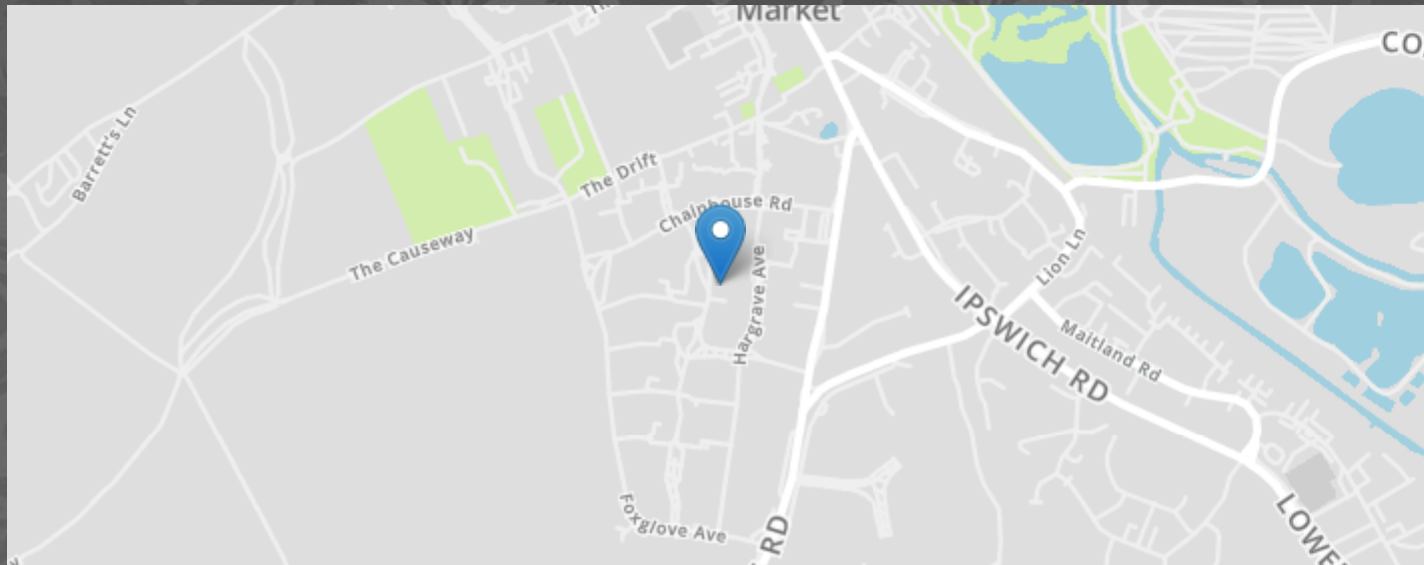


Primrose Way, Needham Market, Ipswich



- NO CHAIN
- LOUNGE & DINING ROOM
- OFF ROAD PARKING
- BEDROOM
- PRIVATE GARDEN TO SIDE

- DOUBLE GLAZED WINDOWS & DOORS
- KITCHEN
- BATHROOM
- FIRST FLOOR

**MARKS & MANN**

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**MARKS & MANN**



### Primrose Way, Needham Market, Ipswich

\*\*\*NO CHAIN\*\*\* Situated in the popular village of Needham Market, FIRST FLOOR, ONE BEDROOM FLAT. The property comprises of lounge/diner, kitchen, one bedroom, and bathroom. The property benefits further from a private garden and one allocated car parking space.

Within walking distance to local amenities, the popular Needham Lake and the train station, this property would make the perfect first time purchase or investment.

Early viewing is highly recommended!

**£125,000 Offers in Excess of**



## Primrose Way, Needham Market, Ipswich

### Front

Path to front door and communal entrance, Stairs to first floor.

### Outside on First floor

Storage cupboard, Door to.

### Entrance Hall

Part double glazed door to front, Airing cupboard, Built in cupboard, Loft access, Storage heater.

### Lounge/Dining Room

5.07m x 5.07m (16' 8" x 16' 8") Double glazed window to rear, Storage heater.

### Kitchen

2.08m x 2.38m (6' 10" x 7' 10") Double glazed window to side, Range of wall and floor mounted units with cupboards and drawers, Laminate worktop, Stainless steel sink with drainer and mixer tap, washing machine, Cooker, fridge/ freezer, Part tiled.

### Bedroom

3.56m x 3.59m (11' 8" x 11' 9") Double glazed window to front, Storage heater, Built in cupboard.

### Bathroom

Low level W.C. Wall mounted hand wash basin. Bath with shower over. Part tiled.

### Gaeden

Private garden to side of property block, Shingle area, shed.

### Parking

One allocated off road parking space.

### 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

### 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.

### School Admissions

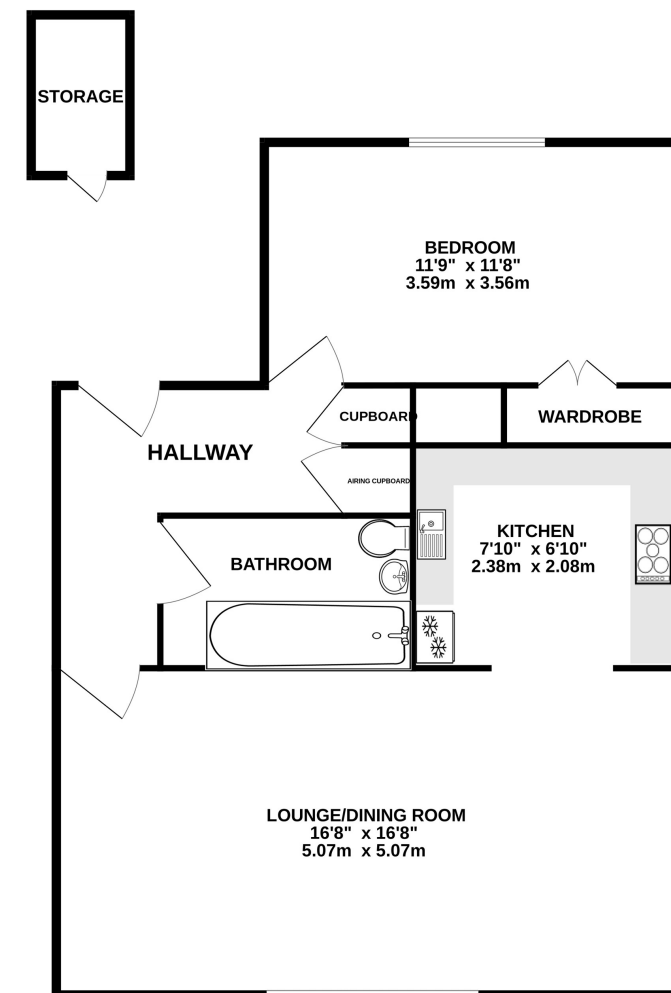
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

### Council Tax Band

At the time of instruction the council tax band for this property is band A.

## Primrose Way, Needham Market, Ipswich

### GROUND FLOOR



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.

