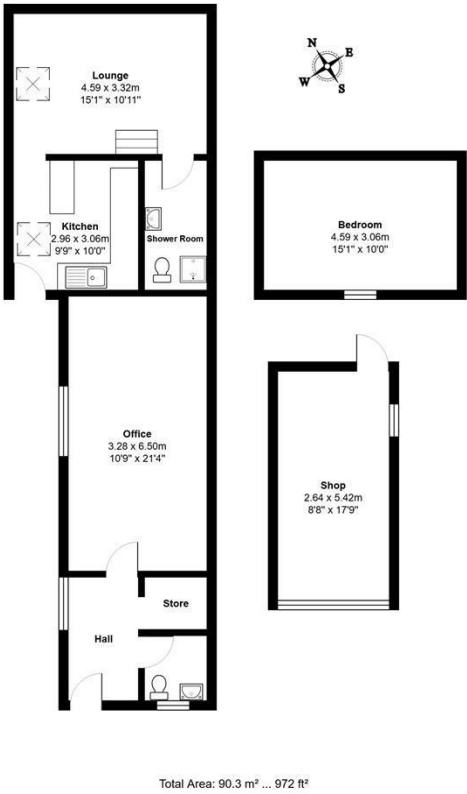
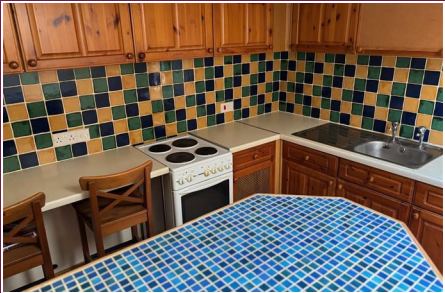


9a Coddendam Road, Needham Market, Ipswich, IP6 8AU

This unique property is offered for sale with NO ONWARD CHAIN. Located close to the High Street in Needham Market the property has a commercial building to the front and living accommodation set back at the rear. Call now to view.



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.

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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.

SHOP FRONT: 17'9" x 8'8" (5.41m x 2.64m)

The commercial part of the property is situated on the street and has door to rear. To the side of the shop there is a pathway leading to the residential element of the property.

DOOR TO:

ENTRANCE HALLWAY:

Window to side, doors to....

CLOAKROOM:

Window to front, low level W/C and wash hand basin.

STORE ROOM:

OFFICE ROOM: 10'9" x 21'4" (3.28m x 6.50m)

Window to side

EXTERNAL DOOR TO:

KITCHEN: 9'9" x 10'10" (2.97m x 3.30m)

Range of wall and base units with work surfaces over. Stainless steel sink and space for appliances. Open doorway to....

LOUNGE: 15'1" x 10'1" (4.60m x 3.07m)

Door to shower room and steps up to bedroom.

SHOWER ROOM:

Shower cubicle, low level W/C and wash hand basin

BEDROOM: 15'1" x 10" (4.60m x 3.05m)

AGENTS NOTE:

The vendor has advised that there is a covenant on the property that the buildings cannot be sold as seperate units.

NEEDHAM MARKET SIGN OFF:

Hamilton Smith Needham Market
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www.hamilton-smith.com

