



Link Road, Capel St. Mary
£270,000

Capel St. Mary

Delight in the opportunity to embark on your property journey with this charming three-bedroom semi-detached home, ideally positioned within a highly sought-after and amiable village setting. Perfectly suited for first-time buyers, growing families, or buy-to-let investors, this residence is presented with no onward chain, ensuring a seamless transition into your new home.

Nestled in the heart of a vibrant community, the property is poised for personalisation, presenting ample scope to extend and tailor to your lifestyle needs. A cosy sitting room awaits, leading to a well-appointed kitchen equipped with integrated appliances including a washing machine, double oven, dishwasher, and the luxury of a water softener. The dining room invites family meals and the potential to create lasting memories. The first floor accommodates three bedrooms, a bathroom and a separate wc ensuring convenience for all.

A versatile ground floor store room, complete with power and lighting, offers the exciting possibility of conversion to a cloakroom or home office, adding to the functionality of this welcoming home. The south-facing rear garden boasts a generous expanse, bathed in natural light, complete with a greenhouse for the green-thumbed enthusiast and a driveway providing off-road parking. Additionally, there is potential to create more off-road parking to complement the existing drive and single garage.

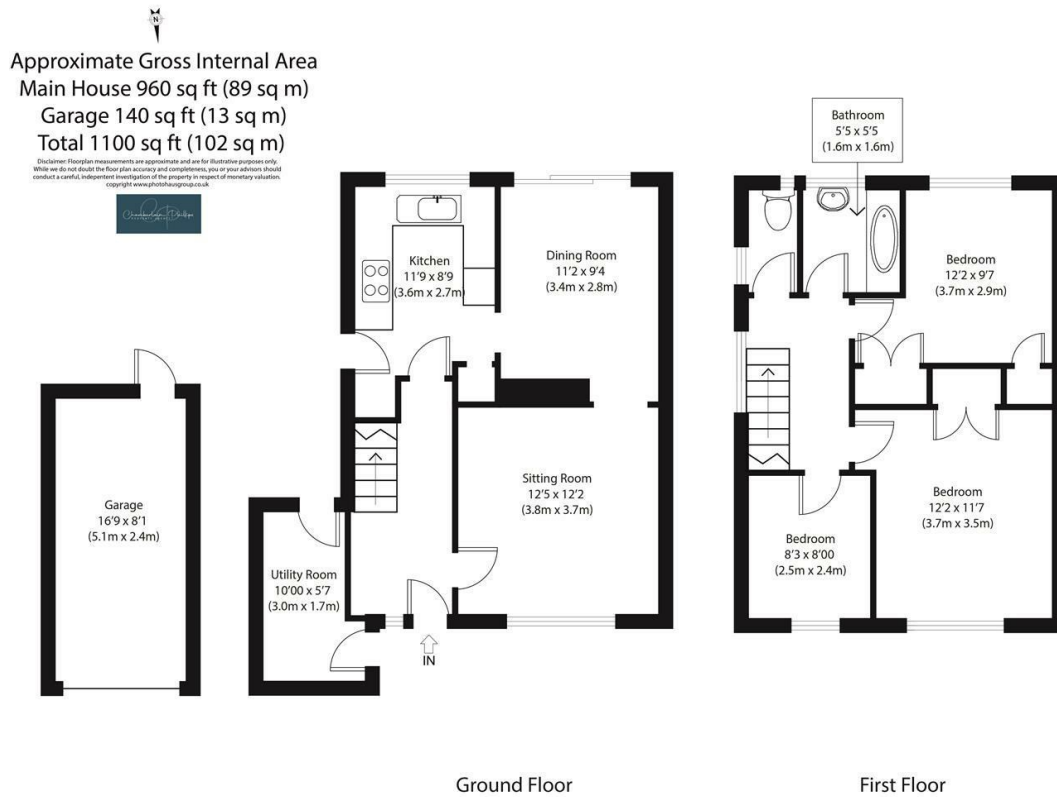
Capel St Mary is a community that caters for all essentials – a supermarket, welcoming pub, bakery, and more. Education is well-covered with a local primary school and the esteemed East Bergholt High School within the catchment area. Healthcare needs are met by the village medical facilities. For the commuter, Manningtree station is under 7 miles away, offering swift and direct routes into the capital.

This property presents a rare blend of village charm and convenience, an ideal canvas awaiting the strokes of its new owners.

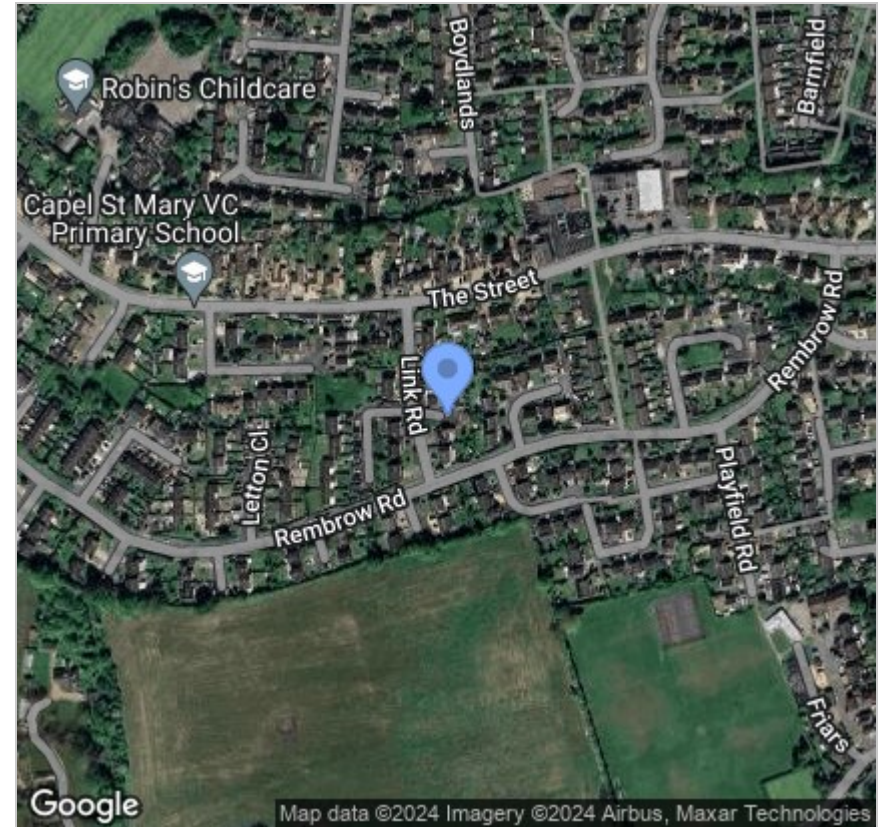




Floor Plan



Area Map



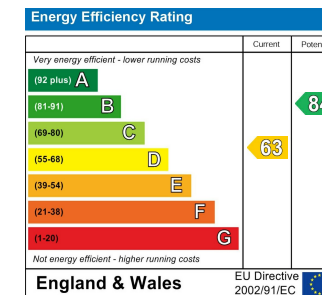
Viewing

Please contact our Manningtree Office on 01206 646479 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Important Information:

- Tenure - Freehold
- Council Tax Band - C
- Services - Mains Electric, Mains Gas, Mains Water & Drainage
- Heating - Electric via storage heaters
- Mobile Coverage Indoor: EE & O2 are likely/ Three & Vodafone are limited
- Broadband: Superfast broadband is available at this address