

12 Garden Close, Shotley, Ipswich, IP9 1LZ



2 bedrooms
Sitting/dining room
Conservatory

Freehold

Offers In Excess Of

£200,000

Subject to contract

No onward chain

Some details

General information

Situated in the sought-after village of Shotley to the south of Ipswich is this two bedroom semi-detached bungalow. The property is offered with no onward chain and has electric heating, double glazing, parking, garage and garden which backs onto allotments.

The accommodation comprises a reception hall with built-in cupboard and doors off to all rooms. The bedrooms are situated to the front of the property, both with windows to the front. The bathroom has a white suite of bath with shower over, basin and WC. The sitting/dining room has a window to the rear and door into the kitchen which has a range of base and eye-level units, work surfaces and sink with space for all appliances. A door leads out to the rear into the conservatory which overlooks the garden and door out to the side.

Reception hall

Sitting/dining room

17' 1" x 10' 8" (5.21m x 3.25m)

Kitchen

11' 2" x 6' 3" (3.4m x 1.91m)

Conservatory

15' 8" x 6' 8" (4.78m x 2.03m)

Bedroom one

13' 5" x 10' (4.09m x 3.05m)

Bedroom two

9' 4" x 7' 2" (2.84m x 2.18m)

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

The outside

The front of the property is laid to hard standing with a small front garden and driveway providing parking for two cars. This in turn leads to a garage which measures 18'3 x 9' with up and over door and personal door to the rear.

The rear garden is predominantly laid to lawn with various shrubs, borders and trees and currently overlooks the allotments.

Where?

Situated approximately 9 miles south of Ipswich is the village of Shotley which has extensive walks and excellent sailing facilities in the area. It is also a few miles from Royal Harwich Yacht Club at Woolverstone, Shotley Gate has a public house and a bus service to Ipswich. There is a local shop with post office. Shotley Marina is nearby with foot ferry links to Harwich and Felixstowe. Mainline railway stations can be found at Ipswich and Manningtree and the village also offers good links to the A14.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - CJJ

Directions

Leave Ipswich town centre on Wherstead Road, at the end of the road turn left at the roundabout onto the B1456 signposted for Shotley. Proceed through Freston, Woolverstone and Chelmondiston until reaching Shotley. After passing the post office on the right take the next turning on the left into Orwell View Road, follow the road round to the left into Garden Close where the property can be found in the left hand corner identified by a Fenn Wright board.

To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

