

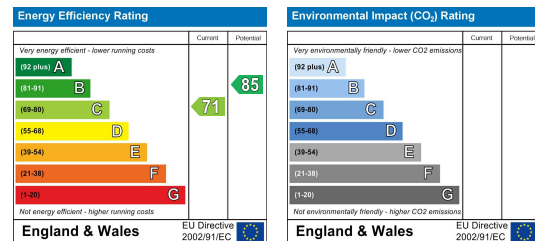
ESTABLISHED | INDEPENDENT | EFFECTIVE

GROUND FLOOR
APPROX. FLOOR
AREA 730 SQ.FT.
(67.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.0 SQ.M.)

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
Made with Metropix ©2016



13 Windmill Hill, Capel St. Mary, Ipswich, IP9 2JF

£350,000

Situated in the charming village of Capel St Mary, this spacious family home boasts over 1,200 sq ft of living space. The property features three double bedrooms, a living room, a kitchen/diner, a utility room, a study, a first-floor WC, and a first-floor bathroom. Additional benefits include ample off-road parking and a rear garden.



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.

13 Windmill Hill, Capel St. Mary, Ipswich, IP9 2JF

CAPEL ST MARY

The property is ideally situated, offering convenient access to local village amenities and being within easy reach of the Suffolk County town of Ipswich and the City of Colchester. Both destinations are accessible in opposite directions via the A12. The nearby amenities include a Co-op store, a fuel station, and a public house, providing essential services and conveniences. Additionally, the location is perfect for enjoying beautiful walks along the scenic Essex/Suffolk borders.

ENTRANCE PORCH

With door to...

LOUNGE 13'11" x 12'7" (4.26 x 3.86)

Double glazed window to front, double glazed doors to rear, double glazed window to rear, integrated gas fireplace, storage cupboard.

KITCHEN DINER 15'11" x 37'4" (4.86 x 11.4)

Double glazed window to rear, double glazed doors to rear, double glazed window to front, wall and base units, ceramic sink and drainer, Range cooker with extract over, integrated fridge, freezer, dishwasher.

UTILITY

Base units, sink and drainer and space for appliances.

STUDY

Double glazed window over looking rear garden.

WC

Low level Wc and hand wash basin with vanity unit under.

LANDING

Double glazed window to front, radiator and doors to ...

BEDROOM 1 11'8" x 11'1" (3.57 x 3.38)

Double glazed window to rear, fitted wardrobe, radiator.

BEDROOM 2 14'0" x 11'1" (4.29 x 3.38)

Double glazed window to rear, storage cupboard and raditor.

BEDROOM 3 10'9" 7'10" (3.28 2.41)

Double glazed window to rear raditor.

BATHROOM

Panelled bath with shower over, tiled splash back, low level Wc hand wash basin and wall mounted towel radiator.

OUTSIDE

This good size rear garden has been well looked after by its current owners with nice lawn areas, raised decked area, and fenced surround.

