



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Plot 192 Sand Martin Way, Needham Market, Ipswich, £325,000 IP6 8FA

This spacious three bedroom town house with a garage and dedicated parking is located on the popular St George's Park development. This home offers an open plan kitchen/dining with French doors that lead out to the rear garden. Through double doors is the spacious living room. There is also a cloakroom and additional hallway storage.

Upstairs bedroom two features a en-suite bathroom and a double fitted wardrobe, while bedroom three is accompanied by a family bathroom. The Master bedroom occupies the entire top floor and benefits from an en suite shower room and walk in wardrobe



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.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALLWAY:

Storage cupboard, stairs to first floor. Doors to....

CLOAKROOM:

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

LIVING ROOM: 16' x 10'8"

Window to front and radiator.

KITCHEN/DINER: 17'8" x 8'7"

Window to rear and door to outside, range of wall and base units, work surfaces over and tiled splash backs, integrated appliances, tiled floor and ceiling spotlights.

FIRST FLOOR LANDING:

Stairs to second floor. Doors to...

BEDROOM 2: 15'6" x 10'9" (4.72m x 3.28m)

Two windows to front, radiator and built in wardrobe. Door to....

EN-SUITE:

Pedestal wash hand basin, shower cubicle, low level W/C, radiator and tiled floor.

BEDROOM 3: 10'6" x 8'1" (3.20m x 2.46m)

Window to rear and radiator.

SECOND FLOOR LANDING:

Door to...

MASTER BEDROOM: 13'8" x 10'1" (4.17m x 3.07m)

Window to front and velux window to rear, two radiators and fitted wardrobe. Door to...

EN-SUITE:

Velux window, low level W/C, pedestal wash hand basin and double shower cubicle.

AGENTS NOTES

Photos from plot 190

OUTSIDE:

To the front of the property there is a small landscaped front garden and path to front door.

The rear garden is mainly laid to lawn with gate to rear. There is a single garage and parking.

NEEDHAM MARKET SIGN OFF:

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