Great Harlings, Shotley Gate, Ipswich, IP9 1NZ

william h brown

welcome to

Great Harlings, Shotley Gate, Ipswich

69 Great Harlings, Shotley Gate, Ipswich, IP9 1NZ. We are acting in the sale of the above property and have received an offer of £220,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Entrance Hall
Spotlights and double glazed window to the front.

Dining Room
Radiator and double glazed window to the rear.

Living Room
Double glazed window to the rear and double doors opening into the conservatory.

Conservatory
Electric radiator, French doors to the garden, a pitched double glazed roof and double glazed windows to the side and rear.

Kitchen
Tiled effect flooring, a range of eye and base level units with marble effect worktop surfaces, double glazed window to the front, a stainless-steel, one and a half bowl sink plus drainer and chrome mixer tap, space for an oven, washing machine and fridge/freezer, an wall mounted boiler and access into the garage.

Garage
An up and over door, power and a door to the kitchen.

Inner Hallway
Providing access to the additional reception room, with wood effect flooring and radiator.

Ground Floor Bedroom
A versatile room with wood effect flooring, radiator, double glazed window to the rear and double glazed French doors to the side.

Ground Floor Shower Room
Wood effect flooring, radiator, low level WC, dual vanity sinks, both with chrome mixer taps, a walk in shower with tiled walls and two shower attachments and two double glazed Velux windows to the side.

First Floor Landing
Double glazed window to the front aspect and access to the loft via a loft hatch.

Master Bedroom
Wood effect flooring, radiator and double glazed window to the rear.

Bedroom Two
Wood effect flooring, radiator and double glazed window to the rear.

Bedroom Three
Wood effect flooring, radiator and double glazed window to the front.

1st Floor Cloakroom
Wood effect flooring, low level WC, wash hand basin with chrome mixer tap and a frosted double glazed window to the front.

Bathroom
Wood effect flooring, a frosted double glazed window to the front, vanity wash hand basin with chrome mixer tap, heated towel rail, a bath with chrome mixer tap and shower attachment and a storage cupboard.

Outside:

Front & Parking
Block paved driveway, providing off street parking for two vehicles.

Rear Garden

Enclosed rear garden with a patio seating area leading onto a lawn, with established planting surrounding the garden.

Ground Floor

First Floor

Total floor area 147.0 m² (1,583 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

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Great Harlings,
Shotley Gate, Ipswich

- No onward chain
- Four bedroom semi-detached home
- One reception room
- Ground floor bedroom & shower room, 1st floor bathroom & separate WC
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000

view this property online williamhbrown.co.uk/Property/IPS121540

The Property Ombudsman

Property Ref:
IPS121540 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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