

## **Great Harlings, Shotley Gate, Ipswich, Suffolk, IP9 1NY**

**Asking Price: £270,000**

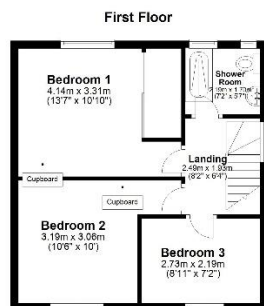
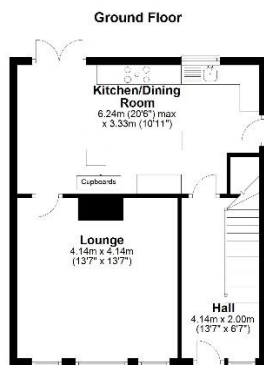


- Semi-Detached House
- Three Bedrooms
- 21ft Kitchen/Diner
- First Floor Shower Room
- Glorious Field Views from Rear
- Off-Road Parking to Front

This nicely presented three bedroom semi-detached house, situated in the sought after village of Shotley Gate, boasts glorious field views beyond the rear garden and benefits from off-road parking to the front. Within the last three years, a new oil boiler has been installed, new windows and doors fitted throughout, and new oil tank installed; the property also benefits from having 12 solar panels. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, 21ft kitchen / dining room, first floor landing, three bedrooms, and shower room.


The peninsular village of Shotley Gate is very popular amongst the boating community and provides a wide range of local village amenities including bus routes, public houses and marina, and fantastic scenic countryside walks. In the summer months a foot and cycle ferry service licensed to carry up to 12 passengers operates between Shotley Marina, Harwich and Felixstowe. Shotley peninsula is an awe-inspiring location between the River Orwell and the River Stour. The neighbouring town of Ipswich offers a further range of amenities including shops, doctors, dental surgeries, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Street Station.

Council tax band: B



**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A |                         |   |
| (81-91)                                     | B |                         | 82  |
| (69-80)                                     | C |                         |   |
| (55-68)                                     | D | 59                      |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         |   |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |