



Rock Estates



High Street

Needham Market, IP6 8AP

Guide price £300,000



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## High Street

Needham Market, IP6 8AP

- INVESTMENT OPPORTUNITY
- Refurbished Throughout
- Modern Howdens Kitchens
- Ground Floor & First Floor Apartments
- Close to Amenities & Travel Links
- Two Apartments
- Full Re-Wire & New Roof in 2025
- One Bedroom Apartments
- Freehold
- Popular Needham Market High Street Location



Positioned in a prominent High Street setting in the heart of Needham Market, this is a rare opportunity to acquire two beautifully presented apartments, sold as one freehold unit it offers strong investment potential.

Both properties have been refurbished throughout, including full electrical re-wires and roof. The first-floor apartment benefits from gas central heating, while the ground floor studio features modern electric heating—both offering efficient, move-in-ready accommodation.

The first-floor apartment comprises a private entrance hall, a generous and light-filled living room with feature fireplace, and a bespoke Howdens kitchen finished with integrated hob and oven, oak-effect worktops, and ample storage. The double bedroom is well-proportioned, complemented by a luxurious four-piece bathroom suite with freestanding roll-top bath and separate fully tiled shower.



The ground floor studio offers its own private entrance into a well-arranged open-plan space with defined living and sleeping areas. Character features including exposed beams and brickwork add warmth, alongside a contemporary Howdens kitchen with integrated hob and oven, oak-effect worktops, and good storage. A stylish three-piece shower room completes the space, while a cellar with power and light provides useful additional storage.



Needham Market is one of Mid Suffolk's most desirable market towns, offering a strong sense of community and a wide range of amenities including independent shops, cafés, public houses, Co-op supermarkets, a post office, pharmacy, doctors' surgery, library, and community centre. The town benefits from its own railway station with direct links to Ipswich, Stowmarket, and London Liverpool Street, while surrounding countryside provides an attractive balance of convenience and lifestyle.





#### **FIRST FLOOR APARTMENT:**

**Entrance Hall:**  
Glass panes to rear. Geometric style vinyl flooring. Stairs to first floor.

**Landing:**  
Storage cupboard. Radiator. Doors to:

**Kitchen 2.72 x 2.25 (8'11" x 7'4"):**  
Range of wall and floor mounted units. Inset stainless steel sink. Laminate oak effect worktop. Integrated oven and electric hob with extractor hood over. Herringbone oak effect vinyl flooring. Space for appliances.

**Living Room 5.37 x 3.53 (17'7" x 11'6")**  
Single glazed sash window to front. Fireplace. Dado rail. Picture rail.

**Bedroom 3.61 x 3.07 (11'10" x 10'0")**  
Single glazed sash window to front. Radiator.

**Bathroom:**  
Single glazed sash window to side. Low level W.C. Pedestal hand wash basin. Shower with rainfall fittings. Free standing roll top bath. Cupboard housing wall mounted gas boiler. Part tiled walls. Geometric tile vinyl flooring. Extractor fan. Shaver point. Radiator

#### **GROUND FLOOR APARTMENT:**

**Front:**  
Private entrance door opening to:

**Entrance Hallway:**  
Geometric tiles vinyl print flooring. Electric radiator. Utility cupboard with electrics and plumbing useful for extra storage and additional appliances. Doors to:

**Kitchen/ Diner 4.31 x 3.59 (14'1" x 11'9"):**  
Single glazed window to front. Howdens kitchen with range of wall and floor mounted units and drawers. Oak effect laminate worktop. Inset stainless steel sink. Inset electric hob. Integrated oven. Storage cupboard. Herringbone oak effect vinyl flooring. Electric radiator. Opening to:

**Living Space 3.85 x 3.18 (into bay) (12'7" x 10'5" into bay)**

Single glazed window to front. Exposed beams and brick work. Electric radiator. Opening to:

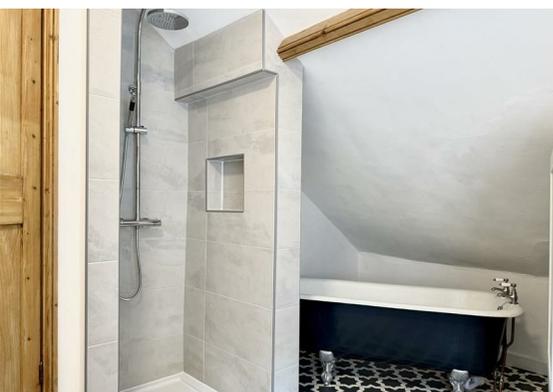
**Bedroom 3.62 x 2.46 (11'10" x 8'0")**  
Built in cupboard. Exposed beams. Electric radiator.

**Bathroom:**  
Shower cubicle with rainfall shower. Part tiled walls. Pedestal hand wash basin with tiled splash back. Low level W.C. Geometric style vinyl flooring. Electric radiator. Shaver point. Extractor fan.

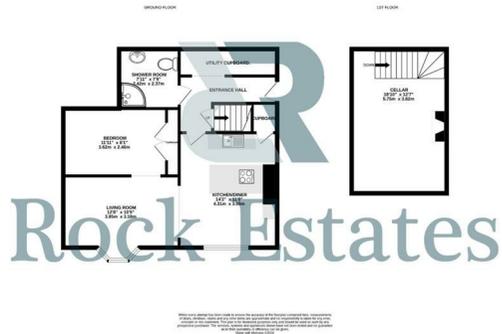
**Cellar 4.27 x 3.16 (14'0" x 10'4")**  
Power and light connected.

#### **Agents Note**

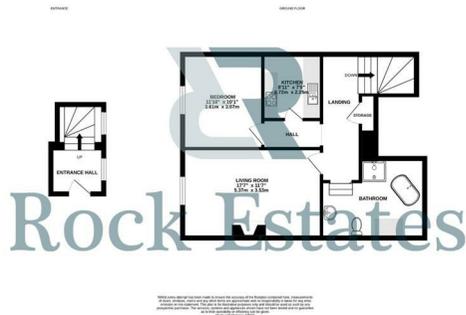
The property was fully refurbished throughout with a new boiler installed and gas central heating system. There was a full electrical re-wire too and new roof in 2025. The two flats form part of a freehold building and if sold together the freehold will be sold with them, with a lease of approximately 999 years remaining. There are currently no service or ground rent charges associated with the properties.



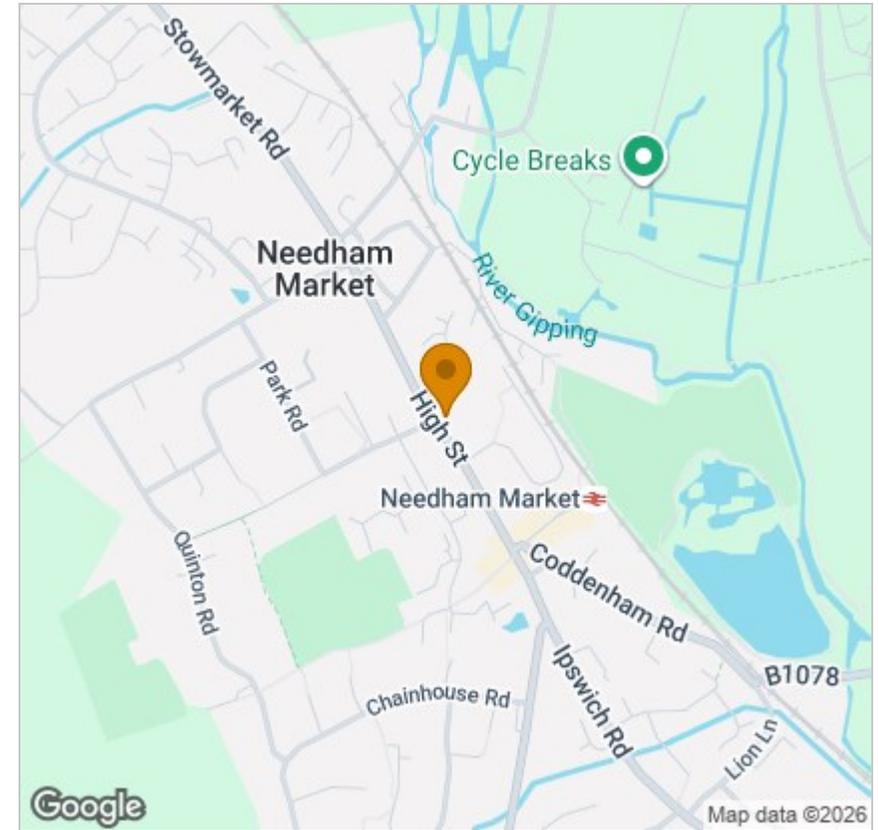
## Ground Floor Floor Plan



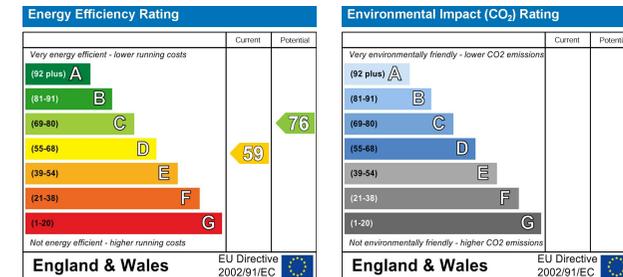
## First Floor Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddensham Road., Needham Market, Suffolk, IP6 8NU  
 Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk