

11 Old Rectory Walk, Capel St. Mary, Ipswich, IP9 2HX



Freehold

Asking Price Of

£380,000

Subject to contract

Easy access to A12/A14

2 bedrooms
Shower room & en-suite
Detached double garage



The property has a large sitting room with wood burner, main bedroom with en-suite wetroom, private garden and a double garage.

Some details

General information

Located in the popular village of Capel St. Mary, within easy reach of the A12/A14 trunk roads, is this detached bungalow. The property has a large sitting room with wood burner, master bedroom with en-suite wetroom, private garden and a double garage.

The front door is located to the side of the property and opens into an entrance lobby with a storage cupboard and door to the sitting room. The sitting room has two windows to the front aspect, a wood burner, doors to the inner lobby and kitchen. The kitchen is adjacent with a window to the front and a kitchen comprising a range of base and eye level units, work surfaces and space for appliances.

The inner lobby measures 9'10" x 7'4" and is currently being used as a dining room. It has doors off leading to the bathroom and two bedrooms and patio doors opening onto the rear garden. Bedroom one is to the right and has fitted wardrobes, a window to the rear and a door leading to the en-suite wetroom. The en-suite comprises a white suite of WC, basin and shower. The second bedroom also has a window to the rear. The main shower room has a suite of WC, basin and shower and a window to the side aspect.

Entrance lobby

6' 10" x 5' 5" (2.08m x 1.65m)

Sitting room

22' 7" x 12' 4" (6.88m x 3.76m)

Kitchen

9' 10" x 9' 10" (3m x 3m)

Inner hall

13' 2" x 7' 4" (4.01m x 2.24m)

Bedroom one

13' 2" x 9' 6" (4.01m x 2.9m)

Ensuite

5' 10" x 4' 10" (1.78m x 1.47m)

Bedroom two

10' 4" x 9' 10" (3.15m x 3m)

Shower room

9' 10" x 4' 10" (3m x 1.47m)

Outside

The front garden is laid to lawn with various shrubs and small trees.

The rear garden is mainly laid to lawn with a patio area. There is also a brick-built garage with electric door, power connected and a personal door to the rear garden.

Location

Capel St. Mary lies to the West of Ipswich off the A12 which provides easy access to Ipswich, Colchester and beyond. If required there are mainline stations at Manningtree and Ipswich. This village is extremely well served by a local shopping parade, schools and bus services.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - TBC

Our ref - 59479SRL

Leave Ipswich town centre in a Westerly direction towards the A12 continuing straight across at the Copdock Interchange. Take the second slip road towards Capel St. Mary turning under the A12 and through the village. After passing the shops and school take the next right into Thorney Road and Old Rectory Walk will be found immediately on the right. Alternatively take the first right into Aisthorpe, right again into Catesbray and the property can be found adjacent to a small footpath on the left.

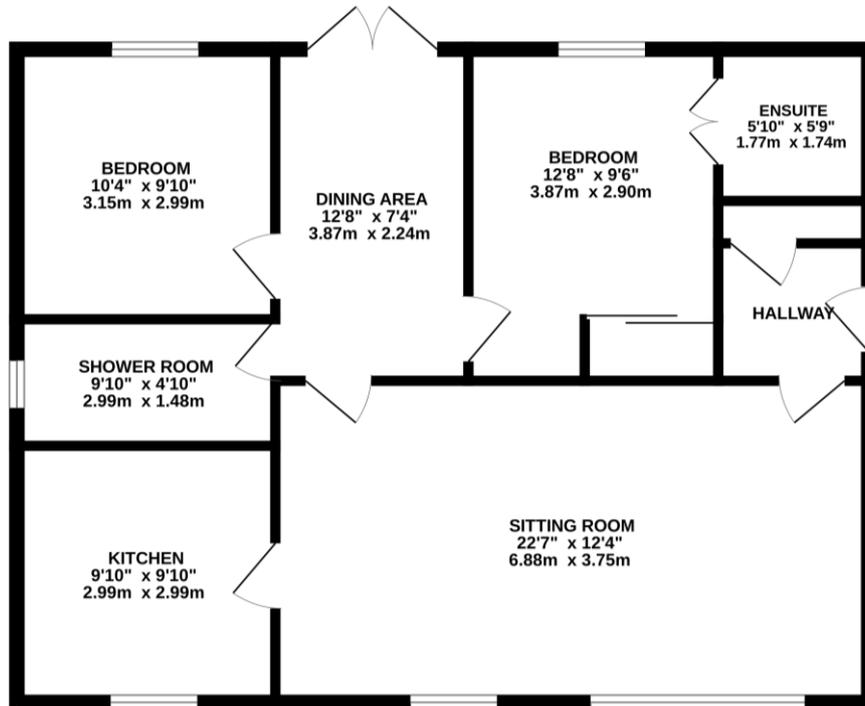
Further information

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

fennwright.co.uk

Viewing

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



To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessitate necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

