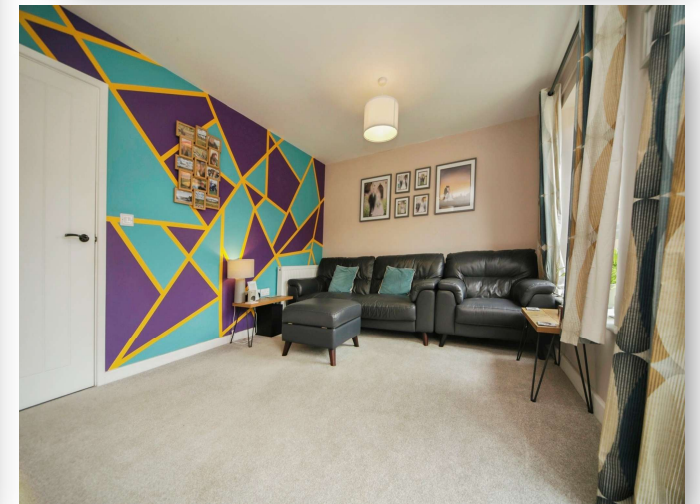




Teachers Close, Needham Market, Ipswich, IP6 8BW

welcome to

Teachers Close, Needham Market, Ipswich

SOLD SUBJECT TO CONTRACT Take a look at this delightful two-bedroom semi-detached home with 45% shared ownership available. This property comes with remaining NHBC warranty, allocated parking and double glazing throughout. 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 tranquility of a small town but require access to urban amenities.

Teachers Close

Situated in the sought-after town of Needham Market, this charming semi-detached home offers a blend of modern convenience and classic comfort. Ideal for families and individuals alike, its location provides easy access to local amenities, schools, and travel links, ensuring a well-connected lifestyle.

Upon entering the home, you are greeted by a welcoming entrance hall with stairs that lead to the first floor. A convenient downstairs cloakroom with a two-piece suite offers practicality for guests and residents alike.

The spacious living room is a highlight of the home, boasting French doors that open out to the rear garden. This feature not only enhances the room's ambiance with natural light but also provides a seamless transition between indoor and outdoor living spaces. The kitchen/diner offers ample space for all your culinary appliances and provides a welcoming space for family meals.

Upstairs, the landing provides access to the loft, an excellent space for additional storage, and leads to two well-proportioned bedrooms. Bedroom one is a delightful retreat, featuring two windows that flood the room with light and a convenient storage cupboard to help maintain a clutter-free environment. Completing the first floor is a bathroom equipped with a three-piece suite, ensuring comfort and style with every use.

The rear garden is enclosed by a secure fence for privacy. It features a laid to lawn, a hosting patio area which provides the ideal spot for outdoor dining or lounging, and a shed for additional storage.

This home also benefits from the remaining NHBC warranty, providing peace of mind regarding the property's construction quality and longevity.





Accommodation Entrance Hall

Front door and frosted window to front, stairs to first floor, radiator, scratch mat and carpeted flooring.

Downstairs Cloakroom

Frosted window to side, fitted with a pedestal hand wash basin & WC, extractor fan, radiator and vinyl flooring.

Living Room

French doors and window to rear, radiator and carpeted flooring.

Kitchen/Diner

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink, oven and hob with cooker hood over, boiler, radiator and space for fridge freezer, washing machine and dishwasher.

First Floor Landing

Window to side, access to loft, radiator and carpeted flooring.

Bedroom One

Two windows to front, built in cupboard, radiator and carpeted flooring.

Bedroom Two

Window to rear, 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 WC, heated towel rail, part tiled walls, extractor fan and vinyl flooring.

Outside Rear Garden

Fence enclosed, laid to lawn, patio area, outside tap and shed.

Parking

Allocated parking spaces to the side.

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.



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welcome to

Teachers Close, Needham Market, Ipswich

- 45% Shared Ownership
- Semi-Detached Home
- Two Bedrooms
- Allocated Parking
- Private Rear Garden With Hosting Patio

Tenure: Leasehold EPC Rating: B

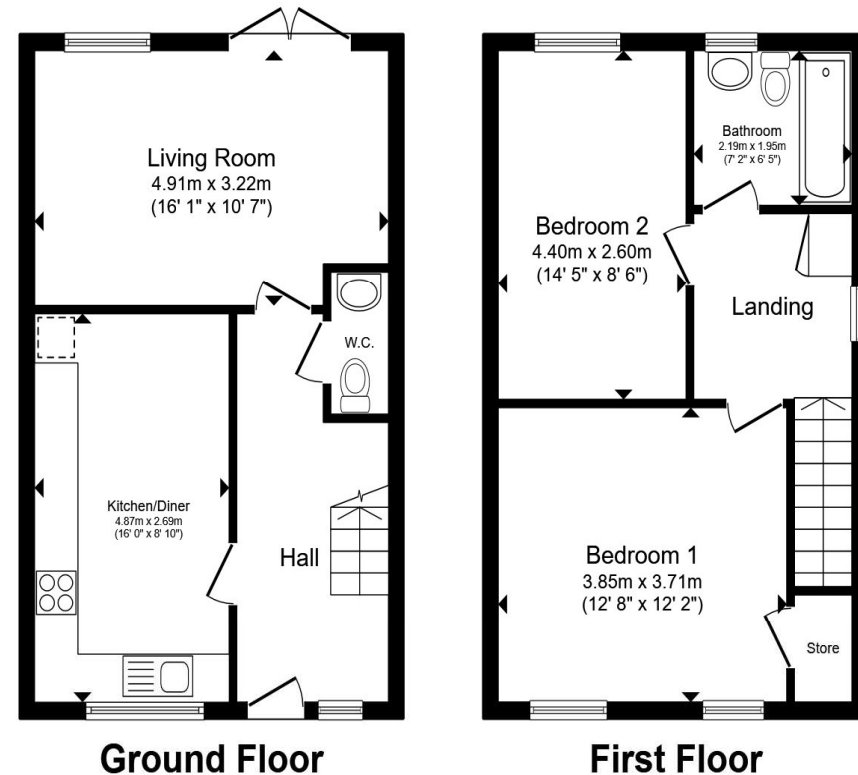
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5098.08

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2023.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£123,750



Total floor area 80.3 m² (864 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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Property Ref:
SMK105500 - 0004

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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