

Hervey Close, Shotley Gate, Ipswich, Suffolk, IP9 1RR

Offers In Region Of: £200,000

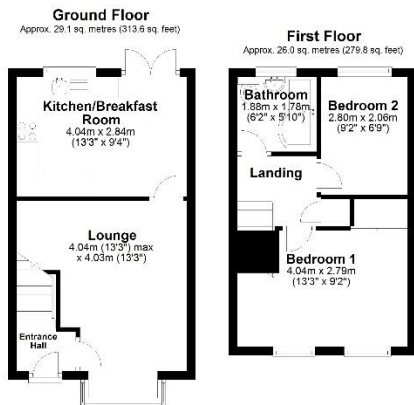


- No Onward Chain
- Recently Renovated
- Backs onto Woodland
- Off-Road Parking for Two Cars
- Two Bedroom End of Terrace House
- Potential for Additional Parking

Situated in the much sought after peninsular village of Shotley Gate, lies this recently renovated and refurbished two bedroom end of terrace house which is tucked away at the end of a cul-de-sac and backs onto woodland. The property is being sold with no onward chain, is in turnkey condition, would make an ideal first time purchase, and it comes with a private and non-overlooked rear garden and driveway providing off-road parking for two cars with an adjacent lawned area which could be used for additional parking.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, kitchen / breakfast room, first floor landing, two bedrooms, and bathroom.

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.



Total area: approx. 55.1 sq. metres (593.4 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		86
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	