



Grier & Partners



MOSS HOUSE, OLD LONDON ROAD, CAPEL ST. MARY,
IPSWICH, IP9 2JU
ASKING PRICE OF £310,000





INTRODUCTION

Situated in a convenient and yet rural location on the outskirts of the village of Capel St Mary, this property offers great scope for extension and alteration (stp) to a buyers requirements to make the best of the generous plot. Internally three bedrooms and an extensive ground floor comprising sitting room, dining hall, conservatory, boot room, kitchen and utility rooms offer flexible space to purchaser. With No Onward Chain we highly recommend a viewing.

DIRECTIONS

from the A12 heading Southbound take the Capel St Mary junction and cross straight over the first roundabout. Turn left onto Station Road and continue for around three quarters of a mile, turn right onto London road and the property can be found after a mile on the right hand side.

INFORMATION

of traditional brick cavity construction under a tiled roof completed in the 1951, this property benefits from insulation to the cavity's and loft space. Heating is via an oil fired boiler to radiators throughout. Drainage is via a



private shared system with the adjacent property, water is provided via mains system. Windows are double glazed sealed units throughout. There are ample sockets throughout and a BT connection. Viewings Strictly by appointment only.

CAPEL ST MARY

has a good range of local facilities including several village shops, primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village, high school catchment for East Bergholt High School and sixth form centres in both Ipswich and Colchester. There are a number of independent schools in the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main line railway stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

SERVICES

All mains services are connected to the property aside from Gas. EPC - F Babergh District Council 01473 822801 Council Tax Band C

ACCOMMODATION across two floors, on the first floor:



BEDROOM ONE

12'11 x 10'07 window to the front (West), space for double bed, wardrobe and built in cupboard to the rear.

BEDROOM TWO

10'09 x 10'07 window to the rear (East).

BEDROOM TWO

13'10 x 6'03 window to the front (West), good size single bedroom.



FAMILY BATHROOM

7'02 x 6'05 opaque window to the side, inset panel bath with power shower over, pedestal wash basin, w/c, tiled walls to waist height and over the bath to ceiling height.

LANDING

picture windows to the rear, deep storage cupboard, loft access and stairs return to the ground floor:

SITTING ROOM

17'00 x 10'08 dual aspect windows to the front and rear, brick feature fireplace with open fire. The space is open into an office space with room for a desk and door





though into the.

DINING ROOM

10'01 x 9'05 fireplace with inset log burner, open plan into the kitchen and door to the rear into the conservatory.

KITCHEN

9'05 x 9'01 window to the front, shaker style kitchen with base units to three sides providing ample storage space and provision for the built in raised double oven. Work surface over with inset four ring hob and ceramic sink/drainers, tiled splash backs. Larder cupboard to the side and heated towel rail.

CONSERVATORY

10'07 x 9'02 glazed to three sides under a opaque roof, power and light connected, radiator to the side, double doors into the:

UTILITY PORCH

8'06 x 7'09 glazed to two sides, double doors to the rear garden, part glazed door into the:

UTILITY ROOM

9'01 x 8'07 work surface to the side, space and plumbing for a washing machine and tumble dryer, butler sink to the corner, hanging rail and door though to the:

BOOT ROOM

9'00 x 6'04 window to the side, floor mounted oil fired boiler, secure composite door to the front, door to the downstairs w/c.

OUTSIDE

to the front an area of parking is secured by low fencing and a gate into the front garden predominantly laid to lawn with well defined fence and hedge boundaries, mature monkey tree, pathway to the front door and open to the side garden. Large shed and further defined boundaries by close board fencing opening into the:

REAR GARDEN

taking in an Easterly aspect the generous garden is predominantly laid to lawn with fenced boundaries to all sides and well screened by mature hedges and trees. The garden presents excellent potential for enhancement to a new owners requirements and to the front offers space for a cart lodge subject to the correct planning consent.





