

# Grier & Partners

— LAND AND ESTATE AGENTS —



# Current Property Market Update

With July marking the start of the second half of 2024, we have seen some tangible changes in the property market so far this year, from a quiet start in January through a busy and positive February, March, April and May to now a slight hint of uncertainty that so often comes with a general election underway. I am confident that following the election, the market will pick up again with the pent up demand from the month of June and early July flowing into the market. Furthermore there are good indications that a Bank of England rate cut on the 1st August is likely, should that be the case and mortgage rates begin to fall correspondingly, we will certainly see a further improvement in the property market and buyer interest growing strongly. With that in mind, now is an excellent time to get in contact with us, arrange a valuation and look to make the best of what is I feel going to be a positive summer and autumn.

Should you wish to have a full, informal conversation about the property market or the best option for selling your home, please don't hesitate to contact me in the office on 01206 299222 or [aidan@grierandpartners.co.uk](mailto:aidan@grierandpartners.co.uk).

Kind Regards,





# Properties For Sale



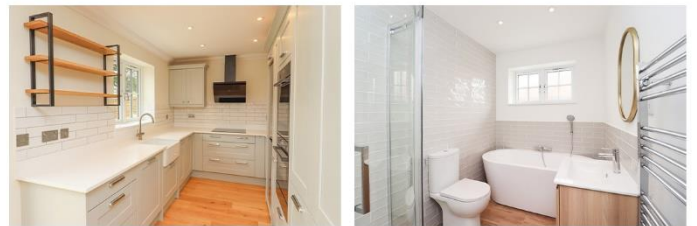
This modern, well presented, efficient and stylish three bedroom detached family home in the Suffolk village of Capel St Mary, offers great living space on the ground floor including open plan kitchen/ dining room and three well sized bedrooms on the first floor.

Capel St Mary - Asking Price of £365,000



Completed to an outstanding level throughout and occupying a quiet position within the village, this two bedroom new build bungalow offers an exceptional specification throughout with a close attention to detail and integration of a range of bespoke features.

East Bergholt - Asking Price of £415,000



Situated in the centre of the popular and well serviced village of Stoke-by-Nayland, this generously sized two bedroom cottage benefits from an abundance of living space on the ground floor, two double bedrooms on the first floor alongside a well appointed family bathroom and a sizable walled rear garden with off-road parking.

Stoke by Nayland - Asking Price of £465,000



A four bedroom detached house with generous one bedroom annex situated on a private road in the village of Brantham. This substantial family home has been enhanced and extended over the current owners occupation to present the charming, flexible house it is today.

Brantham - Asking Price of £765,000







Situated in a prominent position within this small collection of lodges overlooking the Brett Vale Golf course and enjoying wonderful views over the course, this three bedroom lodge is well specified throughout and benefits from a large raised composite decking area, two parking spaces and a garden shed to the rear.

Raydon - Asking Price of £195,000



A well presented extended detached four-bedroom bungalow located on a corner plot in the quiet village of Bentley. The property extends to approx 1722 sq.ft and benefits from two reception rooms, conservatory, fitted kitchen, utility room, first floor study/office, family bathroom and four bedrooms.

Bentley - Asking Price of £530,000



This four bedroom family home situated in the heart of the popular village of Capel St Mary, offers well laid out, flexible living space including a kitchen/breakfast room, study/playroom and sitting room on the ground floor, ample parking and four generous bedrooms on the first floor.

Capel St Mary - Asking Price of £435,000



This two bedroom, bungalow situated in the charming village of Langham offers the opportunity for a purchaser to acquire the property with no-onward chain and to build upon the strengths of the existing home while re-modelling and extending to their own requirements.

Langham - Asking Price of £430,000







This 2.8 Acre (sts) site overlooking the Brett Vale within the village of Lower Raydon offers a purchaser the opportunity to either carry out the vision set out within the current consent or to implement their own unique idea within this fantastic setting (stp).

Lower Raydon - Offers in Excess of £650,000



Situated in a convenient and yet rural location with wonderful views over open farmland to the front and sizable gardens. This five-bedroom family home blends the charm of a period property with an edge of contemporary internal style to great effect.

Beaumont - Asking Price of £695,000



A particularly well presented and positioned three bedroom detached bungalow of generous proportions throughout. The property has been comprehensively modernised and extended by the vendors to an excellent standard and brings together a welcoming feel with a modern open plan and flexible layout.

Bentley - Offers in Excess of £625,000



Available to view, this plot of land just on the outskirts of the town of Colchester benefits from planning permission for three detached Holiday Lodge Bungalows on the basis of holiday let usage. The site slopes gently to a South facing aspect with a substantial access in place from Bakers Lane to the site.

Colchester - Sale by Informal Tender £350,000







A well proportioned and conveniently located two unit site with outline planning consent in place.

The properties are agreed to be accessed over a single driveway from Loraine Way, this site presents an excellent opportunity for a purchaser to make the best of the generous size of the plot.

