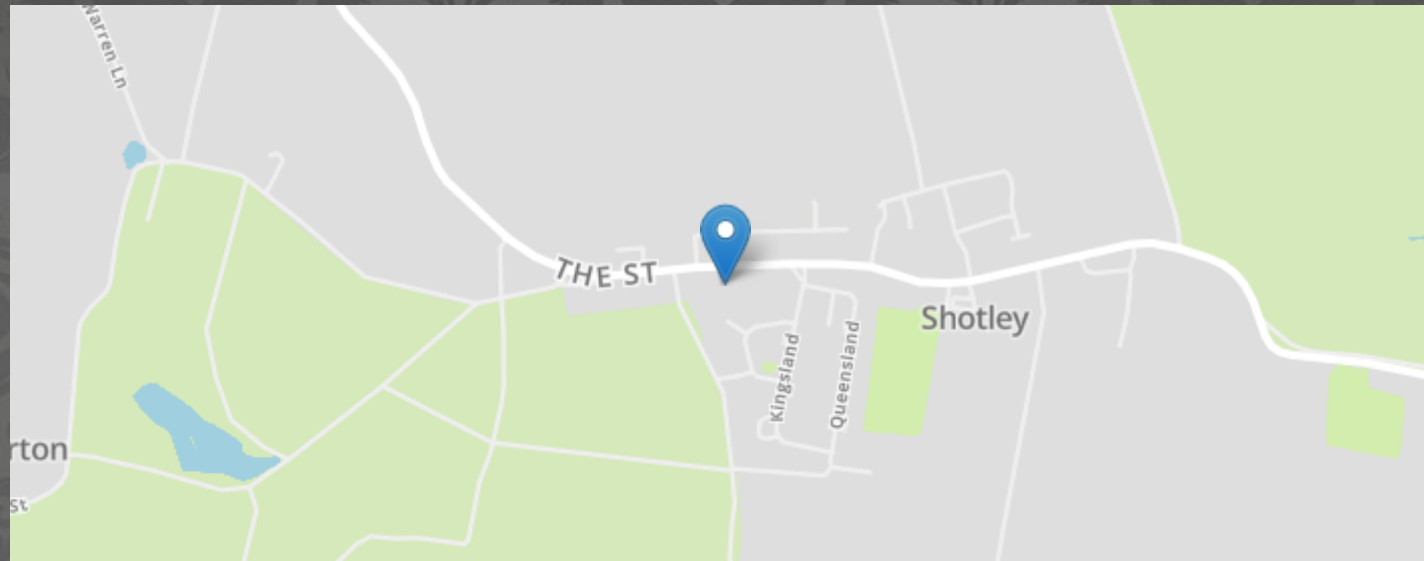


The Street, Shotley, Ipswich



- OFF ROAD PARKING
- VILLAGE LOCATION
- GARDEN
- COTTAGE

- GARAGE
- SEMI DETACHED
- TWO BEDROOM
- WORKSHOP

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



The Street, Shotley, Ipswich

Introduced to the market for sale is this two bedroom semi-detached cottage. Nestled in the village of Shotley the property is conveniently positioned close to amenities.

Internally the property benefits from, on the ground floor: Porch, living room, kitchen/diner, utility, bathroom and lean to. To the first floor: Bedroom one and bedroom two. Externally the property benefits from off road parking for multiple vehicles plus a garage and garden to the rear aspect which features artificial lawn, patio space, garden shed and also a workshop which benefits from power and lighting.

Call now to register your interest and arrange a private first hand viewing.

£210,000

The Street, Shotley, Ipswich

Porch

Front door.

Living room

3.717m x 3.897m (12' 2" x 12' 9")
Front door, radiator, open fire place, double glazed window to front aspect.

Kitchen/dining room

3.912m x 3.031m (12' 10" x 9' 11")
Extractor, radiator, double glazed window to side aspect.

Utility

1.793m x 1.936m (5' 11" x 6' 4")
Double glazed window to side aspect.

Lean to

1.570m x 4.734m (5' 2" x 15' 6")
Radiator, door to rear aspect, double glazed window to front aspect.

Bathroom

Shower cubicle, double glazed window to rear aspect, radiator, bath, basin, low level WC.

Bedroom one

3.915m x 3.743m (12' 10" x 12' 3")
Radiator, double glazed window to front aspect.

