



Approximate Floor Area
1649 sq. ft
(153.19 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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17 Grinstead Gardens, Needham Market, Ipswich, IP6 £300,000 8EU

OFFERED FOR SALE WITH NO ONWARD CHAIN. This rarely available 3 bedroom extended BUNGALOW is located in one of the most popular roads in NEEDHAM MARKET. Now requiring modernisation the property benefits from living room, kitchen/diner, study, 3 bedrooms, bathroom, garage and front and rear gardens. 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.

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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.

FRONT ENTRANCE DOOR TO:

ENTRANCE PORCH:

Doors to...

Inner lobby with doors to kitchen, rear garden and garage.

ENTRANCE HALLWAY:

Radiator, storage cupboard, loft access and doors to.....

KITCHEN/DINER: 23'3" x 7'1" (7.112 x 2.161)

Windows to rear and side and door to rear lobby. Range of base units with space for appliances. Floor standing boiler, pantry cupboard and airing cupboard with tank.

LIVING ROOM: 26'5" x 12'5" (8.061 x 3.8)

Window to rear and side, door to outside, door to study. Radiator and parquet flooring.

STUDY: 10'11" x 6'8" (3.348 x 2.040)

Window to rear and radiator

BEDROOM 1: 12'3" x 10'7" (3.748 x 3.234)

Window to front and radiator

BEDROOM 2: 8'7" x 10'6" (2.639 x 3.219)

Window to front and radiator

BEDROOM 3: 7'0" x 9'6" (2.150 x 2.908)

Window to side and radiator

BATHROOM:

Window to side, bath, low level W/C and wash hand basin

OUTSIDE:

To the front of the property there is a driveway leading to a GARAGE and a lawn area.

To the rear of the property the garden is tiered with flower and shrub borders and patio area.

NEEDHAM MARKET SIGN OFF:

Hamilton Smith Needham Market
01449 722 242
needham@hamilton-smith.com
www.hamilton-smith.com

