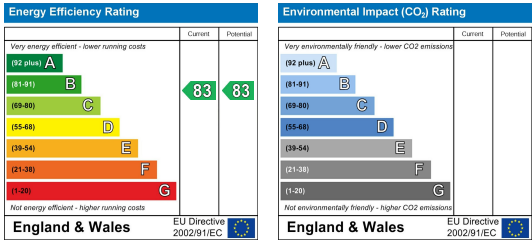


Total Area: 59.8 m² ... 644 ft²



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



4 Mill Stream Court Hawks Mill Street, Needham Market, Ipswich, IP6 8FE

£185,000

Offered with NO ONWARD CHAIN this 2 bedroom first floor apartment is located in an idyllic setting close to the Mill in Needham Market. The property benefits from Living room with balcony, Kitchen, 2 Bedrooms with En-Suite to Master, Outside Balcony Area, Allocated Parking, Gas Fired Central Heating.



4 Mill Stream Court Hawks Mill Street, Needham Market, Ipswich, IP6 8FE

NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

COMMUNAL ENTRANCE DOOR:

Leading to...

COMMUNAL ENTRANCE HALL:

With stairs to...

ENTRANCE HALL:

Radiator and doors leading to...

BATHROOM:

Paneled bath, low level w/c, hand wash basin, tiled floor and heated towel rail.

BEDROOM TWO:

Double glazed window to front and radiator.

BEDROOM ONE:

Double glazed window to front, radiator, fitted wardrobes and door to...

EN-SUITE:

Double glazed window to side, shower cubicle, tiled floor, heated towel rail, low level w/c and hand wash basin.

LIVING ROOM:

Double glazed window to rear, radiator, doors to balcony and opens to...

KITCHEN:

Double glazed window to rear, range of wall and base units with work surface over, sink with mixer tap, integrated fridge/freezer, washing machine, gas hob and electric oven with extractor over, built in cupboard housing boiler,

NEEDHAM MARKET:

Hamilton Smith Needham Market
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needham@hamilton-smith.com
www.hamilton-smith.com