Bedroom two

2.950m x 3.151m (9' 8" x 10' 4")
Double window rear, radiator.

Garden

Artificial lawn, patio, workshop, garden shed.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav please use IP9 1LX as the point of destination.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating: TBC

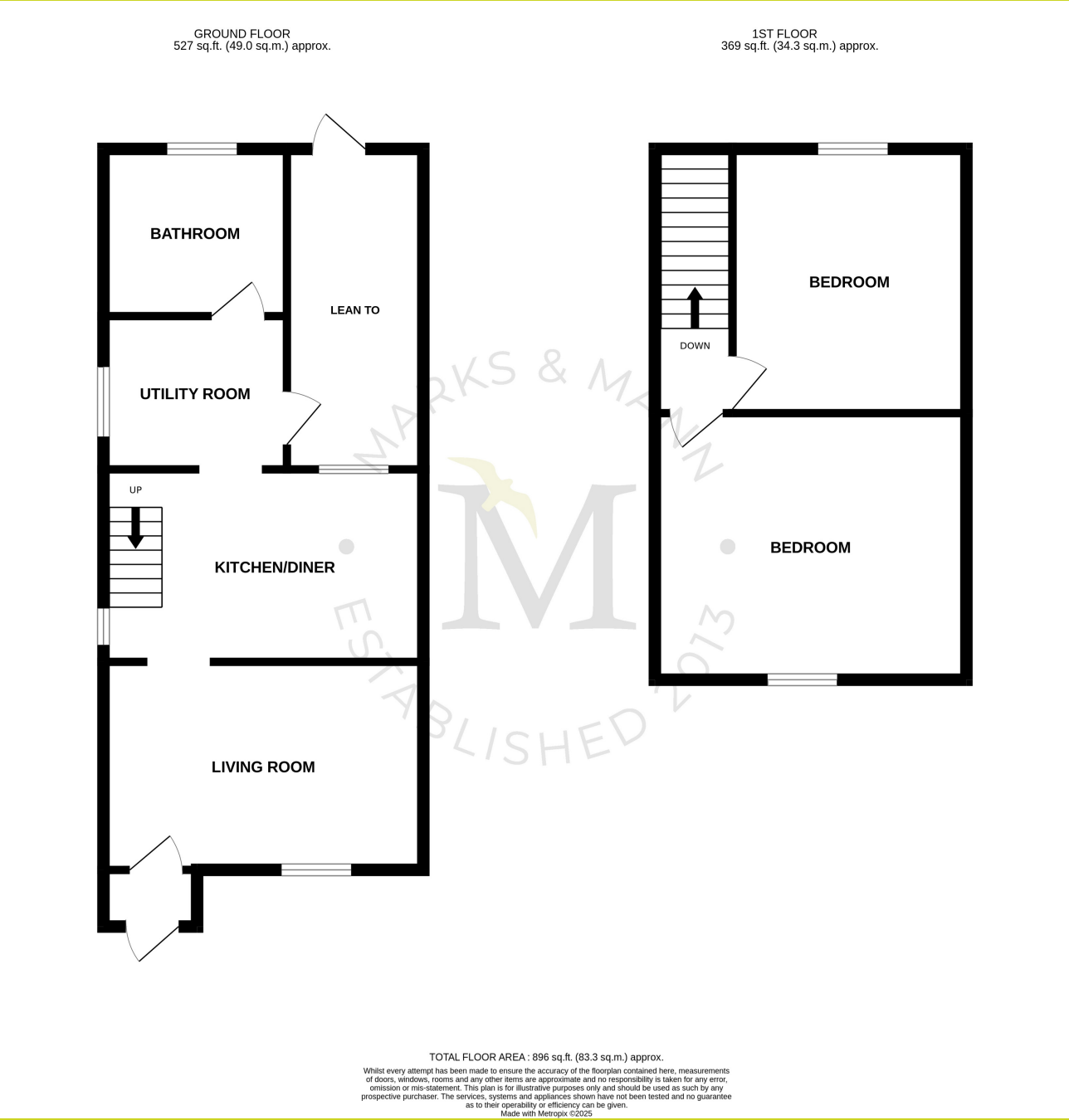
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band B.

The Street, Shotley, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

