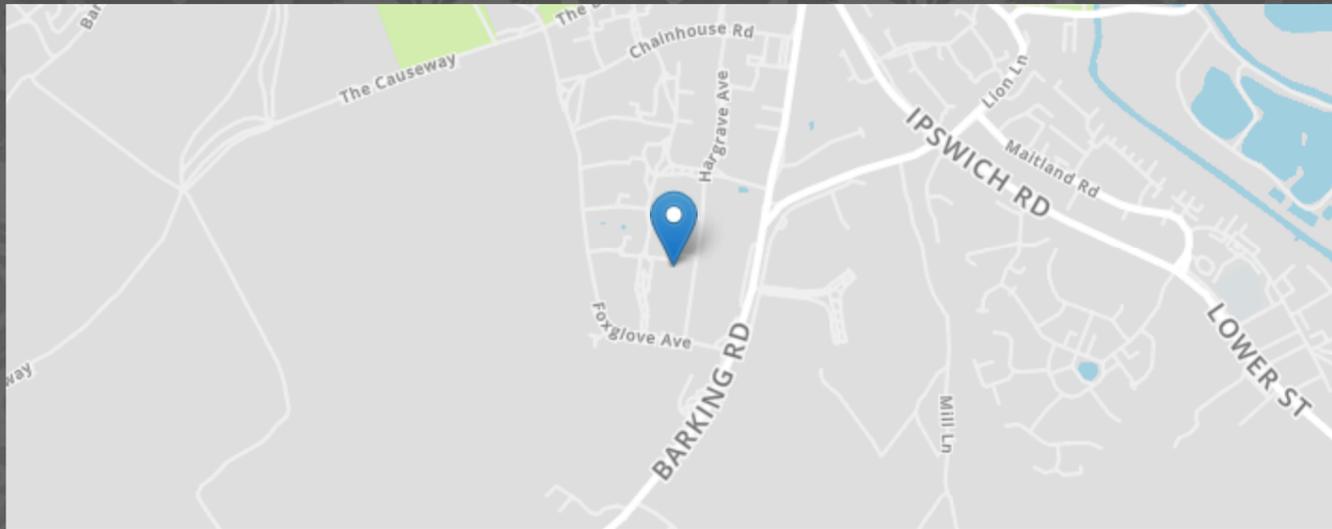


Rose Walk, Needham Market, Ipswich



- SEMI DETACHED HOUSE
- OFF ROAD CAR PARKING
- TWO DOUBLE BEDROOMS
- GARAGE
- ENCLOSED REAR GARDEN
- EASY A14 ACCESS AND PLENTY OF LOCAL AMENITIES

MARKS & MANN

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MARKS & MANN



Rose Walk, Needham Market, Ipswich

NO ONWARD CHAIN OFFERING EXCEPTIONAL POTENTIAL, this TWO BEDROOM SEMI-DETACHED HOUSE occupies a GENEROUS PLOT in a well-established residential location within the sought after town of NEEDHAM MARKET. Requiring MODERNISATION THROUGHOUT, the property presents an OUTSTANDING OPPORTUNITY for buyers seeking a PROJECT WITH REAL UPSIDE, whether as a LONG-TERM FAMILY HOME, RESALE INVESTMENT OR BUY-TO-LET. With flexible accommodation across two floors, multiple reception spaces and excellent scope to reconfigure, this home offers a BLANK CANVAS READY TO BE TRANSFORMED. Externally, the property benefits from OFF ROAD PARKING, a single GARAGE and a PRIVATE REAR GARDEN, providing scope to enhance outdoor living or extend the footprint (SUBJECT TO PLANNING PERMISSIONS). Internally, original features, generous room proportions and a practical layout combine to create a HIGH-IMPACT RENOVATION OPPORTUNITY, ideal for buyers looking to ADD VALUE AND PERSONALISE. ***EARLY VIEWING HIGHLY RECOMMENDED***

£200,000 Guide Price

Rose Walk, Needham Market, Ipswich

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Kitchen

3.65m x 2.53m (12' 0" x 8' 4")
 Fitted kitchen with alrge amounts of worktop space. Areas to fit all appliances. Hard flooring. Large double glazed window.

Shower Room

1.74m x 1.67m (5' 9" x 5' 6")
 A three peice suite that includes a wash basin, WC and shower. Hard flooring and tiled walls. Frosted double glazed window.

Living Room

4.39m x 3.10m (14' 5" x 10' 2")
 A very good sized family room that flows into the second recpetion through to enhance the space of both rooms. Carpeted throughout.

Reception

3.24m x 2.12m (10' 8" x 6' 11")
 A second reception room that has multiple uses. French door access into the rear garden. Neutral decor. Carpeted throughout.

FIRST FLOOR

Bedroom 1

4.40m x 3.13m (14' 5" x 10' 3")
 A large double bedroom with ample storage space through the fitted wardrobes. Carpeted throughout. Double glazed window overlooks the rear garden.

Bedroom 2

4.40m x 2.77m (14' 5" x 9' 1")
 A good sized double bedroom with some fitted storage as well. Carpeted throughout. Large double glazed window.

Important Information

Tenure – Freehold.
 Services – we understand that mains gas, electricity, water and drainage are connected to the property.
 Council tax band B.
 EPC rating C.
 Our ref: JS.

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.

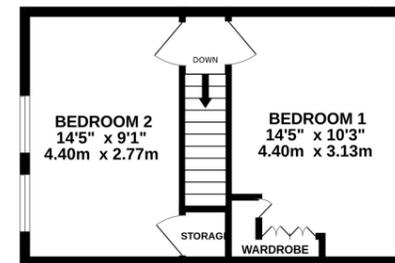
Anti Money Laundering Regulations

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.

GROUND FLOOR
 519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
 318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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 | | |
| (69-80) | C | 70 | 78 |
| (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 | |