



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

8 LINK ROAD, CAPEL ST. MARY, IPSWICH, IP9 2HH  
ASKING PRICE OF £290,000





## INTRODUCTION

Offering scope to refurbish and further enhance with NO ONWARD CHAIN. A three bedroom semi-detached property in a quiet cul-de-sac location within an easy walk of village shops and amenities with south-facing rear garden, garage, parking and workshop/storeroom.



## INFORMATION

Built in the 1960's of cavity brick construction under a tiled roof offering scope to update and refurbish. The property benefits from being fully double glazed, single garage with power and light, a useful workshop/store also with power and light, which in the agents opinion could be incorporated into the main property to create a cloakroom, playroom etc (subject to usual planning consent), south facing rear garden, greenhouse and parking.

## SERVICES

We understand that mains electricity, water and drainage are connected to the property. Heating is via night storage heaters on the ground floor and electric wall heaters to some first floor rooms.

Council Tax Band - C

EPC rating - D

Local Authority - Babergh District Council - 0300 123 4000

Broadband - there is good availability in the area.

## NOTE

As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned ) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included inside or out.

## CAPEL ST MARY

has a good range of local facilities including several village shops, primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village, high school catchment for East Bergholt High School and sixth form centres in both Ipswich and Colchester. There are a number of independent schools in the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main line railway stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.





## ACCOMODATION OVER TWO FLOORS:

### On the ground floor:

#### HALLWAY

Storm porch and part glazed upvc front door with glazed side panel opens into the hallway with stairs to the first floor, understairs meter cupboard, night storage heater and doors to living room and kitchen.

#### LIVING ROOM

12'6 X 12'1 With window to the front, open fire with tiled surround and hearth and night storage heater. Leading through to:

#### DINING ROOM

9'4 X 9'1 With door to kitchen, night storage heater and sliding patio doors to rear garden and patio.

#### KITCHEN

11'10 X 8'10 Fitted with a range of wall and base units with work surfaces over, window to the rear garden, part tiled walls, eye level built-in electric oven, ceramic hob, 1 1/2 bowl stainless steel sink unit, integrated slimline dishwasher, space for fridge/freezer, part glazed door to outside and alcove currently housing a freestanding cupboard.

### ON THE FIRST FLOOR:

#### LANDING

with window to side and loft hatch.

#### BEDROOM ONE

11'7 10'5 Window to front, built-in wardrobe.

#### BEDROOM TWO

12'1 X 10'7 Window to rear, shelved airing cupboard housing hot water tank, built-on wardrobe, electric wall heater.

#### BEDROOM THREE

8'3 X 7'11 Window to front, electric wall heater.

#### BATHROOM

5'5 X 5'4 Window to rear, panelled bath with shower over, pedestal wash hand basin, part tiled walls, storage heater.



#### **SEPARATE WC**

2'9 X 5'7 With window to side, low level w.c, panel radiator.

#### **OUTSIDE**

#### **FRONT GARDEN**

A pathway leads from the pedestrian walkway over a path to the front door and to a personal door into the workshop/store room. The garden is laid mainly to lawn with flower beds and borders.

#### **REAR GARDEN**

Laid mainly to lawn with flower beds and borders, a patio spans the width of the property leading round to the side past the back door to

#### **WORKSHOP/ STORE ROOM**

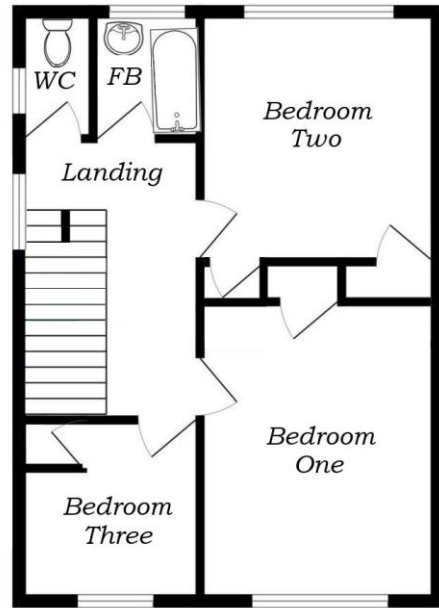
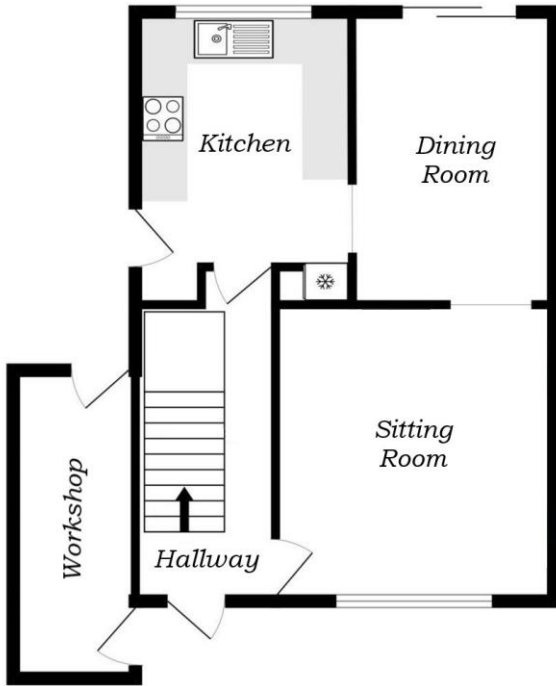
(approx 10'1" x 5') with power and light and a door to both front and rear garden.

A pathway leads from the patio to the back of the garden where there is a greenhouse, parking and **GARAGE** (approx 17' x 8') with up and over door, personal door to the rear, power and light. There is also an outside tap and exterior electric socket on the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		