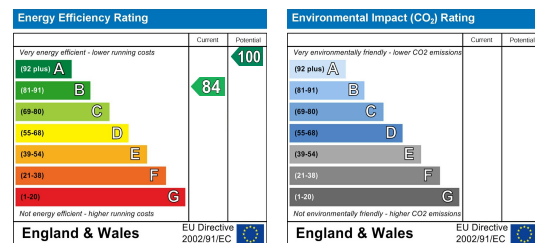




Ground Floor

First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Langham House London Road, Capel St. £350,000

Mary IP9 2JR

HAMILTON SMITH IPSWICH are pleased offer this SUPERB 3 DOUBLE bedroom semi detached house situated in CAPEL ST MARY. This IMMACULATE family home was built 2 years ago offering SPACIOUS accommodation throughout. OPEN PLAN living space on the ground floor with underfloor heating, a fitted kitchen, entrance hall and cloakroom. The 1st floor has 3 double bedrooms, master bedroom with en-suite, family bathroom and outside has a good sized easterly facing rear garden, 2 parking spaces front garden. NHBC registered and offered with NO CHAIN.



Langham House London Road, Capel St. Mary, IP9 2JR

109 Sq meters

Capel St Mary

Capel St Mary village has its own primary school and shopping parade and is within East Bergholt High School catchment area. The A12 is easily accessed south to Colchester, the M25, and London and north via the A14 to Cambridge and The Midlands, Ipswich lies approximately 6 miles to the north.

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping malls, shops, restaurants, bars, a multi screen cinema, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration project providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Front door to...

ENTRANCE HALLWAY:

Under floor heating, tiled floor, cupboard, doors off. Stairs to 1st floor.

CLOAKROOM:

Under floor heating, tiled floor, W.C, hand wash basin with vanity unit. Extractor fan.

OPEN PLAN LIVING SPACE:

KITCHEN: 15'6 x 8'4 (4.72m x 2.54m)

Double glazed window to front. Range of wall and base units, worktops, integrated Neff oven and microwave oven, Neff induction hob and extractor hood over, integrated dishwasher, fridge & freezer. Space for washing machine, deep drawers, sink and drainer, tiled under floor heating. Opens through to...

OPEN PLAN LOUNGE/DINER: 20'9 x 15'6 (6.32m x 4.72m)

Bi-folding doors with fitted blinds to rear, luxury vinyl flooring and inset ceiling spot lighting.

1st FLOOR LANDING:

Cupboard, doors off.

BEDROOM ONE: 11'8 x 11'6 (3.56m x 3.51m)

Double glazed window to front, wardrobe recess, radiator and door to...

EN-SUITE:

Double glazed window to side. Double shower with tiled walls, glass screen, vanity unit with hand wash basin, W.C, tiled floor and a radiator.

BEDROOM TWO: 13'4 x 7'7 (4.06m x 2.31m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 9'8 x 7'5 (2.95m x 2.26m)

Double glazed window to rear and a radiator.

BATHROOM: 11'8 x 6 (3.56m x 1.83m)

Double glazed window to side. Bath with rain shower head and shower hose, glass screen, W.C, vanity unit and hand wash basin.

OUTSIDE:

The property is accessed from a shared drive. Langham House has 2 parking spaces, a front lawn that could be used for further parking (stp) and owns a further parking space.

The rear garden is enclosed by fencing and laid to lawn with a patio area, outside light, tap and electric sockets. There is a shed and side access to the front via a gate.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

