



£200,000

93 Stowmarket Road, Needham Market, Ipswich, IP6 8ED

BUCKS Property Agents are pleased to offer for sale this WELL PRESENTED 2 BEDROOM PROPERTY, situated in the extremely popular village of Needham Market. The property itself boasts SUDG, GRCH, 2 DOUBLE BEDROOMS & GOOD SIZE LIVING ACCOMMODATION. The rear garden is tiered, providing patio, lawn area and a LARGE SHED with a gate leading to one OFF ROAD PARKING SPACE. Needham Market has many amenities including shops, pubs, restaurants, and local businesses. The agents would recommend an internal inspection at the earliest opportunity, to appreciate this excellent accommodation on offer. This opportunity would be ideal for a FTB or investment buyer alike.

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

**ENTRANCE PORCH:**

With laminate style flooring.

**SITTING ROOM:**

With window to front, TV point, laminate style flooring, two radiators and stairs leading to first floor.

**KITCHEN/ BREAKFAST ROOM:**

With range of high and low level units, radiator, gas hob, electric oven, extractor hood and fan, Vinyl style flooring, sink and drainer, plumbing for washing machine, space for fridge freezer and window to rear.

**ON THE FIRST FLOOR LANDING:**

With loft access.

**BEDROOM ONE:**

With window to front and radiator.

**BEDROOM TWO:**

With window to rear, radiator and airing cupboard.

**BATHROOM:**

With low level WC, pedestal sink, bath with shower over, Vinyl style flooring, fully tiled walls and heated towel rail.

**OUTSIDE:**

To the front of the property is a shingle area with a pathway leading to the front door. The rear garden is tiered and comprises partly covered patio area with steps leading to a lawn area with pathway and further steps leading to patio area with large shed, which has power and light connected. A gate leads to the rear, leading to one off road parking space. The garden is fenced all around and benefits from an outside WC, which houses a combi boiler.

**DIRECTIONS:**

**Head east on Tavern St/B1115 towards Bury St. Continue to follow B1115. Turn right onto Gipping Way/A1308. At the roundabout, take the 2nd exit onto Needham Rd/A1308. At the roundabout, take the 3rd exit onto Needham Rd/B1113. Continue to follow B1113. The property is marked by a Bucks For Sale board.**

## FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 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.

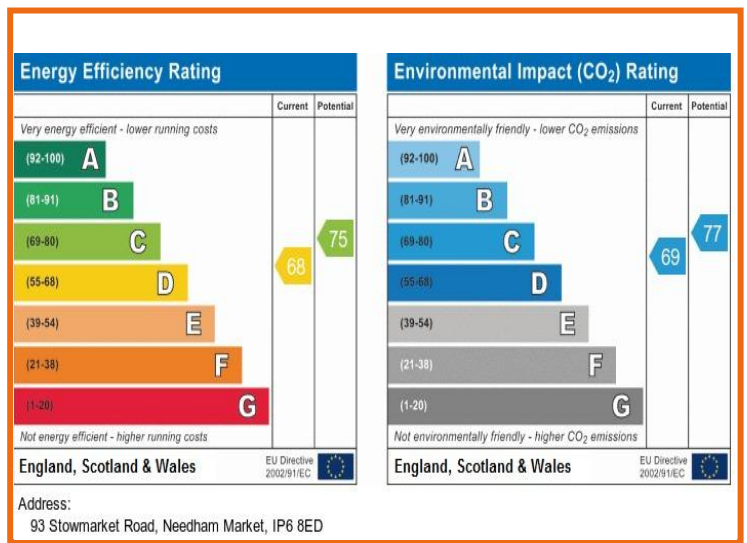
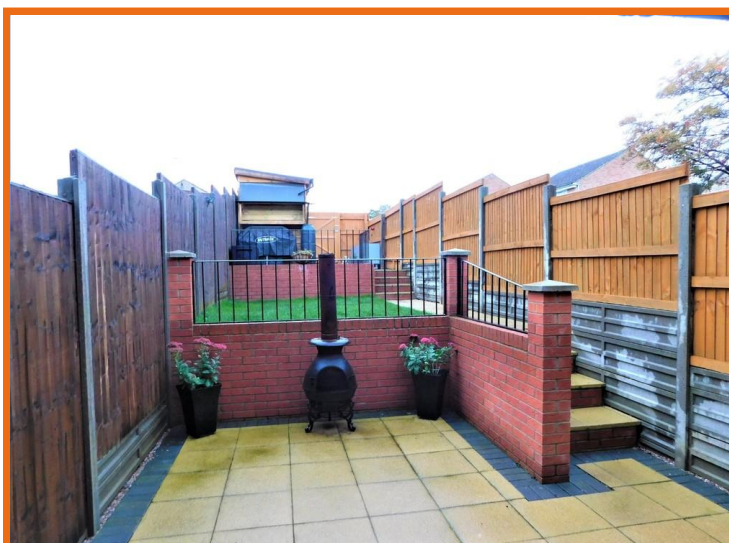
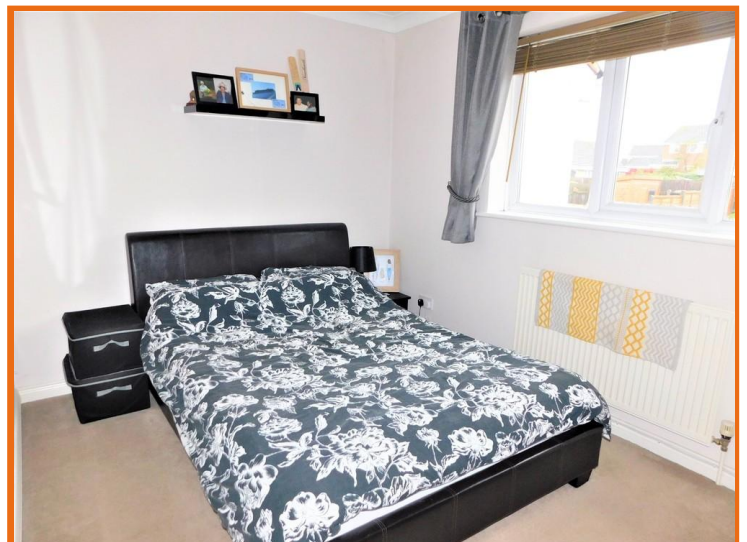
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



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