

# BUCKS

PROPERTY AGENTS



65 Foxglove Avenue, Needham Market, Ipswich, IP6 8JJ

Price Guide £140,000

- Ground Floor Apartment
- South/West Facing Rear Garden
- Off Road Parking
- No Upward Chain
- Close to Local Amenities
- One Bedroom
- Gas Radiator Central Heating
- Vacant Possession
- Desirable Needham Market
- Views Over Fields



# 65 Foxglove Avenue, Ipswich IP6 8JJ

Welcome to this charming ground floor apartment located on Foxglove Avenue in the picturesque town of Needham Market, Ipswich. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The apartment boasts one well-appointed bedroom and bathroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

One of the standout features of this apartment is its south-facing rear garden, which offers a lovely outdoor area to enjoy the sunshine and fresh air. The property is conveniently situated within walking distance of the beautiful Needham Lakes, providing an excellent opportunity for leisurely strolls and outdoor activities.

This apartment is offered with vacant possession and no upward chain, ensuring a smooth and hassle-free buying process. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to own a piece of tranquil living in a sought-after location.

Needham Market offers something for everyone from local, individual and traditional shops, cafes, restaurants, medical facilities, schools, pubs and railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.

Do not miss the chance to make this lovely apartment your new home. Contact us today to arrange a viewing and experience all that this property has to offer.



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C

Council Tax Band: A



### Entrance Hall:

This is a communal area leading to the front door of the apartment with storage cupboard.

### Hallway:

With engineered oak flooring, built in storage cupboards with shelving and heater. Radiator.

### Sitting Room/Diner:

16'7 x 10'7

A bright and spacious room with French doors opening onto the rear garden with two further full length windows to rear. TV point and two radiators. Archway leading to:-

### Kitchen:

8' x 6'10

With window to side, range of modern high and low level units, stainless steel sink and drainer and worktops. Space for cooker with extractor hood and fan, space for fridge and freezer, plumbing for washing machine and slimline dishwasher. Wall hung combi boiler and herringbone vinyl flooring.

### Bedroom:

11'7 x 11'8

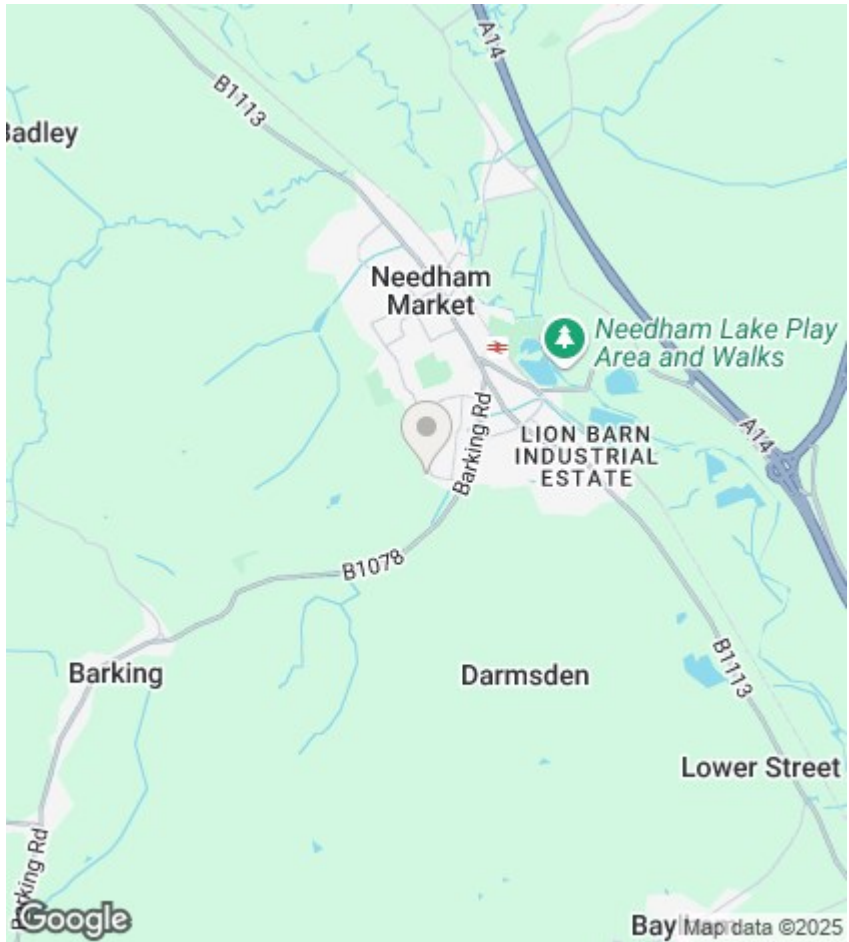
With window to front, engineered oak flooring, built in wardrobes with storage. Radiator.

### Shower Room:

With shower cubicle, low level WC, basin over vanity unit, extractor fan, heated towel rail, tiled floor and fully tiled walls.

### Outside:

To the front of the property is lawn and a pathway leading to the apartment and to a side gate. The rear garden which is south/west facing comprises of a paved patio area, lawn, shrub borders, shed and is fenced either side with views over fields to the rear. There is one off road parking space located to the left of the property in a communal parking area.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Barking Rd/B1078 Turn right onto Foxglove Ave Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC