



Guide Price £180,000  
3 Fox Malting, Needham Market, Ipswich, IP6 8AP

BUCKS property agents are pleased to offer to the market this TWO BEDROOM PERIOD MEWS STYLE HOME situated centrally in the popular town of NEEDHAM MARKET. The property is to be sold with VACANT POSSESSION & NO UPWARD CHAIN. The property benefits from SEALED UNIT DOUBLE GLAZING, PERIOD FEATURES and EXPOSED BEAMS. There is also the benefit of ONE PARKING SPACE.

NEEDHAM MARKET is a sought after town location offering many amenities such as train station, public houses, primary school, post office and other local businesses. The agents would recommend an internal inspection to appreciate the accommodation on offer

**The accommodation on offer is as follows:**

**COMMUNAL ENTRANCE HALL:**

With door leading to

**ENTRANCE LOBBY:**

With tiled floor, hanging space and storage space and open walkway to

**SITTING ROOM/DINING ROOM:**

With engineered wood flooring, radiator, mock fireplace, beams, three Velux windows and TV point.

**DINING AREA:**

With tiled flooring, radiator and window to the front.

**KITCHEN:**

With modern fitted high & low level units, free standing cooker, gas hob and electric oven, tiled flooring, plumbing for washing machine, space for tumble dryer, sink with drainer, tiled splashbacks, extractor fan.

**ON THE FIRST FLOOR LANDING:**

With loft access, smoke alarm and carbon monoxide alarm.

**BEDROOM 1:**

With radiator, single fitted wardrobe, TV point, minstrel style gallery flooring arrangement.

**BEDROOM 2:**

With Jack & Jill door communicating to the master bedroom, window to the front, radiator, fitted treble wardrobe, TV point.

**BATHROOM:**

With low level WC, pedestal sink, vinyl style flooring, heated towel rail, bath with mixer tap & shower attachment, tiled splash backs, extractor fan and cupboard housing the Combi boiler.

**DIRECTIONS:**

**At Station Road West turn right on to Gipping Way A1308. At the roundabouts take the 2nd exit on to Needham Road A1308. At the roundabout take the 3rd exit on to Needham Road B1113, follow the B1113 where the property can be found on the left-hand side**

## FLOORPLANS

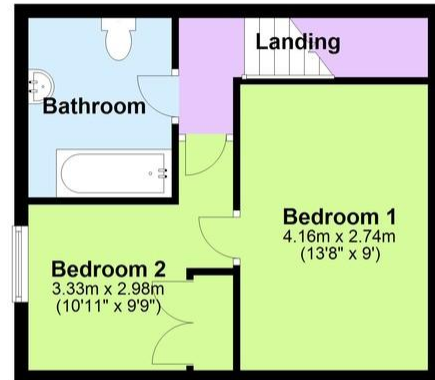
### Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



### First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)

Mortimer EPC  
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

