



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

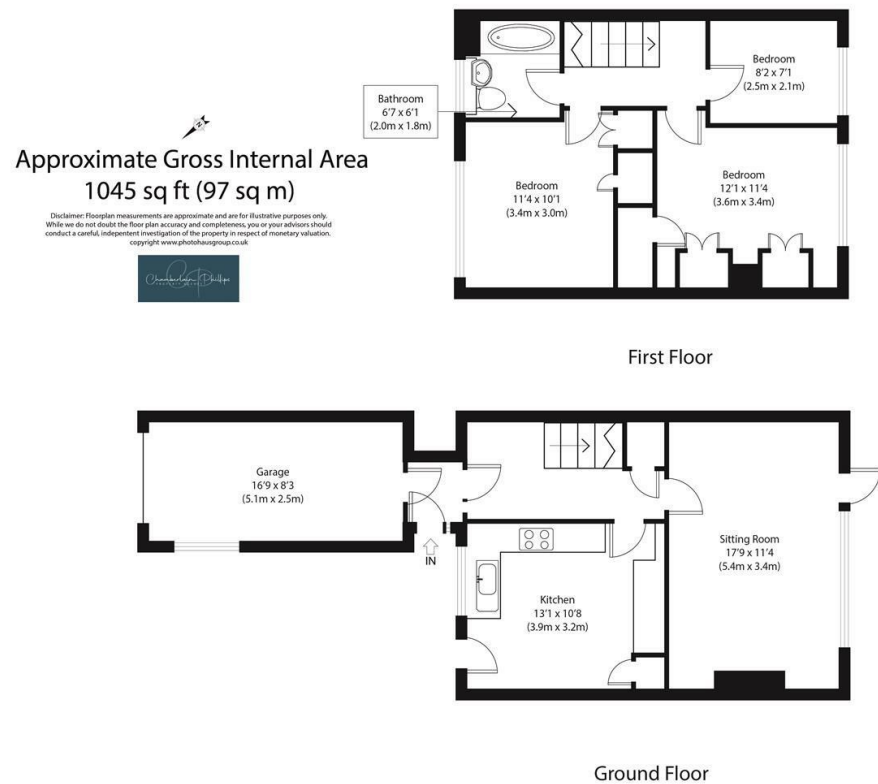
Capel St Mary is a well-connected village in Suffolk, located just off the A12, providing easy access to Ipswich (6 miles away) and Colchester (14 miles away). The nearest railway stations are Manningtree (6 miles) and Ipswich (7 miles), both offering regular services to London, Norwich, and other key 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



Viewing

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

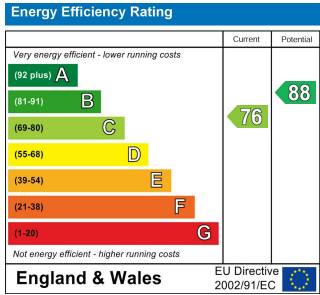
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold