

BUCKS

PROPERTY AGENTS



30 Anderson Close, Needham Market, Ipswich, IP6 8UA

Offers Over £220,000

- Terraced Home
- Two Reception Rooms
- Gas Radiator Central Heating
- Off Road Parking
- Desirable Needham Market
- Three Bedrooms
- Sealed Unit Double Glazing
- Single Garage
- Vacant Possession and No Upward Chain
- Quite Location

30 Anderson Close, Ipswich IP6 8UA

Welcome to the charming area of Anderson Close, Needham Market, this delightful terraced house presents an excellent opportunity for families and professionals alike. The three well-proportioned bedrooms offer comfortable accommodation, perfect for a growing family or those seeking a home office. The property boasts two spacious reception rooms a cosy living room and dining space. The house features a well-appointed bathroom, ensuring convenience for all residents. The outdoor area is low maintenance and perfect for those who have a busy life style or just enjoy the fresh air. This property is offered with vacant possession and no upward chain, making it an excellent opportunity for a smooth and hassle-free move. With its convenient location near Ipswich, residents can enjoy the tranquillity of suburban living while still having easy access to the vibrant amenities of the town.

Situated in the desirable Needham Market, you'll find yourself surrounded by a friendly community and a range of amenities just a stone's throw away. Whether you're looking to enjoy a peaceful stroll in the nearby Needham Lakes or explore the local shops and cafes, this location offers the best of both worlds. Needham Market has its own railway station that provides main rail links to London Liverpool Street, Ipswich and Bury St Edmunds and is also within easy access of the A14 corridor. Don't miss the chance to make this charming house your new home and book a viewing today.



Council Tax Band: B



Entrance Porch:

Leading into the property with a window to side.

Living Room:

With window to front, feature electric fire with wooden surround and marble hearth, TV point, radiator and stairs to first floor.

Dining Room:

With window to rear, radiator and under stairs cupboard.

Kitchen:

With window to rear, range of high and low units, stainless steel sink and drainer, worktops and tiled splashbacks. Plumbing for washing machine, space for cooker, space for fridge freezer, combi boiler housed in a cupboard and vinyl flooring. There is a door leading to a lean-to.

FIRST FLOOR

Landing:

With loft access.

Bedroom One:

With window to front, built in wardrobe and a radiator.

Bedroom Two:

With window to rear and radiator.

Bedroom Three:

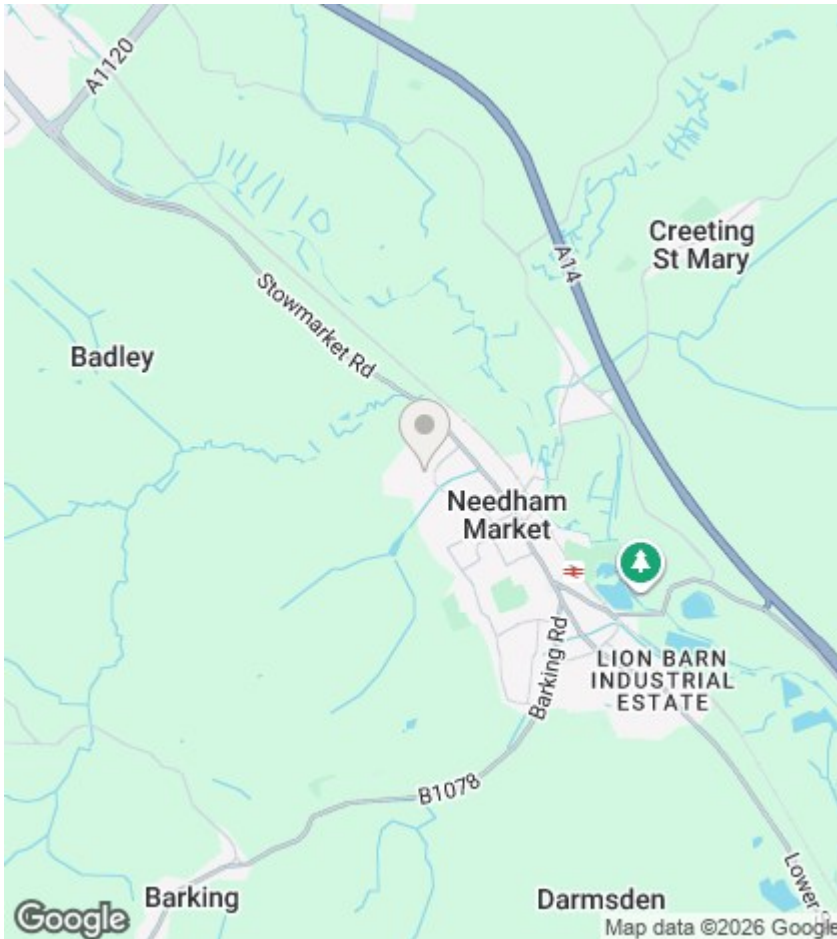
With window to front, built in wardrobe and a radiator.

Shower Room:

With window to rear, corner shower, shower boarding, basin over vanity unit, low level WC, laminate flooring and heated towel rail.

Outside:

To the front of the property is a hard standing area, decorative shingle with shrubs and small fence. A gate leads to the low maintenance rear garden that comprises of paving stones and steps, small decking area and decorative shingle with shrubs. The property benefits from one off road parking space and a single garage with up and over door, power and light connected.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 4 roundabouts At the roundabout, take the 3rd exit onto Gateway Blvd Gateway Blvd turns right and becomes Mill Ln Parts of this road may be closed at certain times or on certain days Continue onto Jack's Green Rd Turn right onto St Mary's Gardens Turn left onto St Mary's Rd Continue onto Hawks Mill St Turn right onto High St/B1113 Continue to follow B1113 Turn left onto Hurstlea Rd Turn right onto Anderson Cl Destination will be on the right

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 74.0 m² ... 797 ft²