

oakheart

£270,000

Guide Price

Garrods, Capel St. Mary

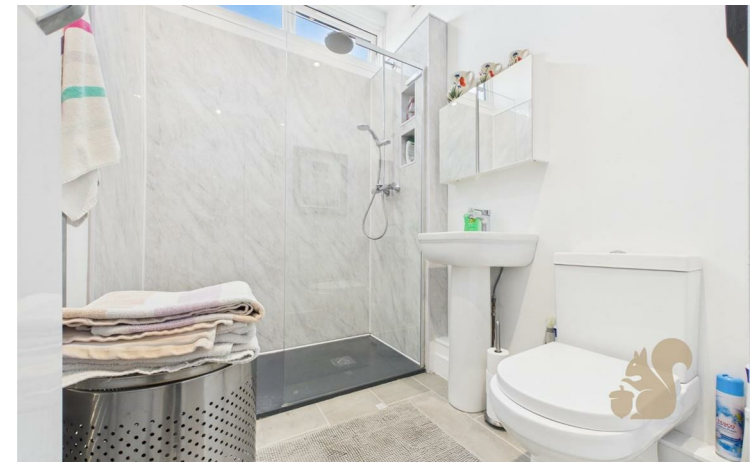


From the outside, this home keeps its secrets well... but step inside and you're met with a beautifully transformed space, FLOODED WITH NATURAL LIGHT and FINISHED TO AN EXCEPTIONAL STANDARD. Fully renovated within the last two years, the property has been thoughtfully updated including a complete RE-WIRE, RE-PLUMB, RE-PLASTER, NEW WINDOWS, a MODERN KITCHEN, STYLISH SHOWER ROOM, and a BOILER just TWO YEARS OLD,

offering buyers a true "move straight in" opportunity with peace of mind.

The accommodation flows effortlessly, with a bright and welcoming living/dining space featuring a cosy reading nook and doors opening onto a charming courtyard garden, perfect for indoor-outdoor living. To the rear, a further garden provides additional space to relax or

entertain, while both bedrooms enjoy their own outlooks - the primary overlooking the courtyard with mirrored built-in wardrobes, and the second currently used as a snug, enjoying views across the rear garden. Positioned within a friendly, community-focused location, this is a home that offers far more than first impressions suggest.











Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.