



Lower Harlings, Shotley Gate, Ipswich, IP9 1RP

Guide Price £237,500 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

Lower Harlings, Shotley Gate, Ipswich, IP9 1RP

SUMMARY

CHAIN FREE - A much improved three bedroom semi-detached family home of decent proportions, favourably positioned in a cul-de-sac within the popular peninsular village of Shotley Gate, convenient to Shotley Marina, the River Stour, local pubs and restaurants, and breath taking country and riverside walks. The accommodation comprises; entrance hallway, sitting and dining rooms, fitted kitchen and conservatory on the ground floor, with landing, three bedrooms and shower room on the first floor. The frontage offers driveway off-road parking and up and over doorway access to an attached garage with area laid to lawn, whilst to the rear there is an established garden mainly laid to mature lawn with patio, aviary/kennel, and wooden shed, personal access to the garage reveals a partly converted space offering a work from home office and storage area. Further benefits include predominant double glazing and air to air electric heating systems. Early viewing is highly recommended.

FRONT DOOR TO ENTRANCE HALLWAY

ENTRANCE HALLWAY

stairs rising to first floor, door to.

SITTING ROOM

12' 4" x 15' 4" approx. (3.76m x 4.67m) Opening to dining room.

DINING ROOM

8' 1" x 9' approx. (2.46m x 2.74m) Doors to conservatory, opening to kitchen.

KITCHEN

7' 2" x 9' approx. (2.18m x 2.74m)

CONSERVATORY

11' 5" x 9' 4" approx. (3.48m x 2.84m) Doors to garden.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to.

BEDROOM ONE

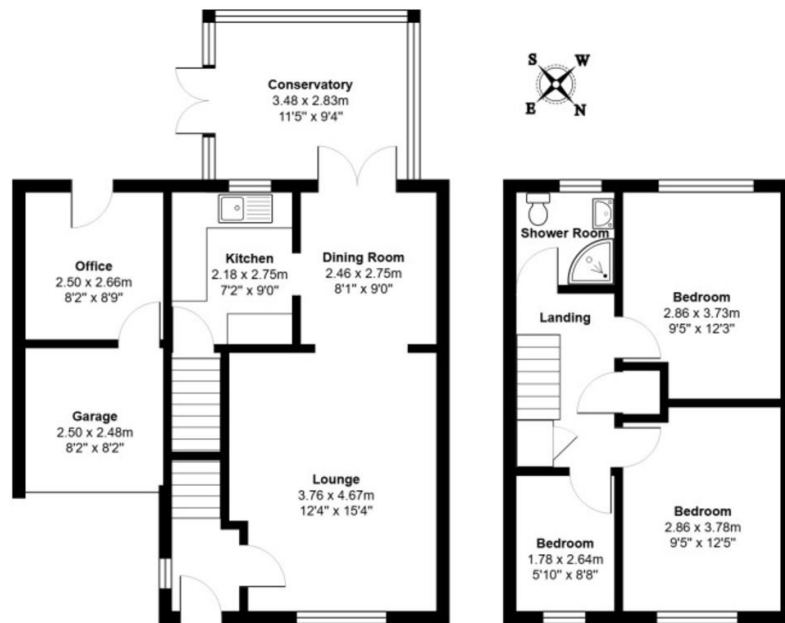
9' 5" x 12' 5" approx. (2.87m x 3.78m)

BEDROOM TWO

9' 5" x 12' 3" approx. (2.87m x 3.73m)

BEDROOM THREE

5' 10" x 8' 8" approx. (1.78m x 2.64m)



Total Area: 97.5 m² ... 1050 ft²

SHOWER ROOM

OUTSIDE

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BABERGH DISTRICT COUNCIL

Tax band B - Approximately £1,727.51 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Shotley primary and Holbrook Academy secondary.

DIRECTIONS

Leaving Ipswich, head south on Wherstead Rd/A137, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main Rd/B1456, continue to follow B1456, turn right onto Lower Harlings, turn right to stay on Lower Harlings, the destination will be on the left.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd 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 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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

Your Ipswich Ltd, 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. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Lower Harlings Shotley Gate IPSWICH IP9 1RP	Energy rating C	Valid until:	24 June 2035
		Certificate number:	2100-1706-2050-5107-5921
Property type		Semi-detached house	
Total floor area		73 square metres	

**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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