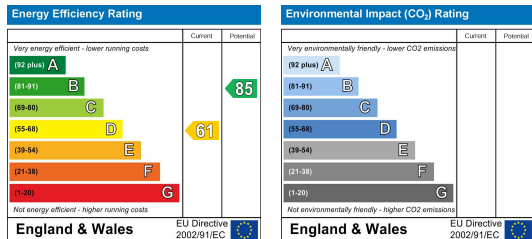




TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.



52 Sackville Street, Debenham, Stowmarket, IP14 6RJ £240,000

This three bedroom end terrace house includes, living room, kitchen/dining area, bathroom, gardens to front and rear, car park with allocated space, oil central heating, and is located in the village of Debenham in close proximity to local amenities. Offered to market with no chain



52 Sackville Street, Debenham, Stowmarket, Suffolk, IP14 6RJ

DEBENHAM:

Debenham is in the heart of mid Suffolk and is a village and civil parish located 11 miles north of Ipswich in the Mid Suffolk district of Suffolk, England. The River Deben rises in the parish, and flows along a prolonged ford through the village.

ENTRANCE HALL:

Three storage cupboards, stairs to first floor, radiator, oak effect laminate flooring and doors to...

LIVING ROOM: 15'7" x 10'4" (4.77 x 3.15)

Double glazed window to rear and double glazed door to rear garden.

KITCHEN/DINING ROOM: 15'9" x 9'10" (4.82 x 3.00)

Double glazed window to front, wall and base units, stainless steel sink and drainer, integrated oven, electric hob, extractor and dishwasher, tiled splash backs, tiled effect flooring and built in pantry.

LANDING:

Storage cupboard, airing cupboard housing hot water tank, central heating programmer and doors to...

BEDROOM ONE: 12'0" x 8'9" (3.68 x 2.68)

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

BEDROOM TWO: 14'0" x 9'10" (4.29 x 3.00)

Double glazed window to front, walk in wardrobe and radiator.

BEDROOM THREE: 9'0" x 6'10" (2.75 x 2.09)

Double glazed window to rear, radiator and door to...

W/C:

Double glazed window to front, low level w/c and radiator.

BATHROOM:

Double glazed window to front, pedestal hand wash basin, tiled walls, paneled bath with mixer tap and shower over, radiator and vinyl flooring.

OUTSIDE:

Allocated parking

FRONT:

Laid to lawn.

REAR:

Laid to lawn, patio area, storage shed, oil tank, fenced surround and side gate to car park.

NEEDHAM MARKET:

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

