

- INVESTMENT OPPORTUNITY
- TOWN CENTRE LOCATION
- DRIVEWAY
- SPACIOUS RECEPTION

- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- SPACIOUS KITCHEN / DINER
- DOUBLE BEDROOM WITH WALK-IN WARDROBE



The Pightle, Needham Market, Ipswich

NO ONWARD CHAIN

Welcoming to market this spacious TWO BEDROOM Semi-detached house located in the idyllic location of Needham Market. The property offers a large kitchen/diner, reception area with double French doors, Double bedroom with walk-in wardrobe, second double bedroom and bathroom. The garden is conveniently located at the front of the house and is mostly laid to lawn. There is allocated parking and plenty of on road parking for guests. The local amenities are within short walking distance. Early viewing recommended.



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£210,000 Offers in Excess of

The Pightle, Needham Market, Ipswich

Kitchen/Diner

3.06m x 5.21m (10' 0" x 17' 1") Spacious kitchen with breakfast bar and seating. There is ample storage provided with floor and overhead units. Modern fitted flooring. Dual aspect views with double glazed windows. Integrated oven with electric hob and overhead extractor fan.

Reception

3.10m x 5.21m (10' 2" x 17' 1") Spacious reception area with fitted carpet. Wall mounted storage cupboards. Double french doors leading to the driveway area. Access to front entrance and staircase.

Main Bedroom

4.01m x 4.24m (13' 2" x 13' 11") Spacious double bedroom with fitted carpet. This bedroom has the benefit of having a good size walk-in wardrobe with double doors. Double glazed window overlooking the side of the property.

Second Bedroom

3.21m x 3.44m (10' 6" x 11' 3") Double bedroom with fitted carpet. Velux window.

Bathroom

2.17m x 1.77m (7' 1" x 5' 10") Well presented bathroom with a three piece suite to include bath with overhead shower, WC and vanity wash basin. Fitted flooring. Velux window.

Outside

Front; Allocated parking space/driveway. Front garden which is mostly laid to lawn with a patio area for seating. Gate leading to the front entrance. Outdoor lighting. Side garden which is laid to lawn.

Important Information

Tenure - Freehold.

Services - We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - C

EPC rating - C

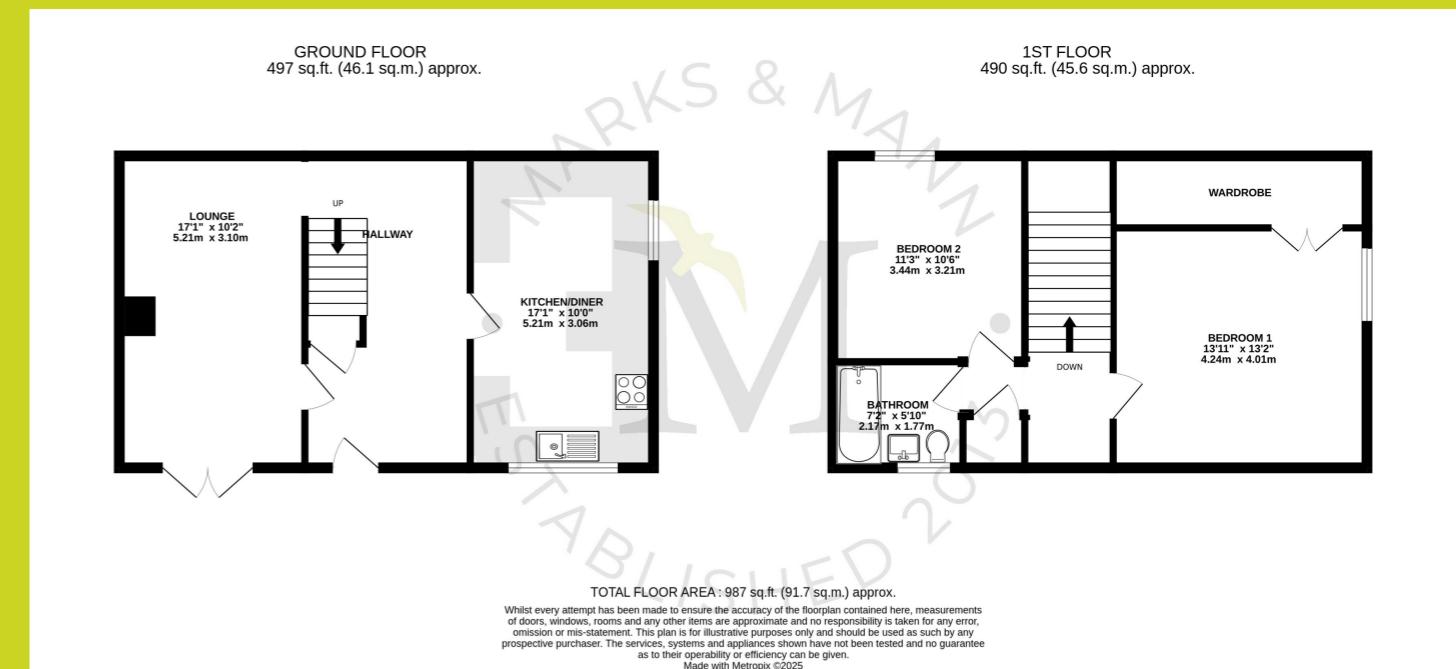
Disclaimer

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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		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	