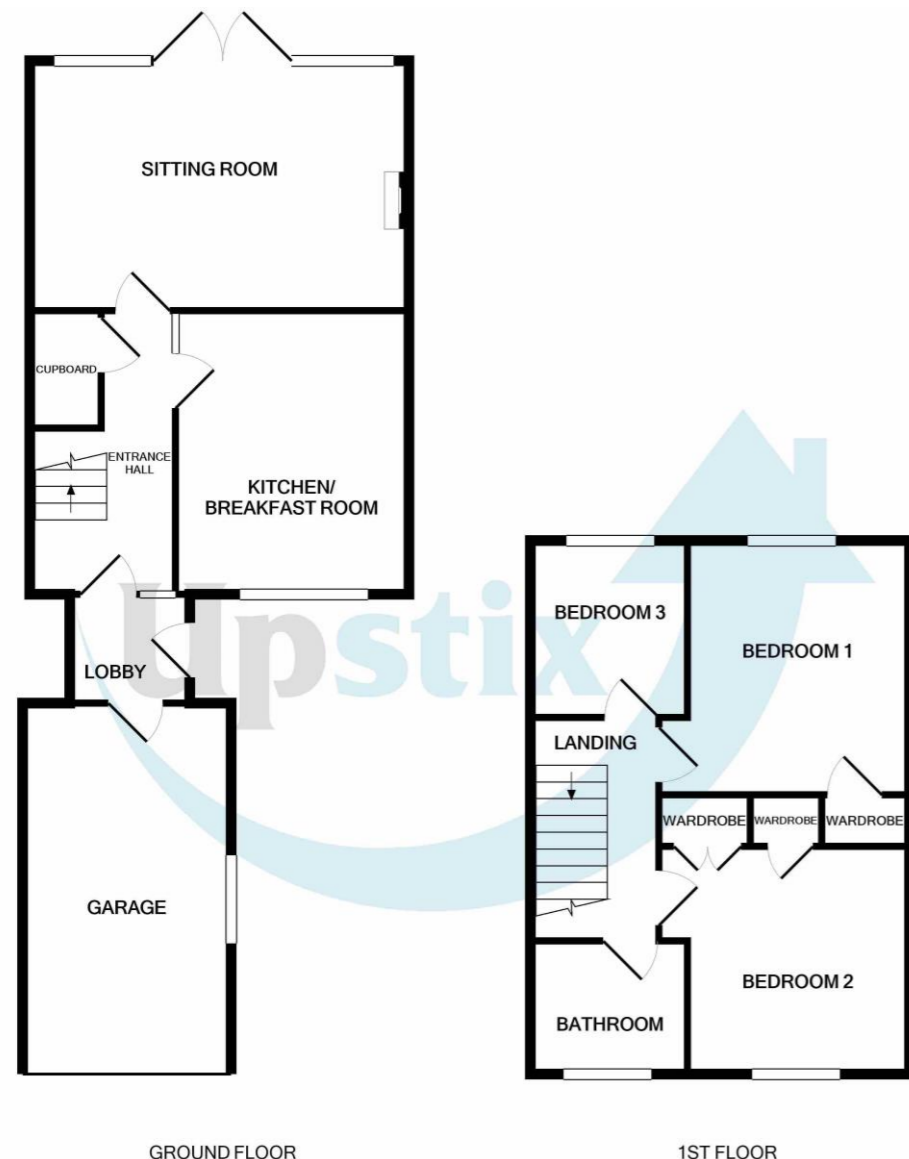


Tollgate Road, Capel St Mary IP9 2HB

Upstix



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Three Bedroom Terraced Home**
- **Highly Regarded & Well Served Village Location**
- **Central Position With Close Access To Village Amenities**
- **UPVC Sealed Unit Glazing & Doors**
- **Garage & Off Road Parking**
- **Modern Fitted Kitchen With Some Integral Appliances**
- **Sitting Room With Patio Doors To South Facing Garden**
- **Two Large Double Bedroom & Good Sized Single Bedroom**
- **Rear Garden With Lawn & Decking Areas**
- **Viewing Invited By Appointment**
- **EPC – TBC**



Price £235,000 Freehold

Upstix is pleased to offer this well presented and spacious 3 bedroom terraced home which occupies a pleasant central cul de sac position close to the well served village amenities in Capel St Mary. Viewings to be arranged by appointment.

Freehold

Babergh District Council - Band B Council Tax

Summary Description

Upstix is pleased to offer for sale this well appointed 3 bedroom mid terrace home occupying a pleasant central position in the highly regarded and well served Suffolk village of Capel St. Mary.

The property offers great accommodation throughout and has benefited from replacement UPVC sealed unit glazing and doors and has gas fired central heating via radiators. The modern fitted kitchen offers a good range of wall and base units with attractive nero cosmos granite work surfaces and integral appliances. The sitting room space opens with double patio doors onto a decking area and south facing rear garden. Upstairs the 2 double bedrooms with built in storage and a good sized single bedroom are served by a fully tiled modern fitted bathroom.

The property has flat roof garage with further utility space, power & lighting connected and an external storage cupboard. The front garden has a low level fence to front and could offer further parking.

Entrance Lobby

4'0" (1.22m) x 4'10" (1.47m) Sealed unit glazing and door opening into coir matted space with personal door to garage & further door and glazing into;

Hallway

Carpeted with stairs to first floor accommodation. Under stair storage cupboard. Radiator. Lighting. Glazed internal door to:

Kitchen Breakfast Room

12'9" (3.89m) x 10'7" (3.23m) Glazing to front aspect. Hard tiled flooring. Modern fitted kitchen with good range of wall and base units, attractive cosmos noir granite work surfaces, sink with mixer tap & drainer inset. Built in electric oven & grill, electric 4 ring hob with extractor over. Integral dishwasher & washing machine. Space for free standing fridge freezer. Space for breakfast/ dining table. Spot lighting & power points.

Sitting Room

17'8" (5.38m) x 11'4" (3.45m) Generous living space with glazing and double doors to rear garden decking. Wall mounted gas fire (not tested by agent) Carpeted. Lighting & power points. Radiator.

Landing

Carpeted. Loft access hatch. Radiator. Lighting. Doors to:

Bedroom 1

12'1" (3.68m) x 10'5" (3.18m) Glazing to rear aspect. Carpeted. Lighting & power points. Built in wardrobes.

Bedroom 2

10'9" (3.28m) x 10'1" (3.07m) Glazing to front aspect. Radiator. Carpeted. Power points & lighting. Built in wardrobes.

Bedroom 3

6'11" (2.11m) x 8'2" (2.49m) Glazing to rear aspect. Carpeted. Radiator. Lighting & power points.

Bathroom

Fully tiled with modern white suite comprising; panelled bath with mixer shower over, low level flush WC & Hand wash basin. Lighting & heated towel rail.

Garage

17'3" (5.26m) x 8'3" (2.51m) Flat roof garage with up & over door. Lighting & power points. Utility appliance space. Personal access door from porch.

Outside

Front - Dropped kerb leading from road to parking space and garage entrance. Low level fence and gate to front garden space with external storage cupboard. Lighting. Step to entrance door.

Rear - Fencing to side and rear boundaries, mainly laid to lawn with mature tree and shrub borders. Decked patio. Doors to sitting room.

Agent Notes

Upstix is delighted to assist our vendors make an onward move and invite viewings by appointment. Please contact **Daniel Jenkins MARLA MNAEA at Upstix directly on 01473 310907** for viewing arrangements and further details. Interested parties should satisfy themselves by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances may not have been tested and no warranty can be given or implied.

