



Anderson Close

Needham Market

Guide Price £185,000

LACY SCOTT  
& KNIGHT

est. 1869



## 27 Anderson Close

Needham Market | Ipswich | IP6 8UB

Stowmarket 3 miles, Ipswich 9 miles, Bury St Edmunds 18 miles

Semi detached 2 bedroom bungalow, with off street parking and enclosed garden to rear, located within this quiet residential development near to the wide range of excellent services offered by Needham Market.

Entrance Hall | Sitting Room/Dining Room | Kitchen | 2 Bedrooms | Shower Room | Off Street Parking | Enclosed Garden To Rear | Gas Central Heating | Double-Glazing

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Within the entrance hall there is an airing cupboard which houses the hot water tank, with a further doorway leading into the sitting room/dining room, which benefits from a gas fire in fireplace and overlooks the front, with further doorways leading off to the inner hall and also to the kitchen, which comprises wall, base and drawer units, including 1½ bowl sink unit with mixer taps and splashback tiling, with plumbing for washing machine and space for fridge. Leading off from the inner hall, the two bedrooms and family bathroom can be found, with the family bathroom comprising double width shower cubicle, vanity wash handbasin and low flush wc, plus heated towel rails, tiling to both walls and floor.

### Outside

To the front of the property there is a lawned garden area, with driveway to the side, which provides parking for two vehicles, beyond which there is a gated entrance into the rear garden, which is enclosed by mainly fence surround.



Overall, the property is considered to be in a fair order throughout and is situated in a very highly regarded village, which offers an excellent range of services and amenities. Therefore, we would recommend an early inspection to avoid disappointment.

### Location

The house is located on the north western edge of the small market town of Needham Market, with frontage onto the Stowmarket/Needham Market road. The High Street of Needham Market is approximately ½ mile distant, and offers a range of small local shops and pubs and a small rail station.

Additional facilities are available within Stowmarket which is 3 miles to the north west, and includes a more extensive range of shops together with schools, sports and leisure centre, cinema and a main line rail station with a regular commuter service to London Liverpool Street. There is easy access to the A14 trunk route which is approximately 3 miles from the property.

### Services

Mains water, electricity and drainage. Gas fired central heating.

### Local Authority

Mid Suffolk District Council - Council Tax Band B.



Tenure  
Freehold.

Broadband Speed  
Superfast Predicted 74Mbps (source Ofcom).

Mobile Coverage  
Between 62% and 77% (source Ofcom).

Directions  
From Stowmarket proceed south eastward on the B1113, passing by Muntun & Fison and Roots & Shoots, continue on for a further ¾ mile where you take the second turning off to the right Anderson Close after which you will take the first turning to the left into a cul de sac where the property will be found on the left.

what3words  
likely.benched.skid

Lounge/Dining Room  
4.80 x 3.20  
15'9 x 10'6

Disclaimer  
We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurements Standards.  
Produced For Lacy Scott & knight

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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  - e) Should any dispute arise as to the particulars, plans or representations in the General Particulars, the Particulars, Schedule, Plans or the interpretation of any of them, the question will be referred to the arbitration of the Agents whose decision shall be final.

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Approximate Area = 467 sq ft / 43.4 sq m

For identification only - Not To Scale

Bedroom 1  
4.00 x 2.60 max  
13'1 x 8'6

Bedroom 2  
3.10max  
x 2.10  
10'2 x 6'11

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN