



25 Luff Meadow, Needham Market, Ipswich, IP6 8DP £240,000

OFFERS IN EXCESS OF £240,000. OFFERED WITH NO ONWARD CHAIN this 3 BEDROOM SEMI DETACHED property is located in a tucked away position a short walk from Needham Market High Street. The property benefits from lounge/diner, kitchen, conservatory, rear garden, off road parking and GARAGE. 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

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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:

ENTRANCE HALLWAY:

Radiator and doors to....

CLOAKROOM:

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

LOUNGE 15'4" x 14'8" (4.69 x 4.48)

Window to front and sliding rear door to conservatory. Stairs to first floor, two radiators and feature fireplace. Door to....

DINER 12'1" x 7'3" (3.7 x 2.23)

CONSERVATORY 11'3" x 8'6" (3.43 x 2.60)

KITCHEN: 12'1" x 7'1" (3.7 x 2.16)

Window to rear and door to outside. Range of wall and base units with roll top work surface and tiled splash backs, sink with mixer tap and space for appliances.

LANDING:

Airing cupboard, loft access and doors to...

BEDROOM 1: 13'11" x 8'6" (4.26 x 2.60)

Window to front and radiator

BEDROOM 2: 13'6" x 8'6" (4.13 x 2.60)

Window to rear and radiator

BEDROOM 3: 9'0" x 5'10" (2.75 x 1.78)

Window to front and radiator

BATHROOM:

Window to rear, bath, low level W/C, pedestal wash hand basin, radiator

OUTSIDE:

To the front of the property there is a small lawned area with path to front door. There is a block paved driveway with space for off road parking leading to the GARAGE with up and over door. There is a courtesy door from the garage to the rear garden.

There is a side gate leading to the rear garden which has lawn area, patio area and well established mature trees, shrubs and plants.

NEEDHAM MARKET SIGN OFF:

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