

The Street, Shotley, Ipswich, Suffolk, IP9 1NF

Asking Price: £250,000

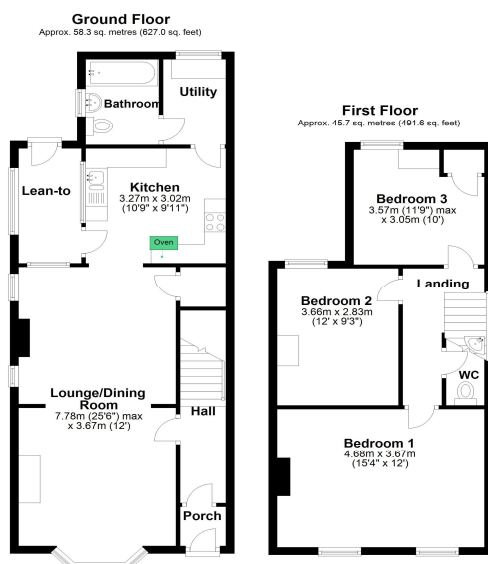


- Heart of Shotley Village
- Semi-Detached House
- Three Double Bedrooms
- 25ft Lounge/Dining Room
- Fully Integrated Kitchen
- Off-Road Parking for Two/Three Cars
- Detached Wooden Garage
- Rear Garden with Brick-Built Workshop

Situated in the heart of Shotley village lies this three bedroom semi-detached character house which has recently been redecorated and has new carpets, and is being sold with no onward chain. The property comes with off-road parking for two / three cars, detached wooden garage, and a good size rear garden which backs onto allotments and houses a large detached brick-built workshop.

The accommodation comprises front porch, entrance hall, 25ft open plan lounge / dining room, kitchen with integrated appliances, separate utility room, ground floor bathroom, lean-to, first floor landing, three good size double bedrooms, and cloakroom.

The peninsular village of Shotley is very popular amongst the boating community and provides a wide range of local village amenities including doctor's surgery, bus routes, public houses, marina, church, 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.



Total area: approx. 103.9 sq. metres (1118.7 sq. feet)

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		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		