



Ludbrook Close, Ipswich, Suffolk  
£215,000

A well-presented two-bedroom terraced home tucked away in a quiet residential close in the popular market town of Needham Market. Ideal for first-time buyers, downsizers or investors, this property offers comfortable living with the added benefit of a garage to the rear and a charming private garden.

The accommodation comprises a welcoming living room with space to relax and entertain, leading through to a fitted kitchen/dining area with access to the rear garden. Upstairs, the property boasts two generous double bedrooms, both well-proportioned and filled with natural light, along with a family bathroom.

Outside, the neat, low-maintenance rear garden provides a pleasant space for outdoor seating or gardening, while the rear garage offers valuable parking or storage — a real bonus for a property of this type.

Situated within easy reach of local amenities, schools and Needham Market train station, the home combines a peaceful setting with excellent convenience.

### Entrance Hall

Providing access into the main living accommodation and staircase to the first floor.

### Living Room

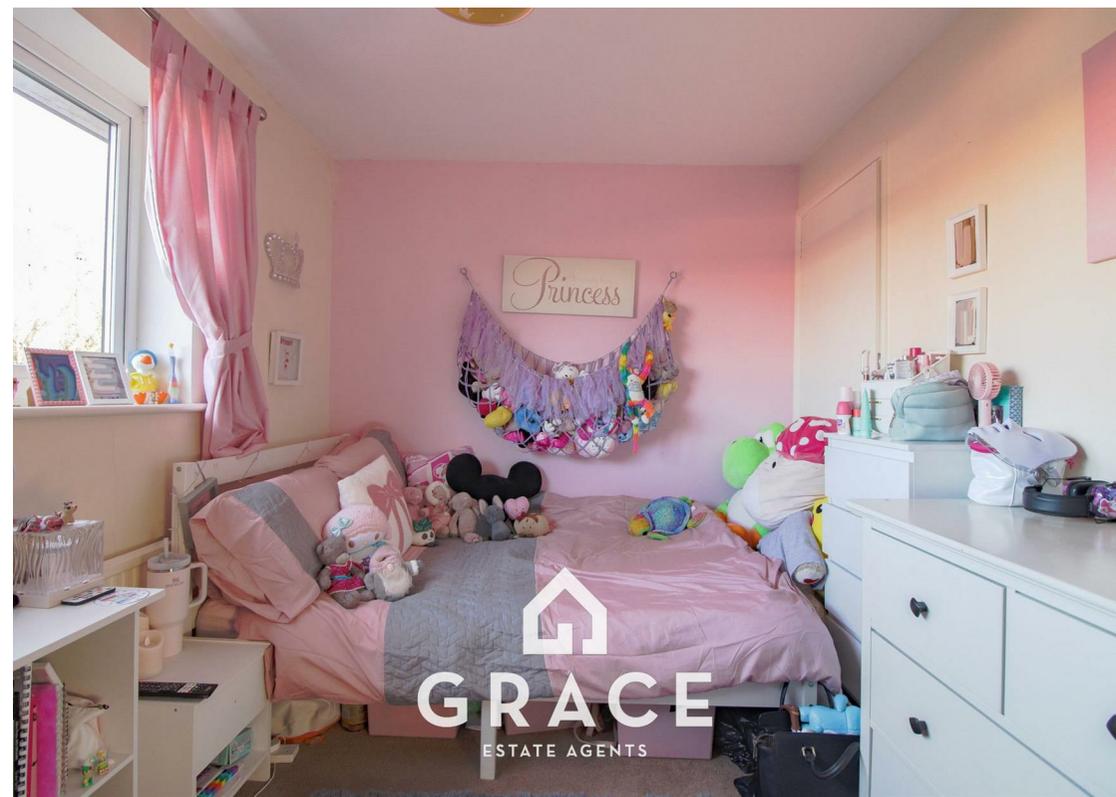
18'9" x 12'6" (5.72m x 3.81m)

Double glazed window to the front aspect and stairs rising to the first floor. Radiator below window to front aspect.

### Kitchen/Diner

12'6" x 8'2" (3.81m x 2.49m)

Fitted with a range of matching wall and base units with worktops over. Single electric oven with extractor above and stainless steel splashback. Space for fridge freezer and washing machine. Double glazed window to the rear aspect, double glazed door opening onto the garden.



### Landing

8'3" x 3'8" (2.51m x 1.12m)

Providing access to all first-floor rooms.

### Bedroom 1

12'5" x 10'5" (3.78m x 3.18m)

A generous double bedroom with double glazed window to the front aspect. Radiator to side aspect.

### Bedroom 2

12'5" x 8'2" (3.78m x 2.49m)

A second well-proportioned double bedroom with double glazed window to the rear aspect. Radiator below window to rear aspect.

