



Rock Estates



Hargrave Avenue
Needham Market, Ipswich, IP6 8ES

Guide price £240,000



Hargrave Avenue

Needham Market, Ipswich, IP6 8ES

Located on the popular Hargrave Avenue in Needham Market, this delightful terraced house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, catering to modern living needs.

One of the standout features of this property is the generous parking provision, with a garage and driveway providing parking for multiple vehicles. This is a significant advantage in today's busy world, providing peace of mind and ease of access. There is also an outbuilding which was used as a salon with power and light.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The vibrant community of Needham Market offers a blend of rural charm and urban convenience, ensuring that everything you need is within easy reach.

Entrance Porch

Tiled flooring. Understairs cupboard. Radiator.

Kitchen

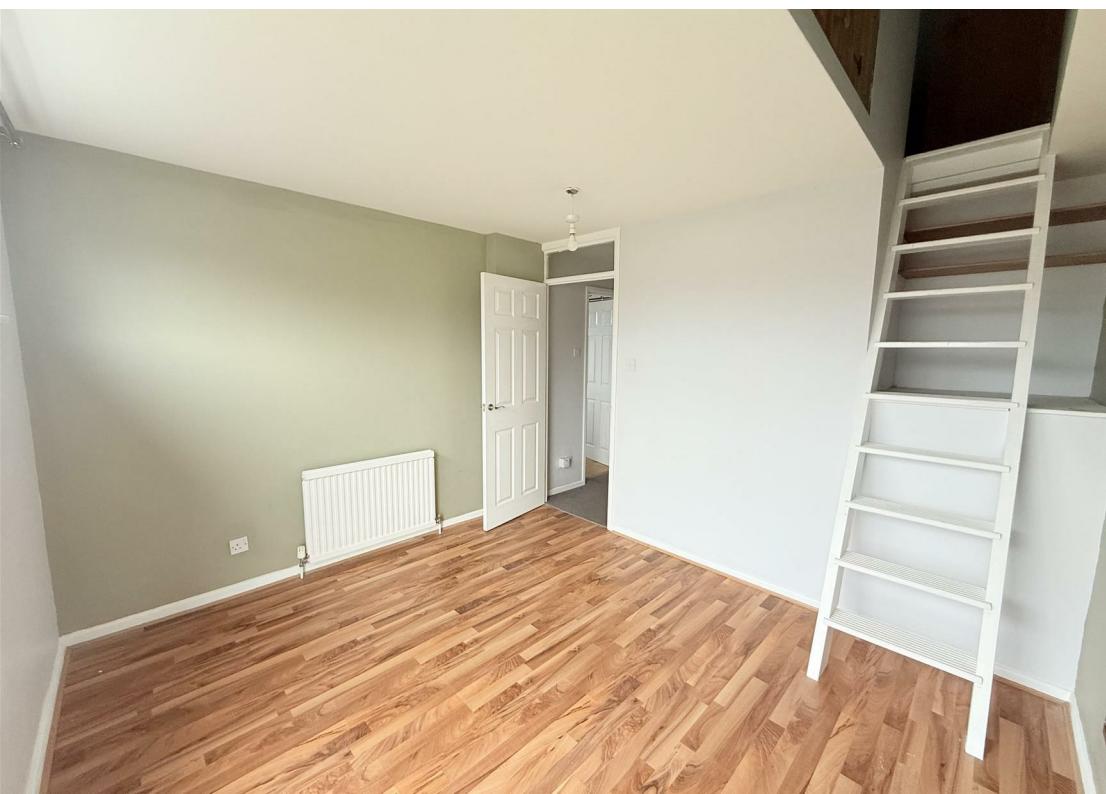
10'9" x 9'9" (3.30 x 2.98)

Double glazed window to front. Wall and base level units with worksurfaces over. Space for oven, washing machine, dishwasher and fridge/freezer. Tiled flooring. Radiator.

Living Room

13'10" x 10'10" (4.23 x 3.32)

Laminate flooring. Radiator. Door to;





Dining Room

11'10" x 8'8" (3.62 x 2.65)
Double glazed patio doors to rear.
Laminate flooring.

Landing

Bedroom One

10'10" x 9'8" (3.32 x 2.97)
Double glazed window to front.
Radiator. Built in wardrobe space.

Bedroom Two

10'9" x 9'9" (3.30 x 2.99)
Double glazed window to rear.
Radiator. Stairs up to the loft room.

Bedroom Three

8'11" x 7'11" (2.72 x 2.42)
Double glazed window to front.
Radiator.

Bathroom

Double glazed window to rear. White suite comprising bath, shower cubicle, low level wc and vanity basin with mixer tap over. Heated towel rail.
Laminate flooring.

Outside

Salon Room

With power and light.

Garage And Driveway

With power and light. Driveway providing parking for two cars.

Rear Garden

The rear garden provides low maintenance astro turf with patio area. The space also benefits from direct access to the garage.

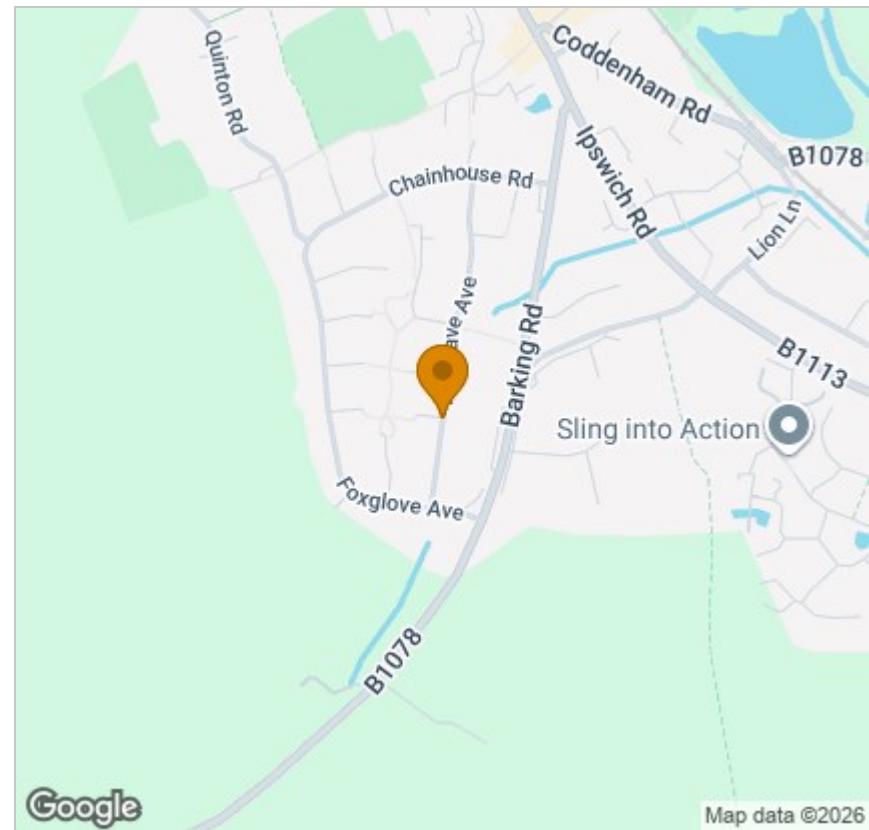
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.