

5 Garrods, Capel St. Mary, Ipswich, IP9 2HJ



**Freehold**

Offers in excess of

**£195,000**

Subject to contract

**No onward chain**

1/2 bedrooms  
1 reception room  
Bathroom and wetroom



Situated in a cul-de-sac within the desirable village of Capel St Mary is this terraced bungalow which is in need of modernisation throughout.



## Some details

### General information

Situated in a cul-de-sac within the desirable village of Capel St Mary is this terraced bungalow which is in need of modernisation throughout. The property is being sold with no onward chain and has a garage, parking, inner courtyard garden and further garden.

The accommodation comprises an entrance hall with a storage cupboard and doors off. The sitting/dining room has dual aspect windows, vaulted ceiling, doors to the inner courtyard garden and kitchen and an opening to the inner hallway. The kitchen comprises a range of base and eye-level units with work top, sink, space for appliances, pantry area and window to the front. The inner hall has doors to the bathroom, bedroom and rear garden. The bathroom has a walk-in bath with shower attachment, WC, basin and window to the front.

Bedroom one has a storage cupboard, window to the inner courtyard and a door to the en-suite wet room. The en-suite comprises a shower, basin and WC with window to the inner courtyard. Also off bedroom one is a further bedroom/garden room with door and window to the rear garden.

### Entrance hall

### Sitting/dining room

16' 2" x 12' 1" (4.93m x 3.68m)

### Kitchen

12' 11" x 5' 11" (3.94m x 1.8m)

### Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

### Inner hall

### Bedroom one

10' 5" x 8' 8" (3.18m x 2.64m)

### Wet room

7' 4" x 5' 9" (2.24m x 1.75m)

### Bedroom two

14' 3" x 8' 5" (4.34m x 2.57m)

### Outside

To the front of the property is a detached garage and driveway providing parking.

There is an inner courtyard garden which is accessed via the sitting/dining room.

The rear garden has been mainly laid to patio, flower beds and rear access.

### Location

The popular village of Capel St. Mary is located to the south of Ipswich and offers excellent access to the A12 trunk roads. There is an extensive range of local amenities including a Co-op, take-away, public house and doctor surgery. There is a well regarded primary school and is located within the popular East Bergholt High School area.

### Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - RMB

### Directions

Leaving the A12 at junction 32a for Capel St. Mary take the exit towards The Street at Capel St. Mary. Proceed along The Street and take the second right turn into Thorney Road and then take the next left on Garrods where the property can be found on the left hand side.

### Further information

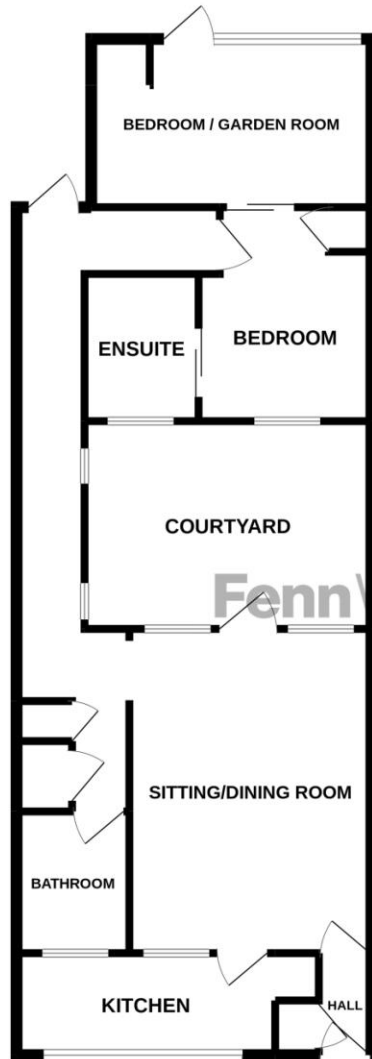
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01473 232 700

GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



To find out more or book a viewing

**01473 232 700**

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