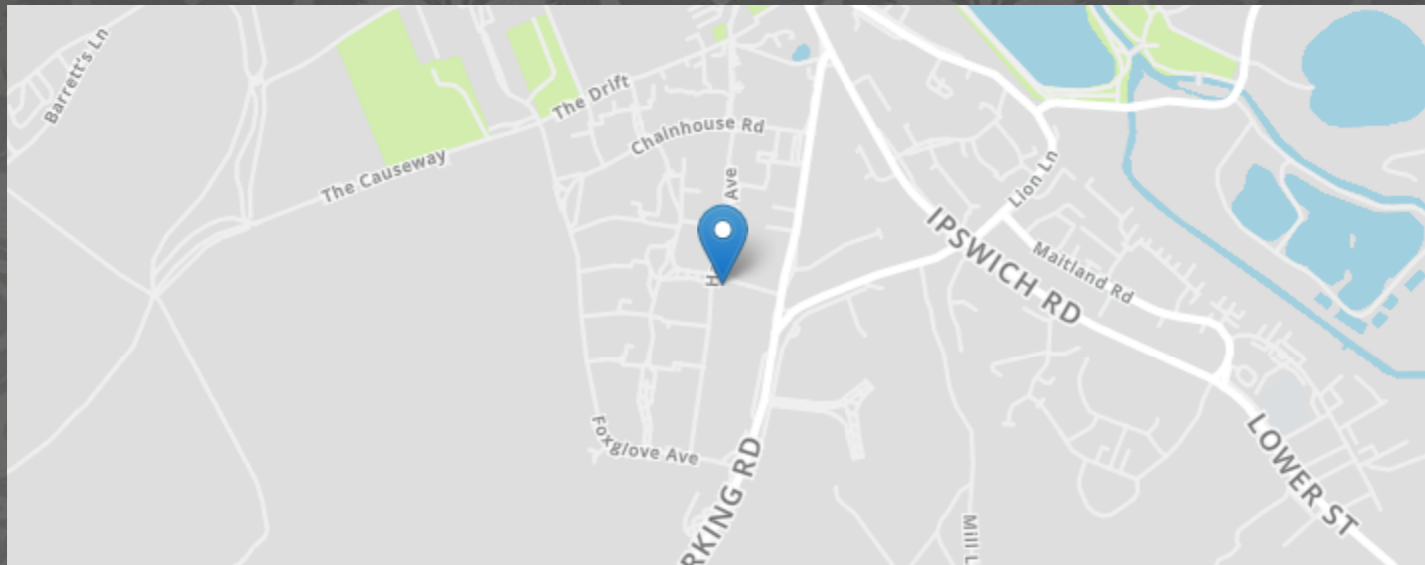


Hargrave Avenue, Needham Market, Ipswich



- NO CHAIN
- DINING AREA
- DOUBLE GLAZED WINDOWS
- UPDATING REQUIRED

- LOUNGE
- KITCHEN
- GAS CENTRAL HEATING
- GARAGE AND OFF ROAD PARKING FOR TWO CARS

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Hargrave Avenue, Needham Market, Ipswich

Offered with NO ONWARD CHAIN, is this semi-detached house occupying a enviable plot with fantastic potential.

The property is situated in the popular village of Needham Market, and is within walking distance to local amenities and the bustling high street. Set back from the main street the property benefits from the use of a single garage with access from the rear garden along with off road parking for two cars in front of the garage with up and over door. The living accommodation comprises of lounge/ dining area, kitchen, three bedrooms and a bathroom with separate toilet. The property benefits from gas central heating via radiators and double glazed windows.

The property does require some modernisation, however it would make a great investment and home.

£230,000 Offers in Excess of

Hargrave Avenue, Needham Market, Ipswich

Hargrave Avenue, Needham Market, Ipswich

Front

Mostly laid to lawn with path leading to front door and side gate.

Rear Garden

Mostly laid to lawn, Side gate, Shingle area, Green house.

Entrance Hall

Stairs to first floor, Radiator.

Garage

Garage En Bloc with up and over door to front and personnel door to rear. Two off road parking spaces.

Lounge

3.67m x 3.69m (12' 0" x 12' 1") Double glazed window to front, gas fire place, Radiator.

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.

Dining Area

2.33m x 3.22m (7' 8" x 10' 7") Double glazed window to rear, Radiator.

Kitchen

3.12m x 3.20m (10' 3" x 10' 6") Double glazed window and door to rear, Part tiled, units wall and floor mounted, stainless steel sink, Laminate worktops, Plumbing for washing machine, Under stairs storage, Built in cupboard, Radiator.

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.

Landing

Loft access, Built in cupboard with boiler.

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.

Bedroom One

3.06m x 4.07m (10' 0" x 13' 4") Double glazed window to front, Radiator.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Bedroom Two

3.07m x 3.15m (10' 1" x 10' 4") Double glazed window to rear, Radiator.

Bedroom Three

2.45m x 2.71m (8' 0" x 8' 11") Double glazed window front, Radiator.

Council tax band:

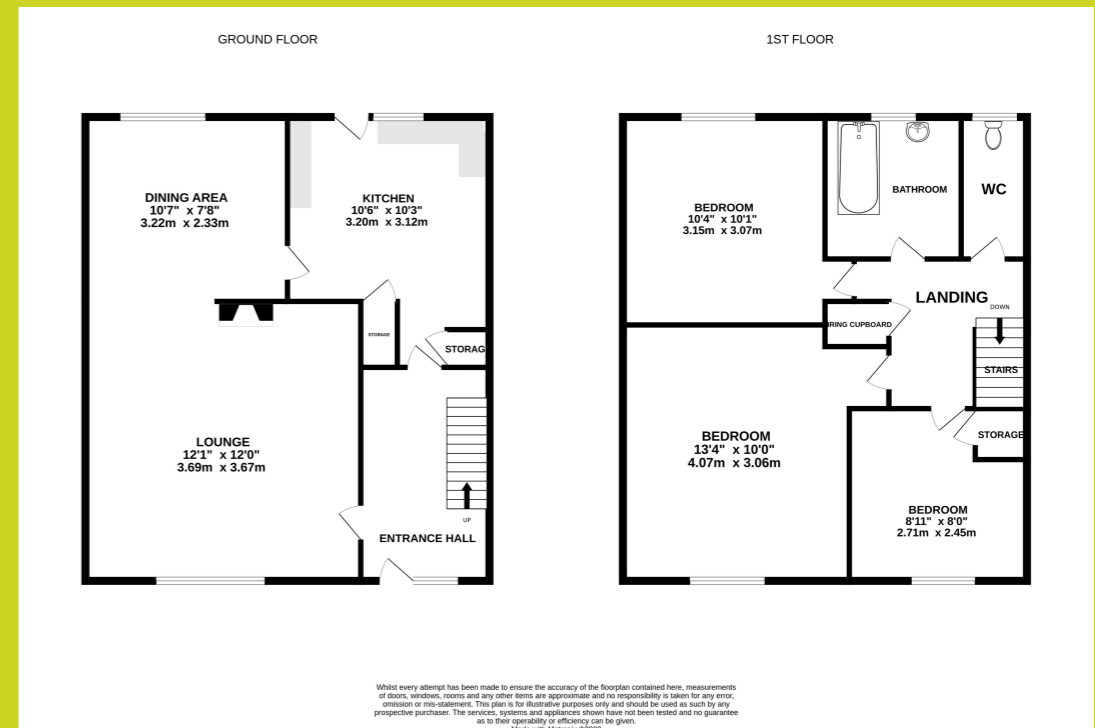
At the time of instruction the council tax band for this property is band B.

Bathroom

Double glazed window to rear, Bath, Wall mounted basin, Part tiled, Radiator.

Separate W.C.

Double glazed window to rear, Low level W.C. Radiator.



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

