
This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£70,000



Total floor area 57.3 m² (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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view this property online williamhbrown.co.uk/Property/SMK105596

The Property Ombudsman

Property Ref:
SMK105596 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.