

for sale

£260,000



Ganges Road Shotley Gate Ipswich IP9 1RJ

Situated within a quiet cul-de-sac in Shotley Gate, this three-bedroom detached home is offered for sale with no onward chain and boasts off road parking, rear garden with an opportunity for the new owner to add their own touch, and versatile living accommodation throughout.

Ganges Road Shotley Gate Ipswich IP9 1RJ

Front

Off road parking for multiple vehicles, gate providing rear access, lawn area, and mature shrubs

Entrance Hallway

Stairs rising to first floor, door leading to:

Lounge

Single glazed bay window, solid wood flooring, feature fireplace, column radiator

Dining Room

Solid wood flooring, radiator, door leading to:

Conservatory

Tiled floor, doors leading to rear garden,

Kitchen

Matching wall and base units, tiled flooring, tiled splashback, double glazed window, spotlighting, electric oven and hob with extractor over, rolltop work surface with inset stainless steel sink with mixer tap and drainer, door leading to

Utility

Utility space with plumbing for washing machine, separate cloakroom, loft hatch, door leading to rear garden, door leading to:

Study

Two double glazed windows, radiator, wood effect flooring, cupboard housing meters, door leading to entrance hallway.

First Floor Landing

Carpeted, double glazed window,

Bedroom One

Double glazed window, radiator, carpeted,

Bedroom Two



Radiator, built in wardrobes, double glazed window,

Bedroom Three

Radiator, carpeted, double glazed window,

Bathroom

Panel bath with shower over, laminate flooring, low level wc, vanity hand wash basin with mixer tap, double glazed window, spotlighting, shaving point

Rear Garden

Gate providing side access, patio area with pergola over, raised flowerbed, shed to remain, area for lawn to be laid, oil boiler and oil tank,







Total floor area 91.2 m² (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01473 233 966

E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

Property Ref: ICH313107 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online

connells.co.uk/Property/ICH313107

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk