

Connells

Ganges Road
Shotley Gate Ipswich

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Shotley Gate Ipswich IP9 1RJ

for sale offers in excess of
£200,000







Property Description

Situated in a popular cul-de-sac position in the sought-after coastal village of Shotley Gate, this well-presented two-bedroom semi-detached home offers comfortable and modern living, together with the benefit of off-road parking and a private rear garden. The property has been thoughtfully maintained and is presented with modern décor throughout, creating a bright and welcoming home that would be ideally suited many potential purchasers.

The accommodation provides a comfortable reception space with a pleasant outlook, leading through to a modern kitchen offering a practical range of fitted units and work surfaces. The property benefits from two well-proportioned bedrooms, together with a modern shower room. Outside, the property enjoys a private rear garden, providing an excellent space for relaxing or entertaining and the front provides off road parking for two vehicles.

Shotley Gate is a popular coastal village situated on the Shotley Peninsula in Suffolk, offering a peaceful setting surrounded by attractive countryside and waterways. The village and surrounding peninsula provide a range of local amenities and community facilities, while nearby towns including Ipswich and Harwich offer a wider selection of shopping, leisure and everyday services.

Accommodation

Entrance Hall

Double glazed entrance door, storage heater and doors leading to principal rooms.

Lounge

Bright and comfortable living space featuring a double glazed bay window to the front aspect and storage heater.

Kitchen/Diner

Fitted with a range of modern wall and base units, work surfaces incorporating a sink unit, electric oven with induction hob and extractor hood over, space and plumbing for a washing machine and dishwasher, additional under-stairs storage cupboard, breakfast bar, spotlighting, double glazed window and French doors opening onto the rear garden.

First Floor Landing

Airing cupboard and loft access.

Bedroom One

Double bedroom with front aspect window, fitted wardrobes and storage heater.

Bedroom Two

Double bedroom with rear aspect window and storage heater.

Shower Room

Comprising a shower cubicle, low-level w/c and vanity wash hand basin, with a rear aspect window.

Outside

To the front is a patio area and off-road parking for two vehicles. Side access leads to the enclosed rear garden, which features a patio seating area, garden shed, outside tap, fencing to boundaries and the remainder laid to lawn.

Agent's Note

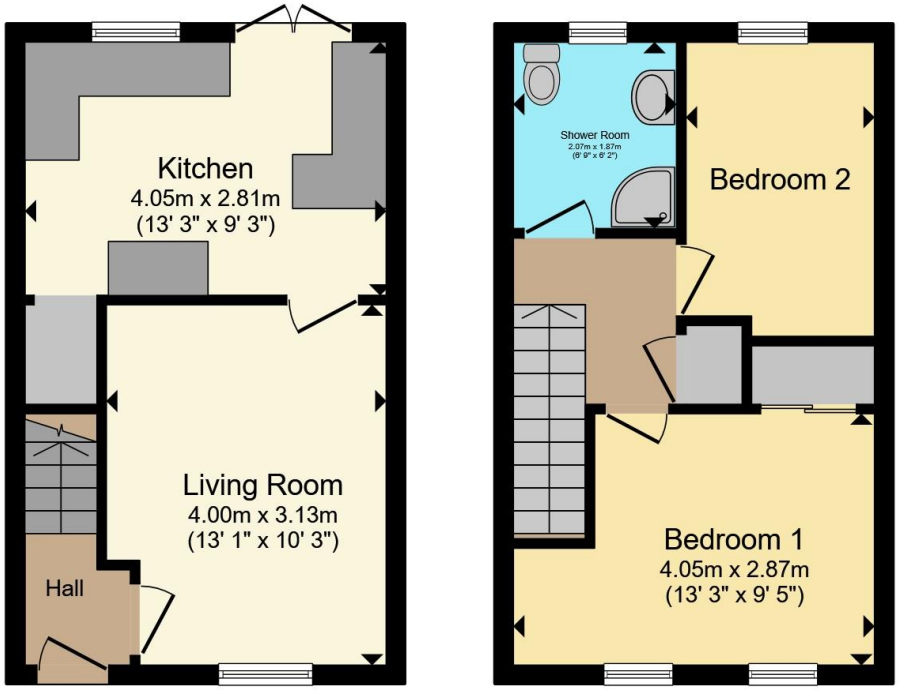
The vendor has purchased a new bathroom suite which can be included within the sale

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 55.3 m² (595 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

To view this property please contact Connells on

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6 Princes Street
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EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/ICH313494

Tenure: Freehold

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.