



Palmer & Partners



Kirkton House, The Street, Shotley,
Ipswich, Suffolk, IP9 1LD
Offers In Excess Of £135,000

Palmer & Partners

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- Peninsular Village of Shotley
- Semi-Detached Bungalow
- Two Bedrooms
- Modern Kitchen & Bathroom
- Decked Courtyard Garden
- Off-Road Parking
- New Roof Laid in 2021
- New Boiler Installed in 2022



This nicely presented and modern two bedroom semi-detached bungalow, located in the peninsular village of Shotley, benefits from having a new roof laid in 2021, new boiler installed in 2022, off-road parking, and a decked courtyard rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, entrance hall, two bedrooms, bathroom, open

plan kitchen / living room, and utility room.

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.

Council tax band: A
EPC Rating: E



Outside – Front: There is off-road parking.

Front Porch: Windows to the front and side aspects and door through to:

Entrance Hall: Electric wall mounted heater and doors to both bedrooms, bathroom and kitchen / living room.

Bedroom One: 10'2" x 7'7" (3.1m x 2.3m) Window to the front aspect and electric wall mounted heater.

Bedroom Two: 10'2" x 6' (3.1m x 1.83m) Skylight window and electric wall mounted heater.

Bathroom: 5'9" x 5'7" (1.75m x 1.7m) Modern three piece suite comprising bath with electric shower over and glass screen, low-level WC and vanity hand wash basin with storage beneath; heated towel rail; tiled walls and floor; ceiling inset spotlights; and skylight window.



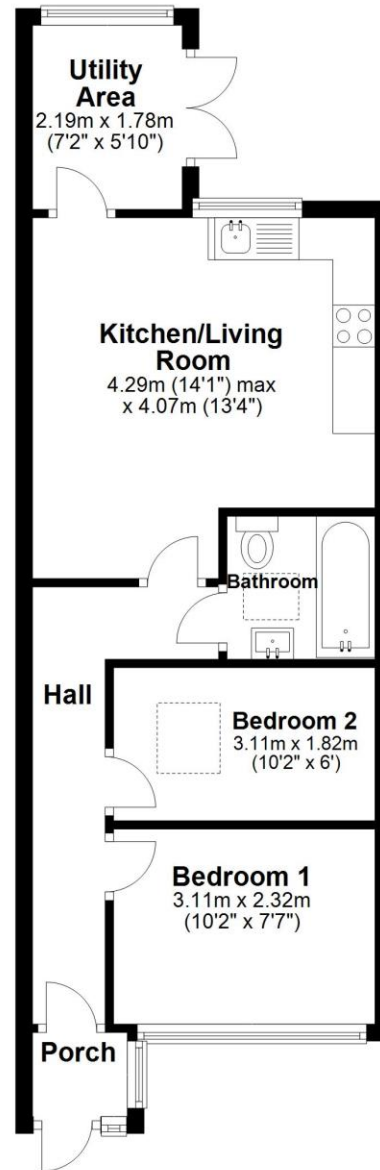
Kitchen / Living Room: 14'1" x 13'4" (4.3m x 4.06m) Fitted with a range of modern eye and base level units; wood work surfaces; inset sink and drainer; metro tile splash backs; integrated fridge, electric oven and hob with extractor hood over; breakfast bar; electric wall mounted heater; tiled flooring; ceiling inset spotlights; window to the rear aspect; and door through to:

Utility Room: 7'2" x 5'10" (2.18m x 1.78m) Window to the rear aspect, French doors opening out to the rear garden, tiled flooring, and space for three under counter appliances.

Rear Garden: The courtyard style garden is laid to decking with an outside tap and is fully enclosed.

Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Total area: approx. 44.4 sq. metres (477.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,



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