



Connells

Ganges Road
Shotley Gate Ipswich

Ganges Road Shotley Gate Ipswich IP9 1RJ

for sale offers in the region of
£220,000



Property Description

Situated in the sought after pictureque village of Shotley, Connells are pleased to offer this semi-detached property a pefect purchase opportunity for a first time buyer or as an investment. The home comprises of a generous living room, kitchen/diner, three bedrooms, bathroom, a good sized rear garden and off road parking for several vehicles.

Shotley is well known for being a village with a strong sense of community, and offers residents a number of local amenities, including local shop, pubs and restaurants, local vineyard and cafe and takeaways. The village offers river and countryside walks as well as being popular with the sailing and water sports community due to the quick and easy access to the River Stour, the River Orwell, Shotley Marina, as well as two sailing clubs. The village sits just over 10 miles from Ipswich, the county town of Suffolk, providing further shopping facilities.

Entrance Hall

Accessed via upvc double glazed entrance door, stairs rising to the first floor, electric panel radiator ,wood effect flooring and door giving access to:

Living Room

15' into bay x 11' 1" max (4.57m into bay x 3.38m max)
Upvc double glazed bay window to front, wood effect flooring, electric panel radiator, smooth ceiling with inset spotlighting and door giving access to:

Kitchen/Diner

14' 3" x 9' 8" (4.34m x 2.95m)
Upvc double glazed window to rear, upvc double glazed door giving access to the rear

garden, storage cupboard with lighting, space for cooker with filter hood over, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, bowl sink with mixer tap inset into worksurfaces with cupboards and drawers under and matching above, electric panel radiator, wood effect vinyl, flooring, tiled splashback's and textured ceiling.

First Floor Landing

Loft access to a boarded loft with shelving and light, airing cupboard and doors giving access to:

Bedroom One

12' 3" x 8' 9" plus door recess (3.73m x 2.67m plus door recess)
Two upvc double glazed windows to front, electric panel, radiator, textured ceiling and built-in double wardrobe.

Bedroom Two

7' 7" x 7' 3" (2.31m x 2.21m)
Upvc double glazed window to rear, textured ceiling and electric panel radiator.

Bedroom Three

8' 1" x 6' 6" (2.46m x 1.98m)
Upvc double glazed window to rear, electric panel, radiator and textured ceiling.

Bathroom

Upvc double glazed window to side, low-level w/c, shaped and panel bath with mixer tap and shower attachment and independent shower over, wash hand basin with mixer tap, heated towel rail, part tiled walls, tile effect vinyl flooring and textured ceiling with

extractor fan.

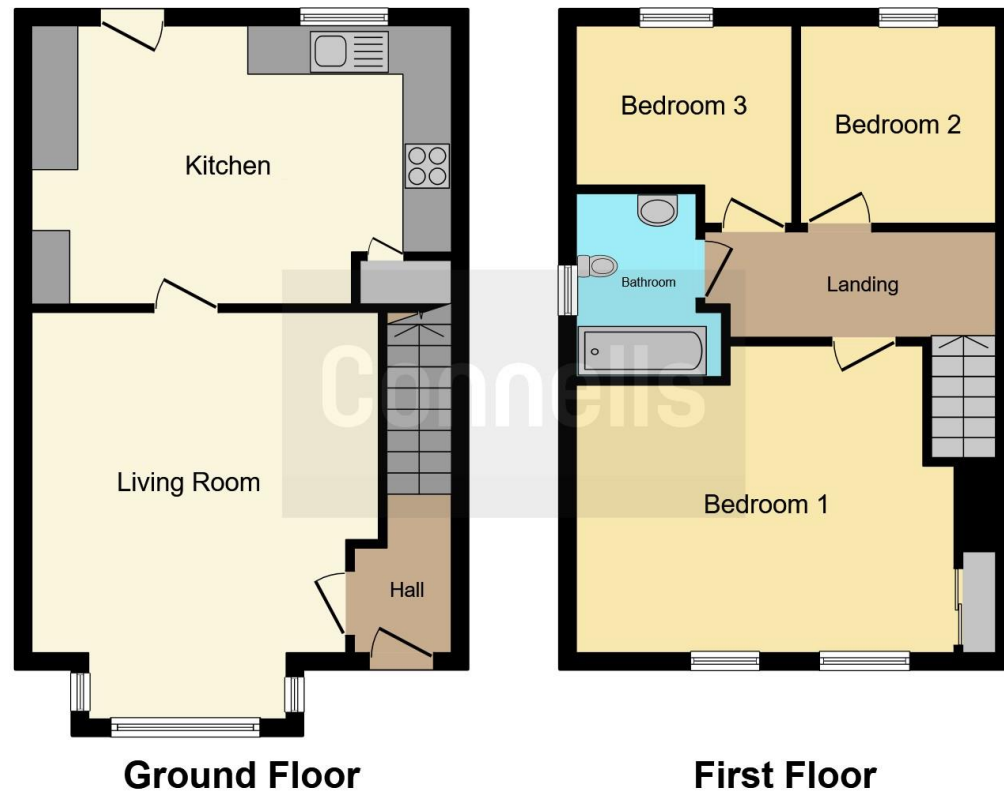
Outside

Outside to the front of the property, there is a drive providing off road parking and gated side access to the rear garden. The rear garden has two patio areas, shed and the remainder is laid to lawn and shrubs.

Agents Note

We understand that it would be possible to knock the wall out, between bedrooms 1 and 2, to make one particularly large bedroom.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

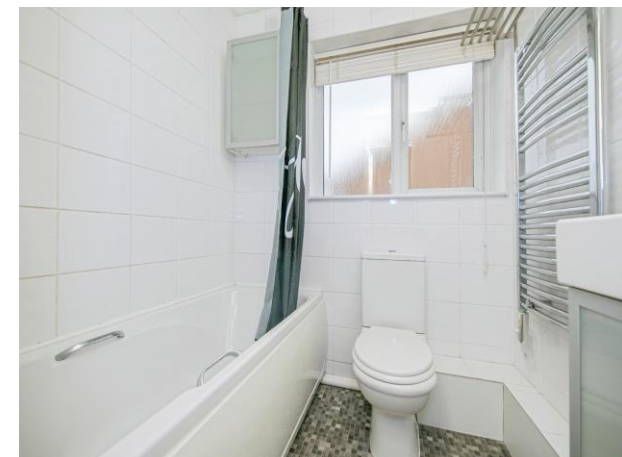
To view this property please contact Connells on

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6 Princes Street
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EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH312034



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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