



Offers Over £195,000  
4 Anderson Close, Needham Market, Ipswich, IP6 8UA

BUCKS Property Agents are pleased to offer for sale this 2 BEDROOM MID TERRACED PROPERTY, situated in the extremely popular village of Needham Market. The property itself boasts SUDG, GRCH, TWO DOUBLE BEDROOMS, CONSERVATORY and a SINGLE GARAGE. Needham Market itself affords many amenities including shops, pubs, local businesses and rail line links. The agents would recommend an internal inspection at the earliest opportunity, to appreciate this excellent accommodation on offer.

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

**ENTRANCE PORCH:**

With door leading to:

**SITTING ROOM:**

With laminate style flooring, two radiators, window to front, electric fire with marble half and wooden surround and TV point.

**KITCHEN:**

With range of high and low level units, vinyl style flooring, electric hob and oven, sink and drainer, radiator, wall hung boiler, plumbing for dishwasher, space for fridge freezer and tiled splashbacks. Leading to:

**CONSERVATORY:**

With plumbing for washing machine, door to outside and surrounding windows.

**ON THE FIRST FLOOR LANDING:**

With loft access and laminate style flooring.

**BEDROOM ONE:**

With window to front and radiator.

**BEDROOM TWO:**

With window to rear, laminate style flooring and radiator.

**BATHROOM:**

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

**OUTSIDE:**

To the front of the property is patio slabs, with a pathway leading to the front door. The rear garden comprises of a patio area, shale area, shed and fencing all around to provide privacy and seclusion. There is a rear gate providing access to a single garage located en bloc, which has up and over door power and light connected.

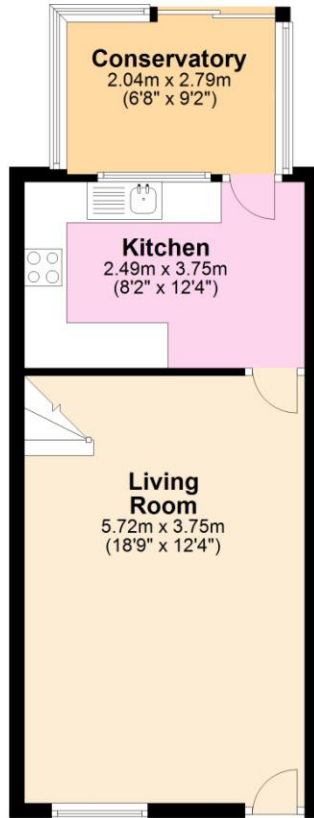
**DIRECTIONS:**

**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. Turn right onto Hurstlea Rd. Turn right onto Anderson Cl. Destination will be on the right. The property is marked by a Bucks For Sale board.**

## FLOORPLANS

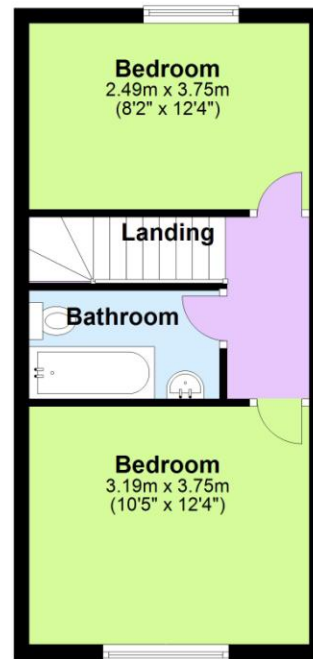
### Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

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

### THE PROPERTY MISDESCRIPTIIONS 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**



