



£200,000

13 Orchid Way, Needham Market, Ipswich, IP6 8JQ

This two bedroom SEMI DETACHED BUNGALOW IS SITUATED IN A QUIET CUL DE SAC central to Needham Market and has the benefit of an exceptionally LARGE PLOT WHICH GIVES POSSIBILITIES FOR EXTENSION of the property subject to the necessary planning permissions and building regulations. The property has GAS CENTRAL HEATING, SEALED UNIT DOUBLE GLAZED WINDOWS, a GARAGE located to the rear of the property en block and as aforementioned an incredible plot. Viewings are strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE PORCH:

With glazed door leading to:

ENTRANCE HALL:

With radiator, shelved airing cupboard with lagged hot water cylinder and loft access.

SITTING ROOM:

A good sized light and airy room with radiator, TV point, telephone point, window to front, wall hung gas fire and thermostat for central heating.

KITCHEN:

With range of high and low level units with gas wall boiler providing domestic hot water and central heating, cooker point, plumbing for washing machine, sink unit, space for dishwasher, window to front and tiled splash backs to work surfaces.

BEDROOM 1:

A good sized double room with radiator and window to the rear.

BEDROOM 2:

With radiator and French Doors/Patio Doors to rear.

BATHROOM:

With recently installed suite comprising low level WC with concealed cistern, vanity hand basin with cupboards under, panel bath with electric shower over, extensively tiled walls, window to side and radiator.

OUTSIDE:

The property as aforementioned has an exceptional plot as shown on the photographs. There are great possibilities (subject to the necessary planning permissions and building regulations) to extend the property to make a larger home if required. The main gardens are to the left and rear of the property and incorporate disused garden pond, lawns, large patio, greenhouse, brick built storage shed. The property is fenced and hedged on all sides and there is a gate to the rear which gives access to the single garage which is located en block conveniently to the rear. The property is located amongst properties of a similar age and quality and viewings are strictly through appointment with the above agents.

DIRECTIONS:

Head north towards Tavern Street B1115, turn right at the 1st cross street onto Station Road B1115, turn right onto Gipping Way A1308, at the roundabout take the 2nd exit onto Needham Road A1308, at the roundabout take the 3rd exit onto Needham Road B1113, turn right onto Barking Road, turn right onto Foxglove Ave, turn right onto Orchid Way where the property will be found on the right.

FLOORPLANS

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or 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 the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



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