



8 Yarrow Close, Capel St. Mary, Ipswich, Suffolk, IP9 2YG

Guide Price £245,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this beautiful end of terrace property, located in the sought after village of Capel St Mary set approx 7 miles South of Ipswich and within close proximity to local play area, shops, school and bus service to Ipswich. There is also easy access to A12 for commuting. The property was built in 2022, arranged over two floors comprising: entrance hall, open plan kitchen/breakfast/living room, ground floor cloakroom, stairs to first floor leading to two double bedrooms and bathroom. Outside there is off road parking for 2 cars and a well-maintained rear garden with patio for entertaining. Further benefits include double glazed windows throughout and gas central heating.

EARLY INSPECTION RECOMMENDED.

CANOPIED PORCH

With door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, door into open plan kitchen/breakfast/living room.

KITCHEN/BREAKFAST/LIVING ROOM

22' 1" x 12' 2" narrows to 9' 1" (6.73m x 3.71m) Kitchen breakfast area with matching wall & base units with roll edge worktops, Zanussi 4 ring electric hob with stainless steel extractor over, electric oven, stainless steel sink & drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, concealed gas combination boiler, breakfast bar, vinyl floor covering, storage under stairs, carpeted living area, 2 radiators, double glazed French doors to rear aspect, door into cloakroom.

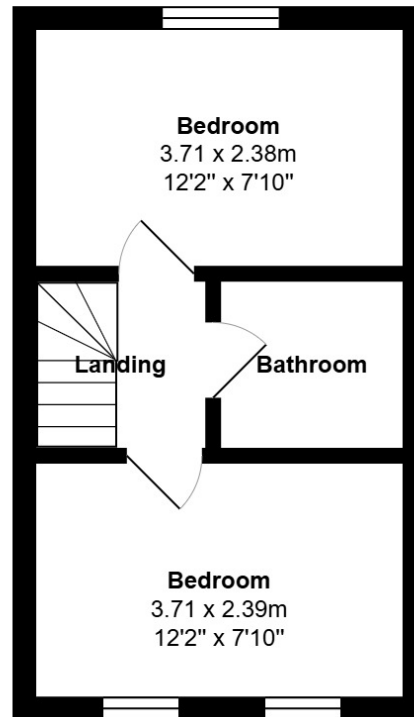
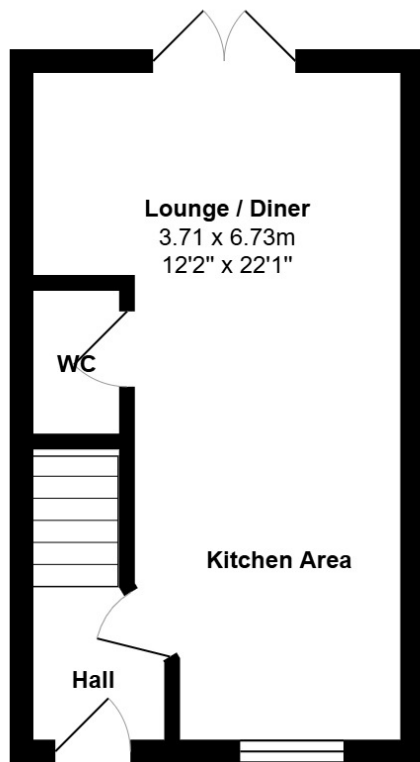
CLOAKROOM

Low level WC, wash hand basin, radiator, extractor fan, vinyl floor covering.

STAIRS

Carpeted stairs and landing, loft hatch leading boarded loft, doors to bedrooms and bathroom.





Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only

BEDROOM 1

12' 2" x 7' 10" (3.71m x 2.39m) Carpeted flooring, double glazed window to rear aspect, radiator, large 2 door wardrobe to remain.

BEDROOM 2

12' max x 7' 10" max (3.66m x 2.39m) Carpeted flooring, radiator, 2 - double glazed window to front aspect.

BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m) Comprising low level WC, wash hand basin and bath with electric shower over, double glazed window to side aspect, extractor fan, heated towel rail, vinyl floor covering.

OUTSIDE

Block paved off road parking for 2 cars, side gate leading into well maintained rear garden with paved patio for entertaining, bin store, step up to gravel area with timber garden shed to remain, garden is all enclosed by fencing.

SERVICE CHARGE

£305.23 per annum.

SERVICES

We understand all mains services are connected.

COUNCIL

Babergh Council, Tax Band (B) £1,724.50p p/a.

NEAREST SCHOOLS

Capel St Mary CEVAP school & East Bergholt high school.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any

aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this

tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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