



Connells

Kingsland
Shotley Ipswich



Property Description

A two bedroom semi-detached property offering the opportunity to improve and modernise, situated in the popular village of Shotley with far reaching field and river views. The property is on a large corner plot and comprises of a lounge/dining room, kitchen, lean to, two first floor double bedrooms, bathroom and front and rear gardens.

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. There is also a GP surgery and Pre School & Primary School, within a short walk of the property. 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, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Accessed via double glazed front door, carpet, radiator, under stairs cupboard and stairs leading to the first floor and doors leading to:

Lounge/Dining Room

Electric fire with tile mantle surround, wood and pendant light, radiator, double glazed window to rear and carpet.

Kitchen

Matching wall and base level units inset into roll top work surfaces with a

stainless steel sink and drainer and mixer tap, half tile walls, radiator, double glazed window to front, space for washing machine and cooker, laminate flooring, airing cupboard/pantry, strip light and single glazed window to side and door leading to:

Lean To

Laminate flooring, double glazed window to side, single glazed window, garden access from front garden, wooden door leading to a brick built coal shed housing boiler and single glazed window to side.

First Floor Landing

Carpet, loft hatch and loft is insulated, pendant light and doors leading to:

Bedroom One

Carpet, radiator, double glazed window to front, storage cupboard and pendant light.

Bedroom Two

Double glazed window to rear with field views and overlooking the river, carpet, built-in double wardrobe, cupboard housing water tank, pendant light and radiator.

Bathroom

Tile around bath and wash hand basin, low-level w/c, double glazed window to rear, radiator and laminate floor.

Front Garden

A concrete path to the front door with the remainder laid to gravel and access to the rear.

Rear Garden

A very generously sized rear garden with mature shrubs, concrete path, the remainder is laid to lawn offering far reaching views over the river and fields and a public footpath offering scenic dog walks also runs behind the garden.

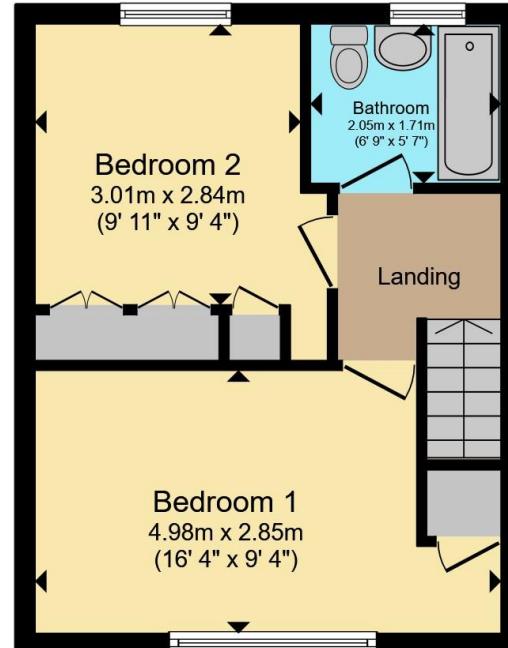
Agent Note

The property is steel framed (non-standard construction) and has oil central heating.





Ground Floor



First Floor

Total floor area 75.0 m² (808 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating:
Awaited

Council Tax
Band: A

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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