



18 High Street | Needham Market | Suffolk | IP6 8AP

Guide Price: £275,000 Share of Freehold

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)

# 18 High Street, Needham Market, Suffolk, IP6 8HB

*“A spacious Grade II Listed two-bedroom ground floor apartment boasting some fine period features, allocated parking & being offered with no chain beyond.”*

## Description

A unique Grade II Listed exceptionally spacious ground floor apartment situated in the highly sought-after town of Needham Market. The property is ideally located close to everyday amenities which include local shops, public houses, train station and within walking distance of the popular Needham Lakes.

The accommodation comprises: entrance hall, kitchen/breakfast room, utility room, sitting room, inner-hallway, two bedrooms, bathroom and en-suite to master bedroom.

The property offers light and airy flexible living accommodation, together with some fine period features such as high ceilings and sash windows. Further benefits include gas fired central heating, engineered boarded flooring and being offered with no chain beyond.

Outside there is a communal garden area to the rear along with access to the allocated car parking space.

## The accommodation comprises:

Solid front door with fanlight above to:

### Entrance Hall

Radiator, engineered boarded flooring, coved ceiling, ceiling down-lighters and doors to:

### Kitchen/Breakfast Room Approx 16'6 x 13'6 (5.03m x 4.11m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, wooden work surfaces with base cupboards and drawers under, matching eye-level units, cupboard housing pull-out bin, integrated dishwasher, under-unit lighting, tiled splash backs, inset four ring electric hob, extractor fan over, built-in electric oven, feature decorative brick fireplace, engineered boarded flooring, coved ceiling, ceiling down-lighters, two radiators, window to front and side elevations and door to:

### Utility Room Approx 9'3 x 5' (2.83m x 1.52m)

Stainless steel single bowl sink unit with mixer tap over, work surfaces with space for washing machine under, tiled splash backs, wall-mounted Baxi gas fired boiler, radiator, window to side elevation, engineered boarded flooring, coved ceiling, ceiling down-lighters and built-in airing cupboard housing hot water cylinder with slatted shelving.

### Cloakroom

Comprising low-level flushing w.c, vanity sink unit with mixer tap over, coved ceiling, part-wood panel walls, heated towel ladder and ceiling down-lighters.

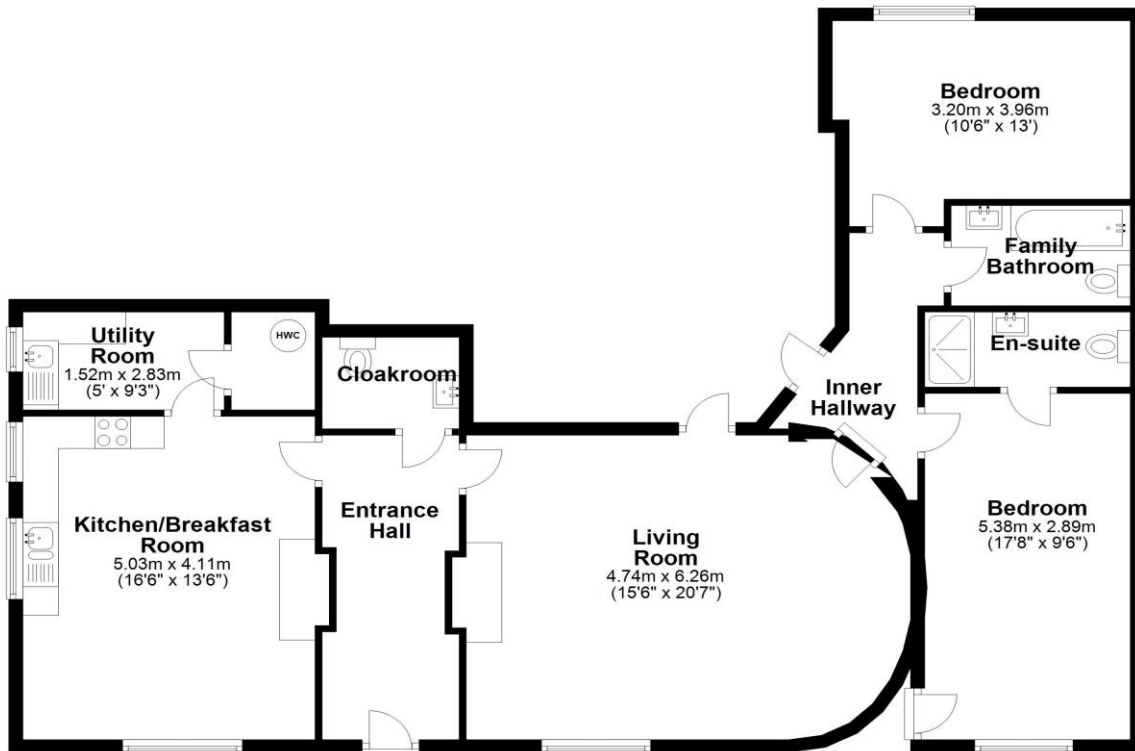
### Sitting Room Approx 20'7 x 15'6 (6.26m x 4.74m)

Large sash window to front elevation, feature decorative brick fireplace, two radiators, engineered boarded flooring, coved ceiling, ceiling down-lighters and door to:



## Ground Floor

Approx. 103.2 sq. metres (1110.8 sq. feet)



Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

**18 High Street, Needham Market**

### Inner-Hallway

Engineering boarded flooring, coved ceiling, ceiling down-lighters, exposed timbers, door to communal rear entrance and doors to:

### Bedroom Approx 17'8 x 9'6 (5.38m x 2.89m)

Window to front elevation, two radiators, exposed timbers, coved ceiling, ceiling down-lighters, built-in storage cupboard and door to:

### En-Suite Shower Room

Comprising low-level flushing w.c, vanity sink unit, shower cubicle, heated towel ladder, part-tiled walls, extractor fan and ceiling down-lighters.

### Bathroom

Fitted with panel bath, shower over, shower screen, low-level flushing w.c, vanity sink unit, heated towel ladder, ceiling down-lighters, extractor fan and part-tiled walls.

### Bedroom Approx 10'6 x 13' (3.20m x 3.96m)

Window to rear elevation, radiator, engineered flooring, coved ceiling and ceiling down-lighters.

### Outside

From the communal rear entrance there is access out to a delightful communal garden which is mainly laid to lawn with bin storage and access out to the car parking space which is approached via Jubilee Crescent.



### Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have 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, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)

Needham Market  
and surrounding villages  
01449 722003

Ipswich  
and surrounding villages  
01473 214420

Stowmarket  
and surrounding villages  
01449 722003

Debenham  
and surrounding villages  
01728 469308

London  
Showroom  
020 7409 8403