

Foxglove Road, Capel St. Mary, Ipswich, IP9 2YF



welcome to

Foxglove Road, Capel St. Mary, Ipswich

This delightful semi-detached bungalow is located in the popular village of Capel St Mary and benefits from two double bedrooms, a large open plan kitchen/diner/lounge, two off street parking spaces, an un-overlooked rear garden and 9 years NHBC remaining.













Agents Note

If you would like to purchase this property at full market value of £295,000 please contact the Estate Agent.

Entrance Hall

15' 3" x 4' 6" (4.65m x 1.37m) Long sweeping entrance hall with wood effect flooring, one radiator, loft hatch and an airing cupboard providing storage.

Kitchen/Diner/Lounge

28' 1" x 13' max (8.56m x 3.96m max) Stunning, light filled, open plan room finished to a very high standard and boasting double glazed windows to the side and rear with French doors leading to the rear garden, making this the perfect room for entertaining! Carpet flooring to the lounge/diner, tiled flooring to the kitchen, TV point, three radiators, a range of eye and base level units in grey with marble effect roll top surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with gas hob and extractor hood, integrated fridge/freezer, integrated slim line dishwasher, integrated washing machine, spot lights and a central chef island to stay.

Bedroom One

12' 7" x 11' 3" ($3.84m\ x\ 3.43m$) Double glazed windows to the front and side, carpet flooring and one radiator.

Bedroom Two

11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window to the front, wooden flooring and one radiator.

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m) Beautifully presented bathroom with a low level WC, pedestal wash hand basin with chrome taps, tiled splashback, a bath with overhead shower and glass screen, white heated towel rail, extractor fan, part tiled walls and tiled flooring.

Outside: Front Garden

A lawned area, a pathway leading to the front door and off street parking for two vehicles,

Rear Garden

Fully enclosed, un-overlooked, sunny rear garden with an outside tap and light, a side access gate, a lawned area, a wraparound patio area and a shed.

Additional Agents Note

Currently, the vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





welcome to

Foxglove Road, Capel St. Mary, Ipswich

- Two double bedrooms
- Large open plan kitchen/diner/lounge
- 50% Shared Ownership
- Two off street parking spaces
- 9 years NHBC remaining

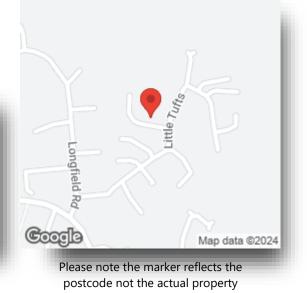
Tenure: Freehold EPC Rating: B

£147,500









view this property online williamhbrown.co.uk/Property/IPS119227

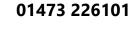
The Property Ombudsman

Property Ref: IPS119227 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown







Ipswich@williamhbrown.co.uk

Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk