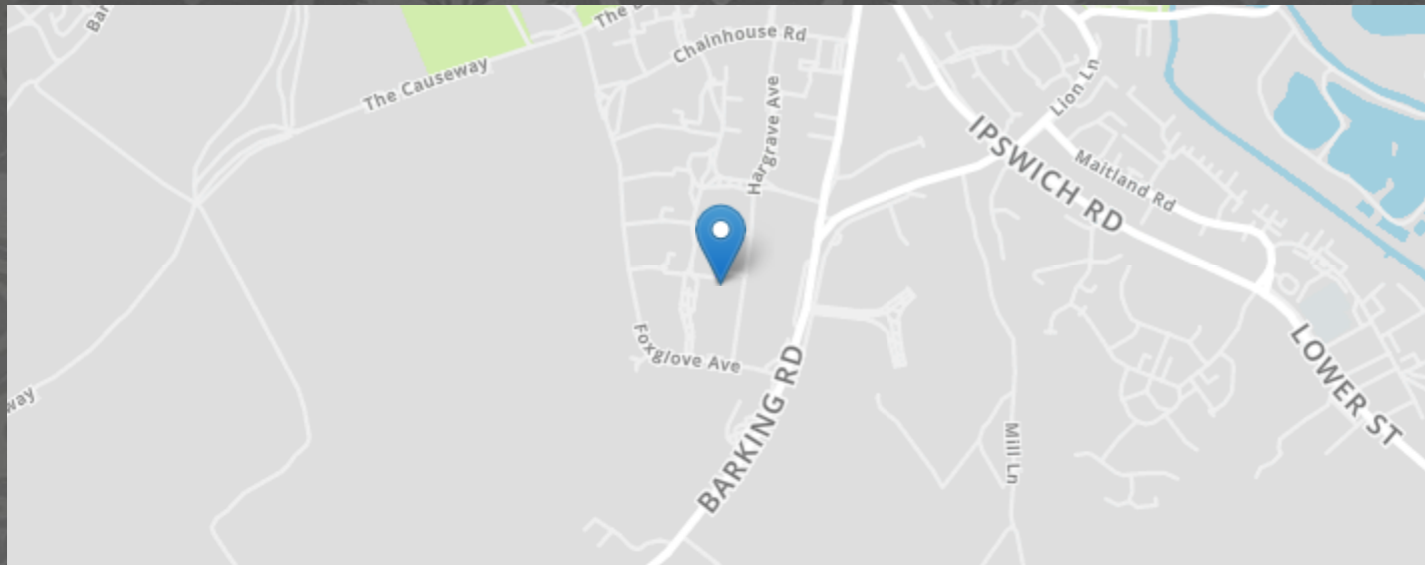


Rose Walk, Needham Market, Ipswich



- GARAGE AND OFF-ROAD PARKING
- DESIRABLE LOCATION
- FRESHLY DECORATED
- NO ONWARD CHAIN
- LARGE FRONT GARDEN
- NATURAL LIGHT THROUGHOUT

MARKS & MANN



### Rose Walk, Needham Market, Ipswich

Marks And Mann are proud to present this two bedroom DETACHED BUNGALOW in the desirable area of Needham Market. This property is offered CHAIN FREE and comes with the benefit of having a large lounge/diner, front and rear gardens and a single GARAGE with driveway. The property has recently been freshened throughout leaving a blank canvas for any individual to make their mark on. Call us to arrange your viewing today.

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£240,000 Guide Price**

# Rose Walk, Needham Market, Ipswich

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## Lounge/Diner

4.90m x 5.89m (16' 1" x 19' 4")  
 An archway leading into a large open plan space with lots of natural light coming through the large double glazed windows at the front of the property.

## Bedroom One

3.51m x 3.18m (11' 6" x 10' 5")  
 A good-sized double bedroom with lots of natural light seeping in from the double French doors leading directly out into the rear garden. Potential for fitted wardrobes to be installed.

## Bedroom Two

2.69m x 2.64m (8' 10" x 8' 8")  
 A near square double bedroom with fitted carpets, there is a large rear window overlooking the rear garden.

## Kitchen

2.46m x 2.13m (8' 1" x 7' 0")  
 A mix of high and low level cabinets provide plenty of useable storage space and offers an oven with gas hob, sink and a space for a washing machine.

## Bathroom

1.65m x 1.75m (5' 5" x 5' 9")  
 A bright suite offering a bath, toilet and wash basin.

## Outside

The property has large front and rear gardens laid to lawn with the front garden overlooking a green. Single garage and driveway providing an off-road parking space.

## Location

Needham Market is a vibrant town hosting a wide range of amenities providing something for everyone. There are a wide range of eateries offering local delivery options, several public houses, two local shops and great transport links via train and car. The A14 is a short drive away providing access into the major towns of Bury St Edmunds and Ipswich. The train station in Needham offers direct routes into London and Cambridge. Needham Lake is a popular point of interest a short walk away from the main high street providing scenic walks, children's play areas and a café.

## Important information

Tenure - Freehold  
 Services - We understand that mains gas, electricity, water and drainage are connected to the property.  
 Council Tax Band - C (Mid Suffolk County Council)  
 EPC rating - D (Potential for B)  
 Property square footage - 594 sq.ft. Approx (Not including garage)

## Directions

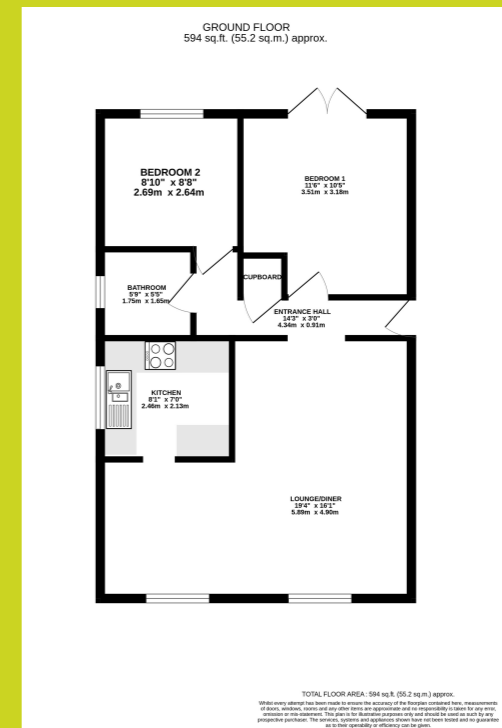
Using a SatNav, please use IP6 8HD as the point of destination.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	