



**School Street, Needham Market, Ipswich, IP6 8BB**

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## **School Street, Needham Market, Ipswich**

Charming 2-bed flat in vibrant Needham Market! Enjoy spacious rooms, kitchen & bathroom. Relax in communal gardens or entertain in the cosy living area. Includes 2 parking spaces and NHBC warranty for peace of mind. Perfect blend of comfort and convenience! Call to view now!

### **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**

Situated in the popular town of Needham Market, this delightful first floor flat offers a blend of comfort and convenience, ideal for anyone seeking a welcoming home in a vibrant community.

The flat boasts two generously-sized bedrooms, each designed to provide a peaceful retreat at the end of the day. With ample space for furnishings, these rooms offer flexibility for both sleeping and additional storage needs.

The inviting living room is the perfect space for relaxation and entertainment. With enough room to accommodate various seating arrangements, it serves as a central hub for social gatherings or quiet evenings at home.

The well-appointed kitchen is designed with functionality in mind. It provides ample space for essential appliances, ensuring a seamless culinary experience. The layout is both practical and stylish, catering to those who enjoy cooking and hosting meals.

The bathroom features a modern three-piece suite, offering convenience and style. Its thoughtful design ensures a refreshing start to your day or a relaxing evening routine.

Outside, residents can enjoy well-maintained communal gardens that provide a serene outdoor retreat. These shared spaces offer a perfect setting for leisurely strolls or simply soaking up the sun.

The flat comes with the added benefit of two allocated parking spaces, ensuring convenience for you and your guests. Additionally, it has an NHBC warranty remaining, offering peace of mind and financial security.





### **Accommodation**

#### **Entrance Hall**

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

#### **Living/Dining Room**

Windows to front and side, access to loft, radiator and carpeted flooring.

#### **Kitchen**

Window 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 extractor over, space for fridge freezer and washing machine, radiator and vinyl flooring.

#### **Bedroom One**

Windows to rear and side, extractor fan, radiator and carpeted flooring.

#### **Bedroom Two**

Window to front, extractor fan, built in wardrobe, radiator, carpeted flooring.

#### **Bathroom**

Fitted with a suite comprising a panelled bath with shower over and screen, pedestal hand wash basin and low level wc, extractor fan, part tiled walls, heated towel rail and vinyl flooring.



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## School Street, Needham Market, Ipswich

- 2-Bed Flat
- NO CHAIN!
- Close to Amenities, School & Travel Links
- NHBC Warranty Remaining
- Communal Gardens

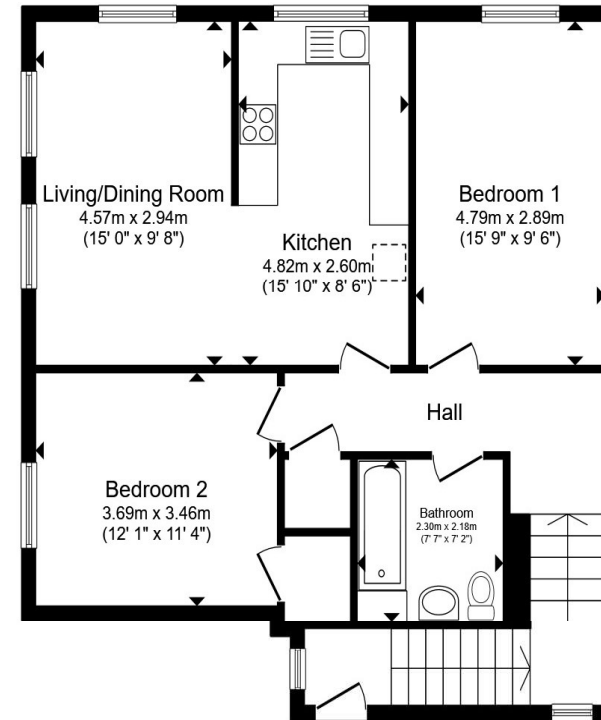
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5412.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



First Floor

Total floor area 77.0 m<sup>2</sup> (828 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](http://www.propertybox.io)



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Property Ref:  
SMK105416 - 0002

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

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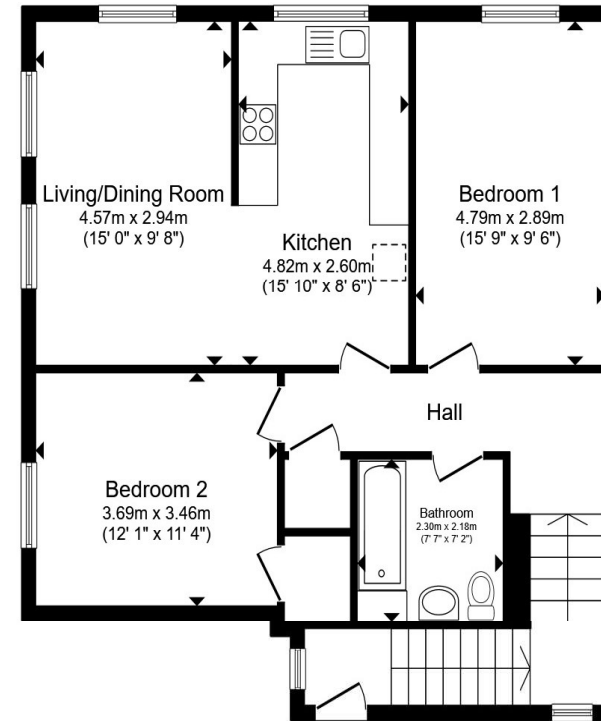
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