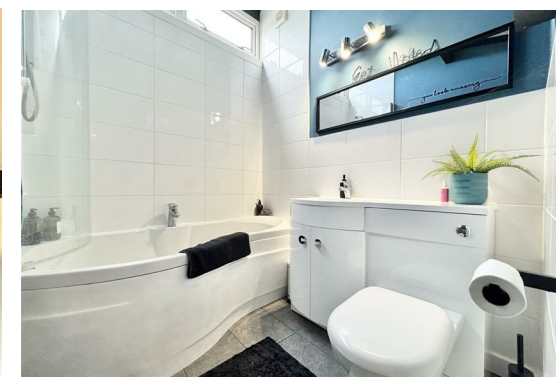




Garrods, Capel St. Mary,
£240,000

- VILLAGE LOCATION
- CUL DE SAC POSITION
- THREE BEDROOMS
- GENEROUS ACCOMODATION
- TWO RECEPTIONS
- MODERN KITCHEN AREA AND BATHROOM
- OIL TO RADIATOR HEATING
- DOUBLE GLAZING
- CONSERVATORY
- GARAGE



A versatile and generously proportioned three bedroom linked style bungalow located in this cul de sac location in the lovely village of Capel st Mary close to the A12/A14.

PROPERTY

A unique and versatile linked style three bedroom bungalow located in this lovely cul de sac location in the the frequently requested village of Capel St Mary with access to the A12/A14. This generously sized residence has been improved by the current owners and now benefits from a large open plan living/kitchen area with contemporary units, a modern bathroom and three bedrooms whilst a second reception/garden room opens to a conservatory. There is also a garage and off street parking. An internal inspection should be made to appreciate the accommodation and space on offer.

Council Tax: Band B
Babergh



LOCATION:

Nestled in this quiet cul-de-sac in the picturesque village of Capel St. Mary, the location provides excellent access to village amenities and is within striking distance of the Suffolk County town of Ipswich and a short drive from the City of Colchester, accessed in opposite directions via the A12. Amenities local to the property include a co op store, fuel station and public house to name a few. Located perfectly for some beautiful walks along the Essex/Suffolk borders.

ENTRANCE HALLWAY:

Double glazed entrance door to:- built in storage cupboard, laminate flooring an access to:-

KITCHEN/DINING/LIVING:

30'3 x 14'11 reducing 11'11 (9.22m x 4.55m reducing 3.63m)

Open plan living area with double glazed window to front elevation, recessed lighting, single bowl sink unit with cupboards under, a range of modern storage cupboards with adjacent work tops, tall standing storage unit, space for fridge/freezer, space for washing machine, space for tumble drier, radiator, laminate flooring, further floor standing units with four ring hob and electric oven under and two radiators.

HALLWAY:

Built in cloaks cupboard, double glazed door to rear garden and wood laminate flooring.



BATHROOM:

6'7 x 5'8 (2.01m x 1.73m)
Double glazed frosted window to front elevation, low level WC with concealed cistern, wash hand basin with vanity cupboard under, 'P' shaped bath with mixer tap, Triton shower unit over bath area with curved shower screen, tiled splashbacks and tiled flooring. built in boiler cupboard housing floor standing oil boiler.



BEDROOM ONE:

14'6 x 7'2 (4.42m x 2.18m)
Glazed skylight window and radiator.



BEDROOM TWO:

10'5 x 8'8 (3.18m x 2.64m)
Skylight window and radiator.

BEDROOM THREE:

7'6 x 7'1 (2.29m x 2.16m)
Skylight window and radiator.



SECOND RECEPTION/GARDEN ROOM:

14'2 x 8'8 (4.32m x 2.64m)
Radiator, wood laminate floor and open to:-

CONSERVATORY:

1'0 x 5'10 (0.30m x 1.78m)
Polycarbonate style roof, double glazed to three elevations, double glazed door to side elevation, double glazed French doors to garden, radiator and wood laminate flooring.



FRONT GARDEN:

Laid mainly to hardstanding for off road parking and access to garage.

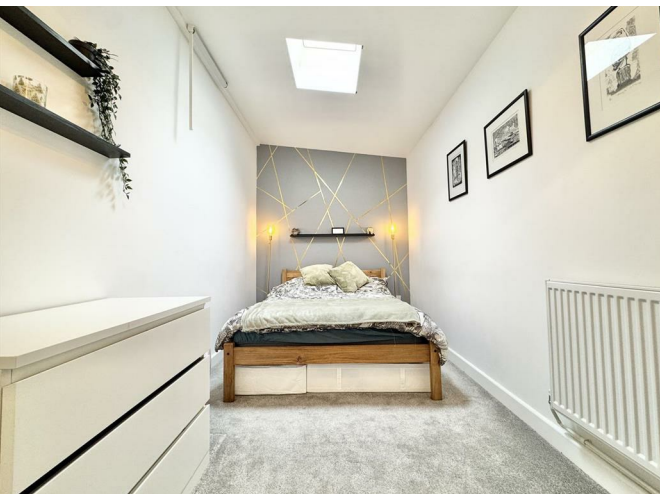
REAR GARDEN:

Decked area and laid mainly to lawn.

GARAGE:

Brick built with up and over door.









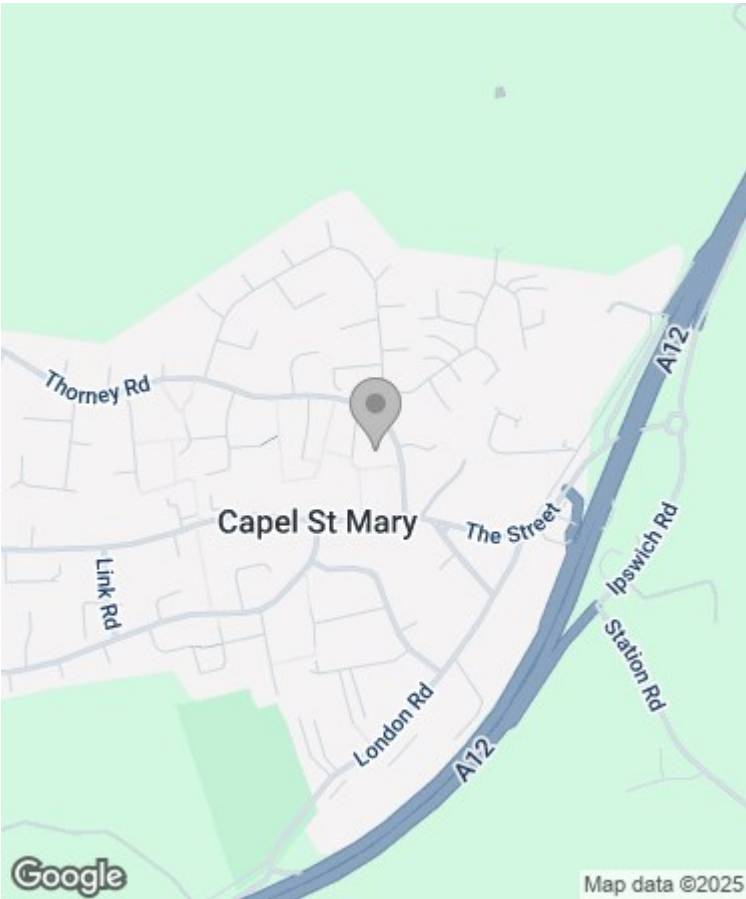


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 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.



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	