



Tollgate Road, Capel St. Mary  
Offers In Excess Of £260,000



## Tollgate Road, Capel St. Mary

Step inside this charming three-bedroom terrace home nestled in the heart of a welcoming Suffolk village, offering an ideal opportunity for first-time buyers or growing families to create their dream home. While it retains the warmth of a family residence, this property is a blank canvas awaiting a touch of modernisation to transform it into a contemporary haven.

Upon entering, you'll discover a light hallway leading to a living room, ripe for rejuvenation into a cosy retreat or a stylish entertaining space. The kitchen, brimming with potential, presents the perfect chance to design a culinary paradise from the ground up.

Ascend to the first floor, where three well-proportioned bedrooms await, each offering a peaceful sanctuary. The family bathroom, conveniently situated amongst the bedrooms, provides a solid foundation for a modern refit.

Outside, an enclosed rear garden offers a secure area for children or a private oasis. Additionally, the convenience of a garage coupled with driveway parking alleviates any concerns over vehicle parking and storage.







- THREE BEDROOM TERRACED HOME
- BRIMMING WITH POTENTIAL
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- SINGLE GARAGE
- DRIVEWAY PARKING
- VIEWING ADVISED

#### LOCATION

Capel St Mary is a well-connected village in Suffolk, located just off the A12, providing easy access to Ipswich (6 miles away) and Colchester (14 miles away). The nearest railway stations are Manningtree (6 miles) and Ipswich (7 miles), both offering regular services to London, Norwich, and other key destinations. The village has a strong community feel with essential amenities, including a Co-Op supermarket, independent shops, a post office, a doctor's surgery with a pharmacy, and a pub. It also features a large playing field with football pitches, tennis courts, a cricket ground, and a children's playground. Education is provided by a local primary school, with secondary options in nearby towns. Bus services operate in the area, making it a convenient and attractive place to live.

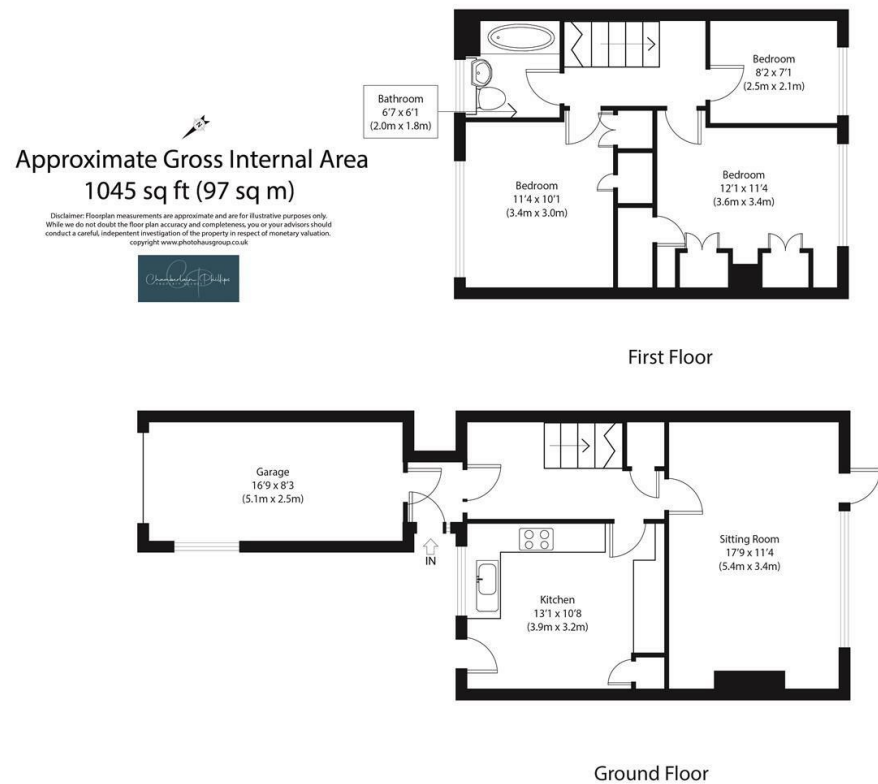
#### Agents notes:

Tenure - Freehold  
Council Tax - Band B  
Services - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas fired radiators  
Mobile Availability - EE, Three & Vodafone is Limited / o2 is Available  
Broadband Availability - Superfast is available





Floor Plan



Area Map



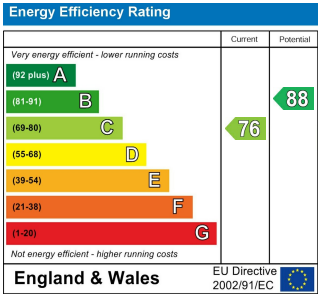
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold