



Offers Over £240,000
93 Hargrave Avenue, Needham Market, Ipswich, Suffolk, IP6 8ES

BUCKS property agents are delighted to offer for sale this **THREE BEDROOM** property situated in the extremely popular village of **NEEDHAM MARKET**. The property itself boasts **SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING. THREE DOUBLE BEDROOMS** and **GOOD SIZED LIVING ACCOMMODATION**. There is a **SINGLE GARAGE, CAR PORT** and **OFF ROAD PARKING** for **TWO VEHICLES**. A solid wood kitchen and a **PRIVATE** rear garden are all to be found at this property. Needham Market itself offers many amenities including well sourced shops, local businesses, primary school and railway station.

The agents recommend an internal inspection at the earliest convenience to appreciate this exceptional accommodation offer.

The accommodation on offer is as follows:

HALLWAY:

With tiled flooring, radiator, under stairs storage and telephone point.

DINING ROOM/SITTING ROOM:

Dining room with tiled flooring, radiator and archway to

SITTING ROOM:

With engineered wooden flooring, radiator, TV point, electric fire place with wooden surround, patio doors to the rear and two windows to the rear and window to the side.

KITCHEN:

With range of solid wood high & low level units, tiled flooring, window to the front, sink with drainer, range cooker, plumbing for washing machine, integrated fridge freezer, tiled splashbacks, extractor fan & hood, plumbing for dishwasher and boiler housed in cupboard.

BEDROOM 1:

With window to the rear, radiator and storage cupboard.

BEDROOM 2:

With window to the rear, radiator, and laminate style flooring.

BEDROOM 3:

With window to the front, laminate style flooring, storage cupboard and loft access.

BATHROOM:

With window to the front, tiled flooring, corner bath, double shower in separate cubicle, shelved airing cupboard, low level WC, sink, fully tiled walls, radiator and heated towel rail.

WC:

With low level WC, pedestal sink, tiled flooring, fully tiled walls and radiator.

OUTSIDE:

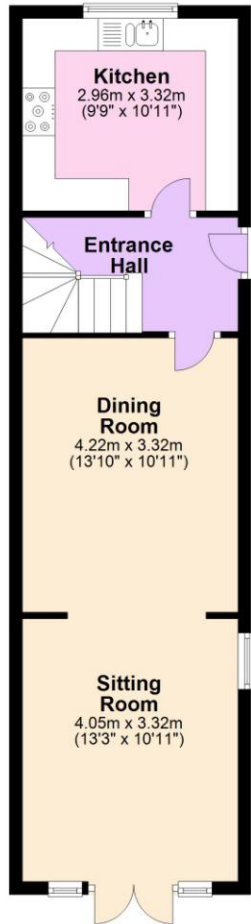
To the front of the property is lawn with lavender planting and two parking spaces and a car port. There is a single garage with up & over door, power & light connected and a personal door to the rear. There is an outside light and further sensor light. The rear gardens comprise lawn, raised beds, patio area, decking area and is surrounded by fencing.

DIRECTIONS:

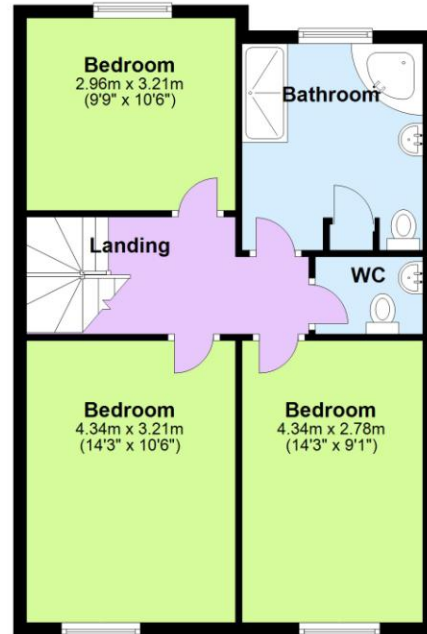
From Tavern Street B1115 turn right on to Gipping Way A1308. At the roundabout take the 2nd exit on to Needham Road A1308. At the roundabout take the 3rd exit on to Needham Road B1113 and follow the B1113. Turn right on to Barking Road B1078, turn right on to Chainhouse Road then left on to Hargrave Avenue where the property can be found.

FLOORPLAN

Ground Floor
Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor
Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 99.6 sq. metres (1072.5 sq. feet)

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

THE PROPERTY MISDESCRIPTIONS ACT 1991

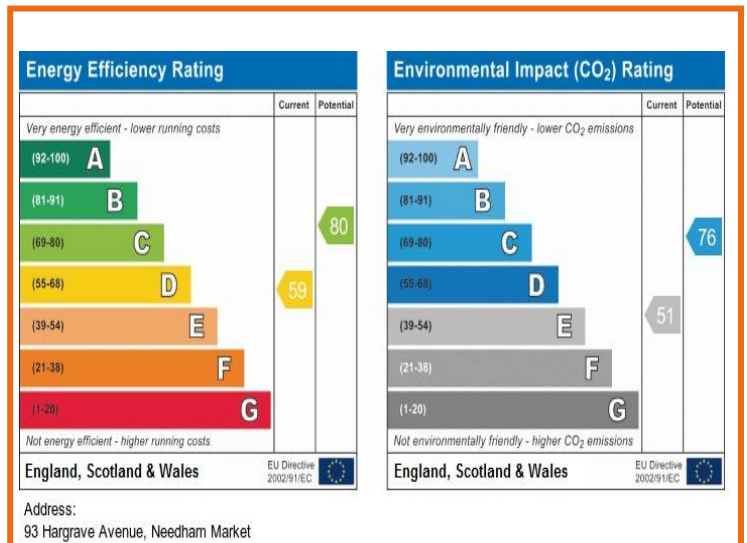
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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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