



Grier & Partners
— LAND AND ESTATE AGENTS —

HAFEN, 67 THE STREET, CAPEL ST. MARY, IPSWICH,
SUFFOLK, IP9 2EG
ASKING PRICE OF £399,995





INTRODUCTION

A delightful detached unlisted period cottage with origins, we understand, from 1771 located in a central position within the village being close to all amenities. Offering three reception rooms, three bedrooms, fitted kitchen, conservatory, utility, cloakroom, first floor bathroom, studio/office, enclosed south-facing garden with shed and two off-road parking spaces.



INFORMATION

We understand that this unlisted property was built in 1771 and was at one time, the village bakery. The accommodation which is of solid brick construction under a slate roof offers many period features including exposed ceiling timbers to most ground floor rooms and a log burner. Other benefits include double glazing and mains gas fired boiler providing radiator heating and hot water.

SERVICES

We understand that all mains services are connected to the property.

EPC rating - D

Council Tax - Band D

Local Authority - Babergh & Mid-Suffolk District Council
0300 123 4000

Superfast Broadband is available in the area.

DIRECTIONS

From the A12 follow The Street through through Capel St Mary passing the parade of shops on the right hand side. Continue for approx 200m passing Link Road on the left and Hafen will be found on the left hand side behind parkland fencing.

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.

AGENTS NOTE

Please 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 either inside or out.



ACCOMMODATION, ON THE GROUND FLOOR:

ENTRANCE LOBBY

Wooden front door leads into the lobby with window to the side and glazed door into

LIVING/DINING ROOM

Comprising of an 'L-shape' room 15'03 x 22'01 (max overall dimensions) window to front and engineered oak flooring. Ceiling timbers showing the date of when the property was constructed (1771), radiator, understairs storage space, ample living space for multiple chairs, wall lights and glazed double doors through into the:

CONSERVATORY

10' 0" x 7' 3" (3.05m x 2.21m) Built on a brick plinth with double glazed windows to two sides and patio doors to garden and terrace.

SNUG

11' 10" x 11' 7" (3.61m x 3.53m) A cosy room with window to the front, brick fireplace with inset wood burner, ceiling timbers, engineered oak floor and door to

KITCHEN

11' 8" x 11' 2" (3.56m x 3.4m) Window to rear, small window to front, radiator, brick fireplace with space for range style oven, fitted wall, base and eye-level display units, wooden work surfaces, inset ceramic sink unit, integrated dishwasher, tiled floor, wall lights, exposed beam, stable door to rear garden. Door to

UTILITY ROOM

9' 8 max reducing to 4'4" " x 9' 5" reducing to 5'6"" (2.95m x 2.87m) Tiled floor, work surface with space under for washing machine, tumble dryer and freezer, water softener, exposed timber, window to front, skylight, radiator, further work surface with shelf under, door to rear garden. Door to

CLOAKROOM

Part panelled walls, low level wc and wash hand basin.





ON THE FIRST FLOOR:

BEDROOM ONE

11' 7" x 10' 4" (3.53m x 3.15m) window to front, original wooden floor, feature fireplace, radiator, hanging cupboard.

BEDROOM TWO

9' 11 to wardrobe doors" x 8' 6" (3.02m x 2.59m) window to front, built- wardrobes with overhead lockers over, louvered door to cupboard housing gas fired boiler, radiator.

BEDROOM THREE

9' 7" x 6' 5" (2.92m x 1.96m) Window overlooking rear garden, radiator.

BATHROOM

Window to rear, low level wc, pedestal wash hand basin, corner bath, tiled shower cubicle, radiator, part panelled walls.



OUTSIDE

The property has been recently decorated externally and is set behind a parkland style fence. The rear garden is enclosed by a boarded fence and is partly laid to patio with a lawn having established raised beds. A central raised bed contains an established olive tree with further beds and borders to the sides. Within the garden is a SUMMERHOUSE/STUDIO/OFFICE (approx 11'6" x 11'6") with power and light. SHED (approx 13' x 13') with power and light and an outdoor power socket. Within the garden are a number of outside lights for security and ease of access to the rear gate with access to the two/three off-road parking spaces. A shingle path leads around the side of the property to a side gate.

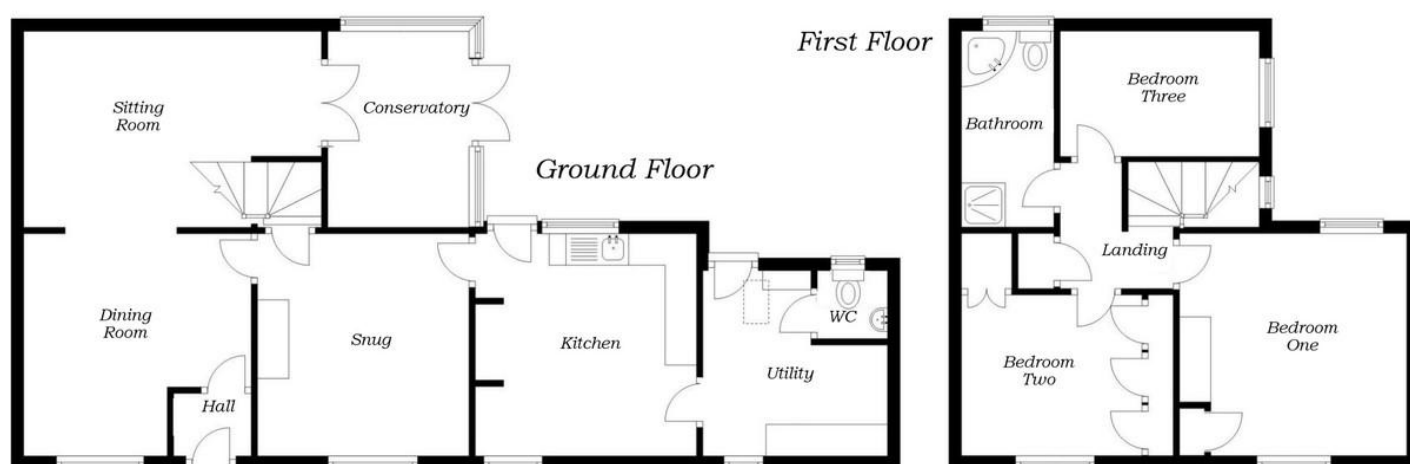






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		