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Glebe End, Capel St. Mary, Ipswich,
Suffolk, IP9 2XR

Guide Price £325,000 to £350,000

Palmer & Partners

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- No Onward Chain
- Link Detached Property
- Three Bedrooms
- Downstairs Cloakroom
- Utility Room
- Garage & Off-Road Parking
- Enclosed Rear Garden
- Gas Central Heating & Double-Glazing



Being offered to market with no onward chain sits this three-bedroom link detached property which is located in a close in the ever-popular Capel St Mary. The property benefits from gas central heating, double glazing, well maintained rear garden, garage and off-road parking for multiple vehicles. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises porch, hallway, downstairs cloakroom, lounge/dining room, kitchen, utility, inner hallway which gives access

to the garage, three bedrooms and bathroom on the first floor. Capel St. Mary is about 2 miles from Dedham Vale, which is a designated Area of Outstanding Natural Beauty, and 6 miles from Ipswich which is served by a wide range of local amenities including shops, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Station. Capel St Mary's amenities include a Village Hall, three churches, petrol station, restaurant, library, Co-op store, a bakery, hairdresser, newsagent, Post Office, Doctors surgery with

pharmacy, Dentist surgery, and Garden Centre.

There is a large playing field which hosts football pitches, tennis courts, a cricket ground and a bowling green. There is also a children's playground at the same site. The village has a primary school with the nearest high school being in East Bergholt and Suffolk One College in Ipswich. Capel St Mary sits next to the A12 road which links the village to Ipswich and Colchester and there is a regular bus service to both towns from Capel St. Mary. Manningtree train

station provides rail links to Colchester and London.

Outside – Front: The block paved driveway provides off-road parking for several vehicles and access to the garage. There is a gate which gives access to the inner hallway, this leads to the utility.

Garage: 16'7" x 8'1" (5.05m x 2.46m)
Up and over door.

Front Door: Into:

Porch: Door Into:

Hallway: Stairs leading off.

Downstairs Cloakroom: WC and hand wash basin.

Lounge/Dining Room: 24'5" x 12 (7.44m x 12) Double-glazed bay



window to the front aspect, feature fireplace, two radiators and french doors opening out to the rear garden.

Kitchen : 11'10" x 8'3" (3.6m x 2.51m)

Double-glazed window to the rear aspect, door leading to the utility, tiled walls, tiled floor, fitted with a range of eye and base level units with work tops, inset sink and drainer, gas hob, extractor hood over and double oven.

Utility : 9'8" x 8'7" (2.95m x 2.62m)

Patio doors leading out to the rear garden, further kitchen units and worktops, tiled floor, space and plumbing for washing machine

and other under counter appliances, door to:

Inner Hallway : Door leading to the front and door leading to the garage.

Landing : Double-glazed window to the side aspect, loft access and radiator.

Bedroom: 12'2" x 12' (3.7m x 3.66m) Double-glazed window to the front aspect and radiator.

Bedroom: 11'1" x 9'8" (3.38m x 2.95m) Double-glazed window to the rear aspect and radiator.

Bedroom : 8'10" x 8'3" (2.7m x 2.51m) Double-glazed window to the rear aspect, cupboard housing Ideal



