



Quarry Avenue, Needham Market IPSWICH IP6 8FA

welcome to

Quarry Avenue, Needham Market IPSWICH

This modern ground floor flat features two bedrooms, including a master with an ensuite, plus a three-piece bathroom. The open plan kitchen/living room is perfect for cooking and entertaining. Enjoy an allocated parking space outside. Bookings highly recommended!

Needham Market

Situated in the heart of Suffolk, England, Needham Market is a charming and historic town that exudes quintessential English charm. With a rich history, scenic landscapes, and a close-knit community, this town offers much to explore and appreciate. The architecture in Needham Market is a testament to its past, with many buildings showcasing beautiful examples of Tudor and Georgian styles.

One of the town's most notable landmarks is the Needham Market Church of St. John the Baptist. This striking building is renowned for its unique clerestory and hammerbeam roof, making it a must-visit for history and architecture enthusiasts. The High Street is lined with historic buildings, many of which house charming shops and cafes that invite visitors to explore.

The Suffolk countryside surrounding Needham Market is lush and picturesque, offering numerous opportunities for outdoor activities. The River Gipping runs through the town, providing a scenic backdrop for leisurely walks and picnics. Nearby, Needham Lake is a popular spot for families, birdwatchers, and walkers, with its tranquil waters and abundant wildlife.

Needham Market boasts a warm and welcoming community. The town hosts a variety of events throughout the year, including local markets, fairs, and cultural festivals, which bring residents and

visitors together. The town also has a strong sense of community spirit, with local organizations and clubs offering activities and support for people of all ages.

Conveniently located, Needham Market benefits from easy access to larger towns and cities. The town has its own train station, with regular services connecting it to Ipswich, Bury St Edmunds, and London. This makes it an ideal location for those who appreciate the tranquillity of a small town but require access to urban amenities.





Quarry Avenue

This modern ground floor flat features two spacious bedrooms, with the master bedroom boasting an ensuite bathroom, providing privacy and convenience.

The heart of this home is the open plan kitchen/living room, an ideal space for both cooking and entertaining. The kitchen is equipped with ample cabinetry and counter space, along with designated areas for essential appliances and dining table. The living area seamlessly connects to the kitchen, offering plenty of room for seating.

The main bathroom features a modern three-piece suite, including a bathtub with an overhead shower, a sleek basin, and a toilet.

An added benefit of this property is the one allocated parking space, ensuring convenience and security for the residents.

Accommodation

Entrance Hall

Two built in cupboards, radiator, carpeted flooring.

Kitchen/Living Room

Window to side and front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, space for fridge freezer, washing machine and dishwasher, radiator, part tiled walls, ceramic tile and carpeted flooring.

Bedroom One

Window to front, built in cupboard, radiator, carpeted flooring.

Ensuite

Frosted window to side, fitted with a suite comprising a shower cubicle, pedestal hand wash basin with mixer tap, low level WC, extractor fan, part tiled walls, vinyl flooring.

Bedroom Two

Window to side, built in wardrobe, radiator, carpeted flooring.

Bathroom

Frosted window to side, fitted with a suite comprising a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, low level WC, extractor fan, radiator, part tiled walls, vinyl flooring.

Outside

One allocated parking space.



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welcome to

Quarry Avenue, Needham Market IPSWICH

- Two bedroom ground floor flat
- Close to amenities & travel links
- Bathroom & ensuite
- Allocated parking
- Gas central heating & double glazed

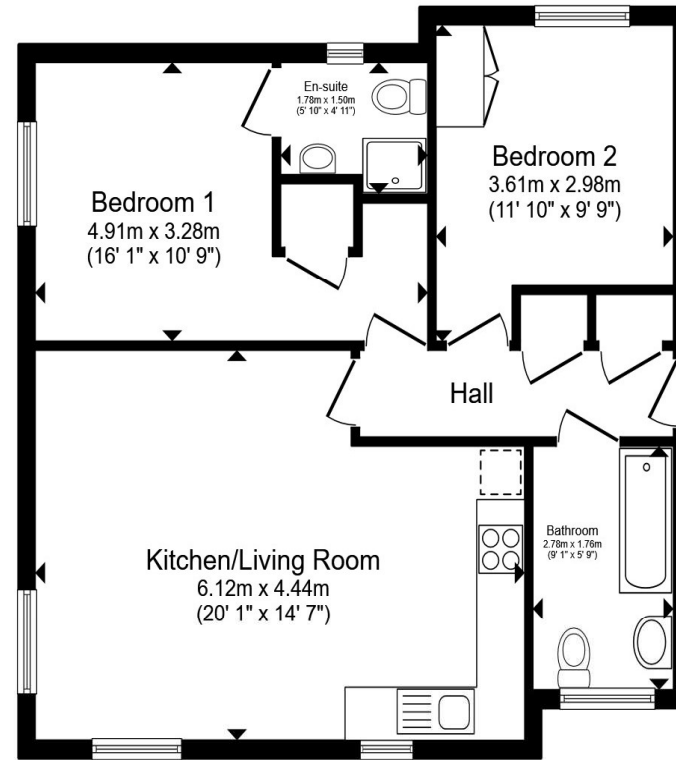
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1227.75

Ground Rent: 144.98

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Total floor area 61.8 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SMK104090 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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