Sproughton - Asking Price of £200,000



An opportunity to acquire an excellently presented semi-detached cottage dating from 1910 enjoying two bedrooms, a first floor generous bathroom and three reception areas to the ground floor including an impressive kitchen extension, all benefitting from a splendid rear garden of some 300 feet in length.

East Bergholt - Asking Price of £329,950



Occupying a prominent and yet private position on Flatford Lane in East Bergholt, within a half acre plot, this five bedroom family home enjoys remarkable views to the front over the Stour Valley taking in a Westerly aspect.

East Bergholt - Asking Price of £1,600,000



A spacious extended three bedroom semi-detached house on a corner plot in this popular area offering open plan kitchen/dining/living area, three bedrooms, family bathroom, recently landscaped front and rear garden of a good size with garage and outside store shed.

East Bergholt - Asking Price of £335,000







A spacious and welcoming property located in a quiet area of the popular village of East Bergholt within walking distance of local amenities. Offering a generously proportioned kitchen/dining room, 21' double aspect living room, cloakroom, utility/store area and three double bedrooms.

East Bergholt - Asking Price of £325,000



A spacious 1970's built semi-detached property within walking distance of the village centre and it's amenities. Benefitting from fitted kitchen, 26' living/dining room, cloakroom, three bedrooms and bathroom, enclosed garden and a garage in a block with additional communal parking.

Capel St Mary - Asking Price of £315,000



Located in a highly convenient position on the edge of Pinewood adjacent to open meadows at the side, this well presented four bedroom family home benefits from ample parking, a pleasant garden, detached garage and internally open plan kitchen dining room.

Pinewood, Ipswich - Guide Price of £350,000



A spacious extended three bedroom semi-detached house on a corner plot in this popular area offering open plan kitchen/dining/living area, three bedrooms, family bathroom, recently landscaped front and rear garden of a good size with garage and outside store shed.

Capel St Mary - Asking Price of £575,000







A recently constructed contemporary style three bedroom detached property offering light and airy accommodation with impressive open plan living/dining/kitchen overlooking enclosed rear garden and field views to the rear.

Copdock - Asking Price of £475,000



An immaculately presented extended three/four bedroom detached bungalow which offers spacious and light accommodation together with a beautiful well stocked garden with a Japanese influence to one area and ample parking for a number of vehicles to the front.

East Bergholt - Asking Price of £575,000



The rare opportunity has arisen to acquire a partially wooded plot of land extending to approx. 0.5 acre sts, situated just outside the western extremity of the Capel St Mary village local plan. The land could lend itself to a variety of uses subject to the relevant planning permission being approved.

Capel St Mary - Asking Price of £80,000



A beautifully presented detached three bedroom bungalow situated in a set back position within the village of Holton St Mary. The property benefits from extensive living accommodation, field views to the rear, ample off-road parking all in a 0.24 acre plot.

Holton St Mary - Asking Price of £495,000







Offering scope to refurbish and further enhance with NO ONWARD CHAIN. A three bedroom semi-detached property in a quiet cul-de-sac location within an easy walk of village shops and amenities with south-facing rear garden, garage, parking and workshop/storeroom.

Capel St Mary - Asking Price of £290,000



Welcome to Prior Gardens, a delightful development comprising just Two 2 Bedroom Semi Detached and a Six 3 bedroom Semi Detached houses set in a private driveway in the sought after village of Bentley within reach of Constable Country.

Bentley - Available from £330,000



Situated in a quiet part of the charming Suffolk village of Cape St Mary, this three/four bedroom cottage provides the charm of a period property alongside substantial ground floor living space. Alongside the pleasant garden, off road parking and garage/workshop we highly recommend a viewing.

Capel St Mary - Asking Price of £375,000



This period cottage located in the attractive village of Stratford St Mary, offers a purchaser an excellent opportunity to build upon the work started by the current vendors to carry out their own vision of a sympathetic renovation to modern standards.

Stratford St Mary - Asking Price of £325,000





# Sold STC Properties in the Last Month



37 Collingwood Fields  
East Bergholt



The White Horse  
Stone Street, Hadleigh



Mill House, Lower Street  
Stratford St Mary



Fairway, Church Road  
Chelmondiston



9 Boydlands  
Capel St Mary



27 Brook Street  
Manningtree



# Social Media



We are constantly increasing the use of Facebook and Instagram to promote properties we have for sale and rent to help them reach the widest possible market available. By using targeted posts, we can send out your property as an advert to people's social media, making sure any potential purchasers can see your home is for sale.

By using a brief description of the property along with key information, we can highlight the main features within a few words in a post, making it visually aesthetic and easy to read thus keeping any potential purchasers attention.

We have recieved lots of positive feedback from our social media posts as it is an easy way of staying updated with the property market and seeing all new properties that are available to buy or rent.

As well as being a great way to help your property reach the widest possible market, we do also post pictures like this!





