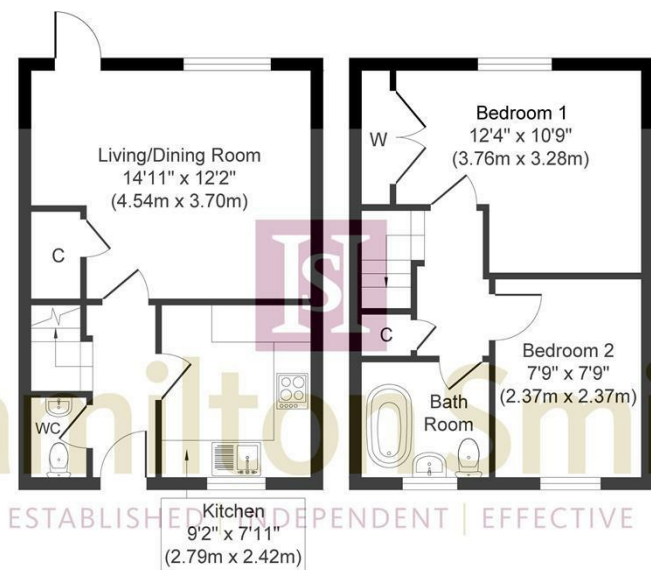
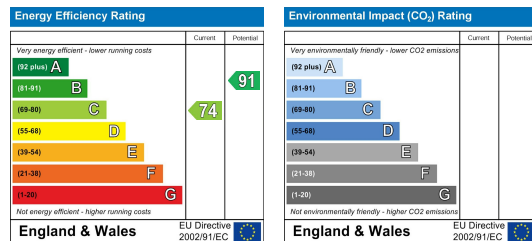




Ground Floor
Approximate Floor Area
322 sq. ft
(29.91 sq. m)

First Floor
Approximate Floor Area
322 sq. ft
(29.91 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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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 Cedar Walk, Needham Market, Ipswich, IP6 8BF

£220,000

Located on a small development close to Needham Market High Street this rarely available TWO BEDROOM property is offered with NO ONWARD CHAIN. The property benefits from cloak room, kitchen, living room, gas central heating, garden to rear and off road parking. Ideal INVESTMENT OR FIRST TIME BUY.



4 Cedar Walk, Needham Market, Ipswich, IP6 8BF

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:

ENTRANCE HALWAY:

Stairs to first floor, radiator and doors to.....

CLOAKROOM:

Low level W/C, radiator and pedestal wash hand basin.

KITCHEN: 8'9" x 7'11" (2.68 x 2.429)

Double glazed window to front, stainless steel sink with mixer tap, range of wall and base units with work surfaces over and tiled splash backs. Built in gas hob and extractor fan over and electric oven. Space for fridge/freezer, slimline dishwasher and washing machine.

LIVING ROOM: 14'10" x 12'1" (4.542 x 3.688)

Double glazed window and door to rear, two radiators and cupboard under stairs.

LANDING:

Loft access, airing cupboard, radiator and doors to....

BEDROOM 1: 10'9" x 7'8" (3.285 x 2.359)

Double glazed window to rear, radiator and built in wardrobe.

BEDROOM 2: 10'1" x 7'9" (3.097 x 2.377)

Double glazed window to front and radiator.

BATHROOM:

Double glazed window to front, bath with shower over, low level W/C, pedestal wash hand basin and radiator.

OUTSIDE:

To the front of the property there is an off road parking space for one car.

To the rear of the property the garden is tiered with a pathway leading to a rear access.

NEEDHAM MARKET SIGN OFF:

Hamilton Smith Needham Market
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