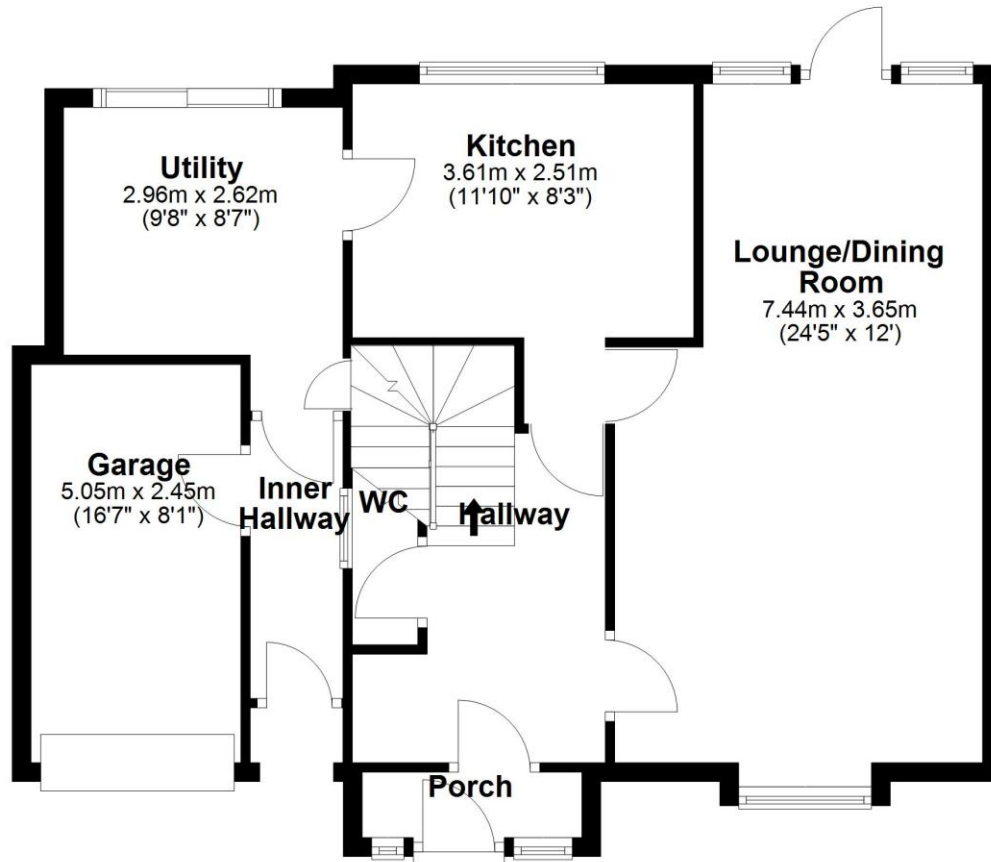
combi boiler, built-in wardrobe with sliding door and radiator.

Bathroom : 8'8" x 5'3" (2.64m x 1.6m) Double-glazed window to the front aspect, tiled floor, tiled walls, three piece comprising panel enclosed bath with shower attachment, WC and hand wash basin and radiator.

Outside – Rear : The rear garden is enclosed by panel fencing and is predominately laid to lawn, there is a patio area, outside tap, area laid to stone chip and planted borders.

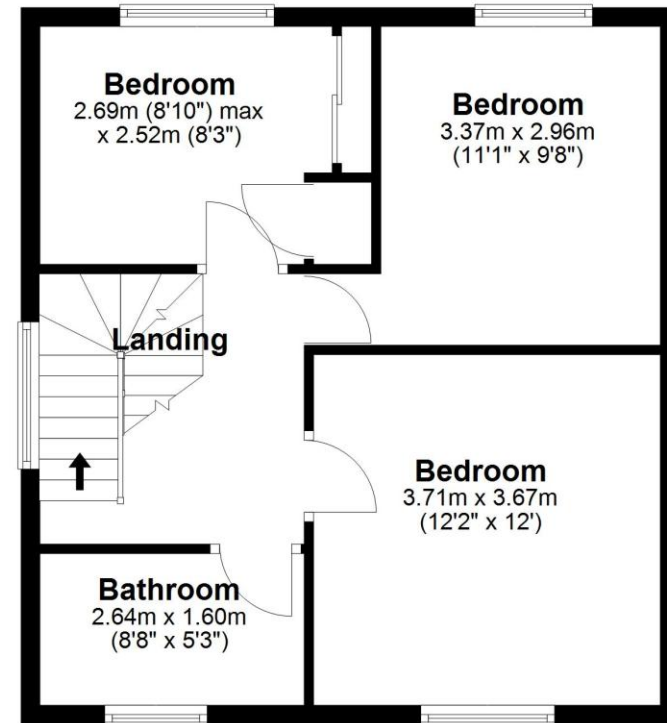
Ground Floor

Approx. 71.3 sq. metres (767.0 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 118.4 sq. metres (1274.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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