

## **Capel Road, Bentley, Ipswich, Suffolk, IP9 2DW**

**Offers in excess of: £260,000**



- No Onward Chain
- Character Cottage
- Two Double Bedrooms
- Master has Dressing Room & En-Suite Bathroom
- Ground Floor Wet Room
- Well-Stocked Rear Garden
- Detached Wooden Garage to Rear

This two bedroom semi-detached cottage, situated in the much sought after village of Bentley, was formerly a one bedroom and has been extended to the side creating a ground floor bedroom, wet room and utility room. This character cottage is being sold with no onward chain and comes with a mature and well-stocked rear garden with detached wooden garage to the rear.



The accommodation comprises lounge, kitchen / breakfast room, utility room, ground floor wet room, ground floor double bedroom, and on the first floor is the master double bedroom with dressing room and en-suite bathroom.

The village of Bentley is conveniently located between Ipswich and Colchester and benefits from having two churches, a primary school, pub, village shop, village hall, mobile library and riding school. Manningtree is situated approximately five miles from Bentley and offers direct rail links to London Liverpool Street station.

Council tax band: A

#### Dimensions:-

**Lounge** 11'4" x 10'8" (3.45m x 3.25m)

**Kitchen / Breakfast Room** 12'4" x 8'9" (3.76m x 2.67m)

**Utility Room** 10'8" x 4'1" (3.25m x 1.24m)

**Bedroom Two** 10'8" x 10' (3.25m x 3.05m)

**Bedroom One** 11' x 11' (3.35m x 3.35m)

**Dressing Room** 8'7" x 6'8" (2.62m x 2.03m)



#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.