### Bathroom

7'10" x 4'8" (2.39m x 1.42m)

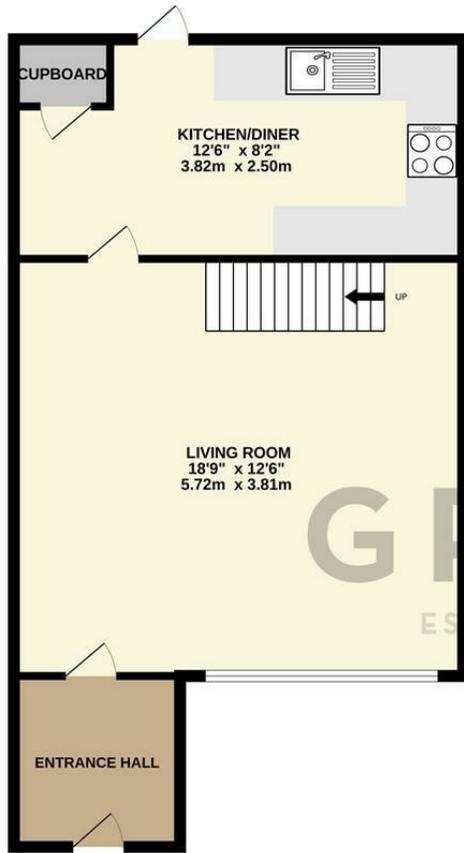
Comprising panelled bath with shower over with riser rail, WC and wash hand basin, finished with wood-effect flooring. Radiator to rear aspect.

### Garage

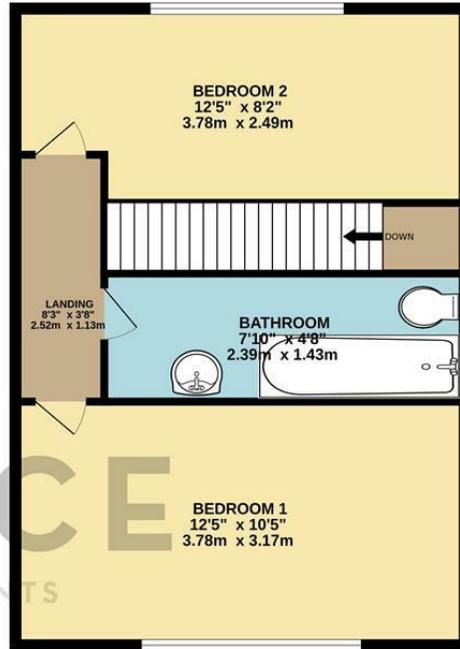
Garage to rear of the property with access through garden.



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



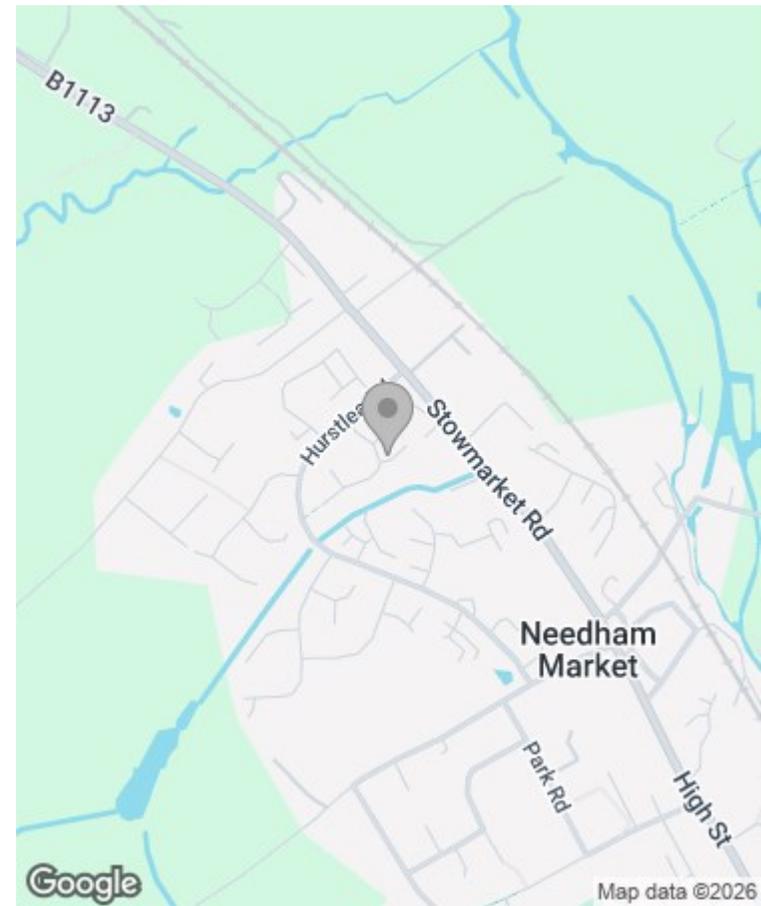
1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



**GRACE**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1452 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		73	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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