

oakheart



£270,000

Guide Price

Garrods, Capel St. Mary



Guide Price: £270,000 - £280,000.

Nestled in the highly sought-after Capel St Mary, this fully renovated two-bedroom bungalow offers a unique blend of comfort and convenience. The village boasts a range of local amenities, including shops, a doctor's surgery, a garden centre, public houses, and easy access to the A12.

Upon entering, you are welcomed by an entrance hall with built-in

cupboards for ample storage. The recently fitted modern kitchen features integrated appliances, including a dishwasher, oven, and washing machine. The spacious lounge diner is a highlight of the home, with French doors opening out to the central courtyard garden, providing a seamless indoor-outdoor living experience.

The modern shower room boasts a double walk-in shower, WC, and wash basin, while a separate WC adds convenience. A light-filled hallway, with large windows allowing natural light to flood in, leads you to

the generous principal bedroom, which includes built-in wardrobes. The second double bedroom is versatile, currently being used as an additional reception room or snug, and there is access to the rear garden through a back door.

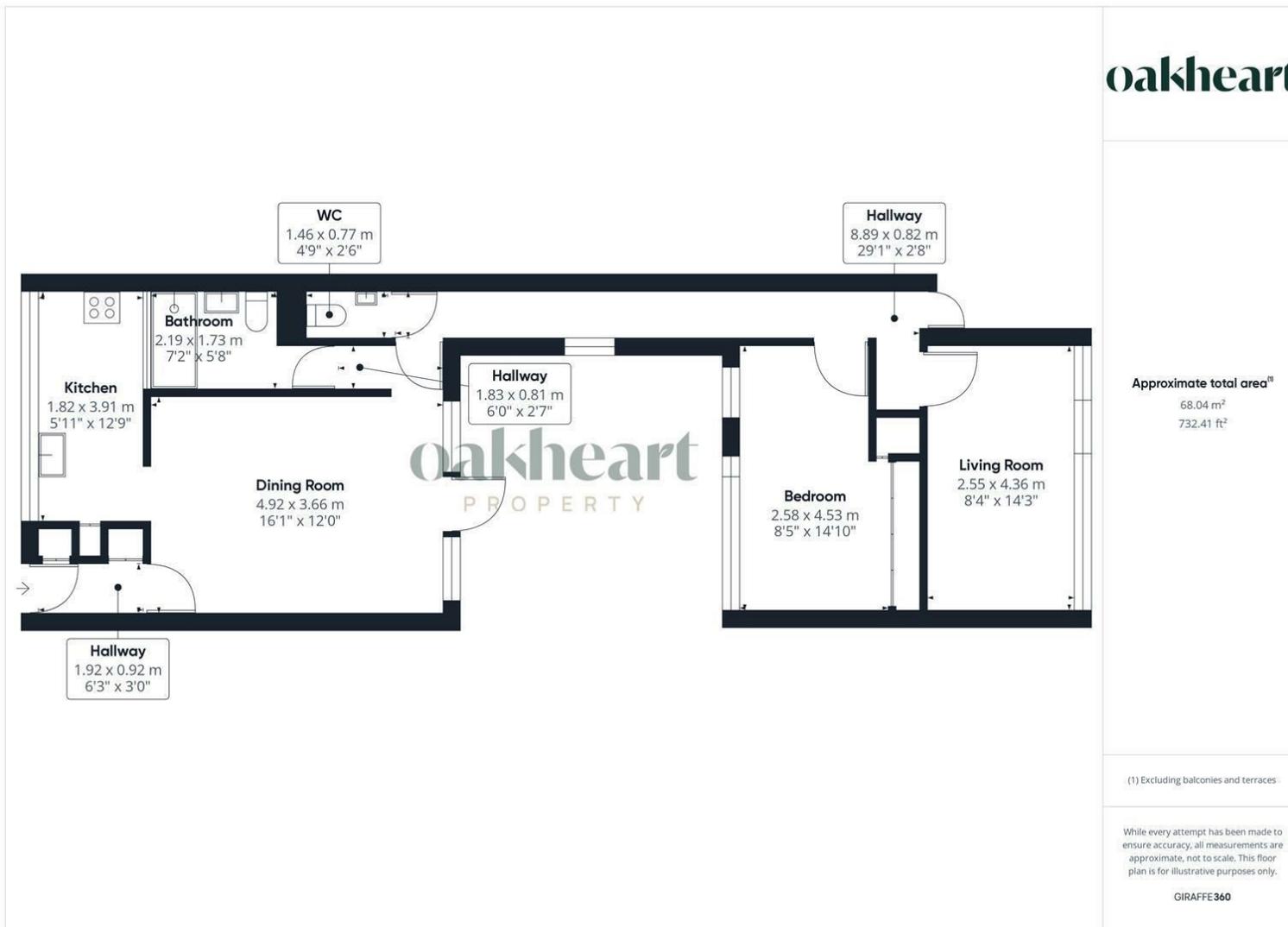
Outside, the property features a delightful central courtyard garden, perfect for outdoor dining and relaxation. The rear garden is a mix of patio and lawn, providing a great space for gardening and outdoor activities. The front driveway offers ample off-road parking space, and additional storage and parking are available in the garage.











Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.