



Yarrow Close, Capel St. Mary,
£230,000

GRACE
Estate Agents

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GRACE ESTATE agents are delighted to present this two bedroom end-terrace house located in the charming village of Capel St. Mary, Yarrow Close presents a delightful opportunity to acquire a modern end-terrace house, built in 2022.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to both functionality and comfort.

One of the standout features of this property is the provision for parking, which is a rare find in many modern homes. The end-terrace position not only enhances privacy but also allows for additional natural light to flood the living areas.

Yarrow Close is ideally situated, offering a peaceful residential environment while being conveniently close to local amenities and transport links. This property is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality or comfort.

In summary, this contemporary end-terrace house in Capel St. Mary is an excellent choice for anyone seeking a stylish and practical home in a lovely village setting. Do not miss the chance to make this property your own.

Entrance Hall

Access to the kitchen/dining room/living room and stairs to the first floor.

Bedroom One

12'2" x 7'9" (3.72 x 2.37)

Radiator, thermostat to control first floor heating and double glazed window to rear aspect.





Bedroom Three

12'2" x 7'9" (3.72 x 2.37)

Radiator and two double glazed window to front aspect.

Bathroom

5'11" x 5'7" (1.81 x 1.71)

Wood style flooring, heated towel radiator, low level WC, Hand wash basin, panelled bath with shower on a riser rail with a mixer tap and shower screen. Double glazed window to side aspect and tiled splash back.



Kitchen/Dining Room/Living Room

22'1" x 12'2" (6.75 x 3.72)

Wooden style flooring, single bowl sink with side drainer and mixer tap. Space for fridge freezer, built in single oven, built in hob with extractor fan above, matching eye level and base units and space for washing machine. Kitchen island, radiator, double glazed window to front aspect, double glazed French doors to rear aspect and access to the WC.

WC

Low level WC, hand wash basin and radiator.

Rear Garden

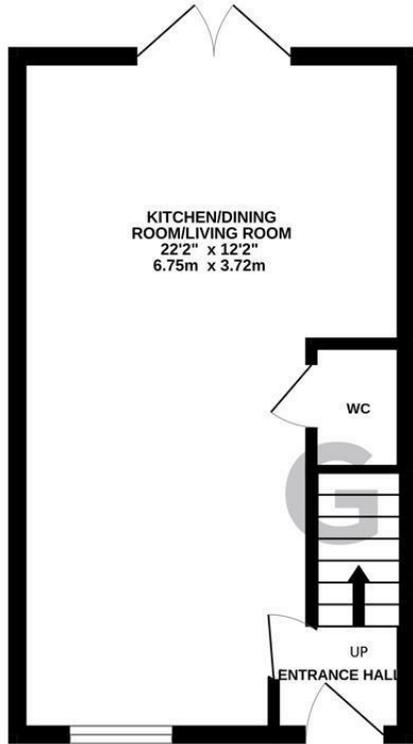
Fenced boundaries, wooden garden shed and side access.

Parking

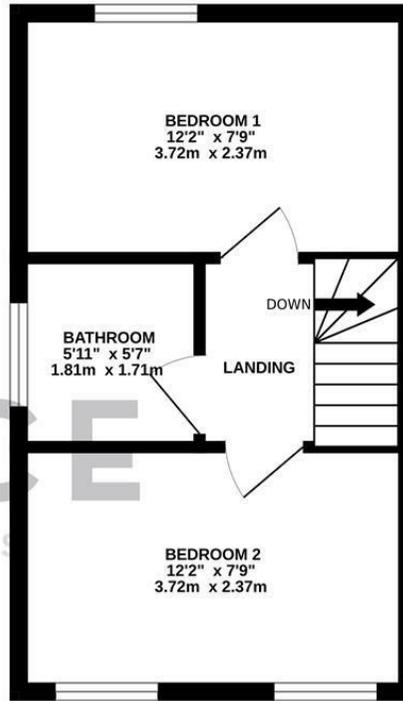
One allocated parking space and one visitor parking space.



GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.

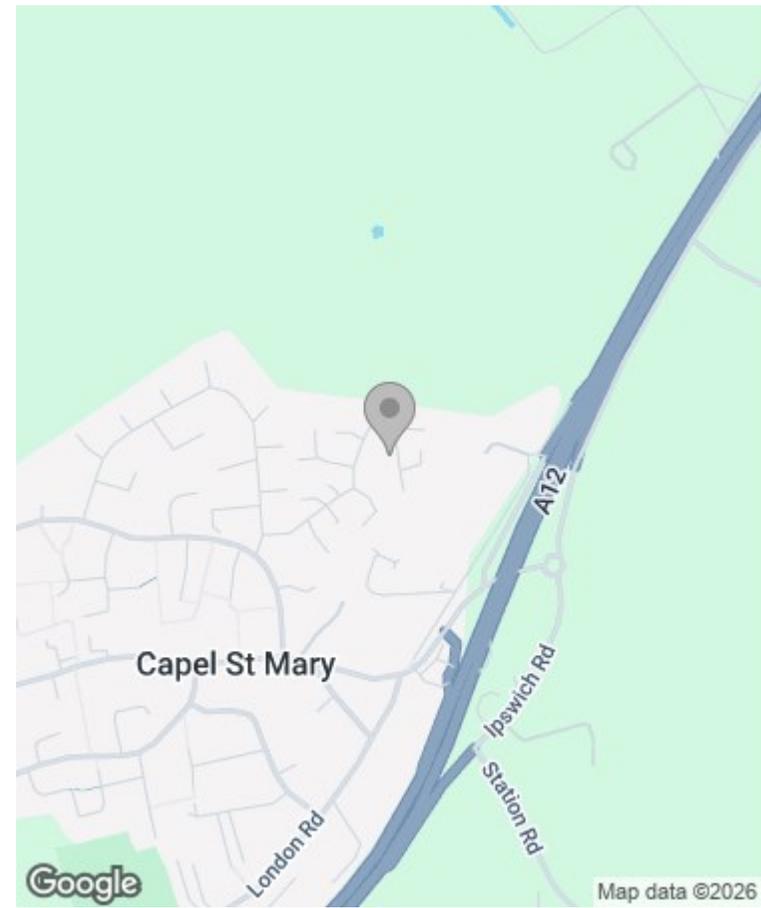


1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		98
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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