

104 Hervey Street, Ipswich, Suffolk, IP4 2EU



Freehold
Offers In Excess Of
£325,000

Subject to contract
**Close to Christchurch
Park**

3 double bedrooms
2 reception rooms
Bathroom and WC



Some details

General information

Located to the North of Ipswich, within close proximity of Christchurch Park, is this three-bedroom Victorian terrace house. The accommodation is arranged over three floors, which includes two reception rooms, kitchen/breakfast room, and a study/bedroom four. The property retains many period features including doors and fireplaces. It has gas central heating (not tested), double glazing, a 45ft. rear garden and permit parking available.

The reception hall has stairs to the first floor, doors off to all rooms and stairs down to the kitchen/breakfast room and WC. The sitting room has a bay window to the front and feature fireplace with open fire. Adjacent is the dining room which overlooks the garden. There is also a study which could be used as a fourth bedroom which has a window to the rear.

On the lower level there is a lobby with doors leading to the garden, WC and kitchen/breakfast room. The WC has a white suite of basin and WC. The kitchen/breakfast room has a window to the rear, walk-in pantry and door to the cellar. There is a range of base and eye level units, work surfaces, butler sink, space for a range cooker as well as space for other appliances. The cellar, which is currently used for storage measures 19'5 x 13'7.

The first-floor landing has doors off to three bedrooms all with cast-iron fireplaces, the master has a window to the front and cast-iron fireplace. Adjacent is bedroom two with a built-in wardrobe and window to the rear. The family bathroom has a suite of bath with shower over, basin and WC.

The loft has also been boarded out with vinyl floor, has power, lighting and has a velux window as well as storage in the eaves.

Reception hall

Sitting room

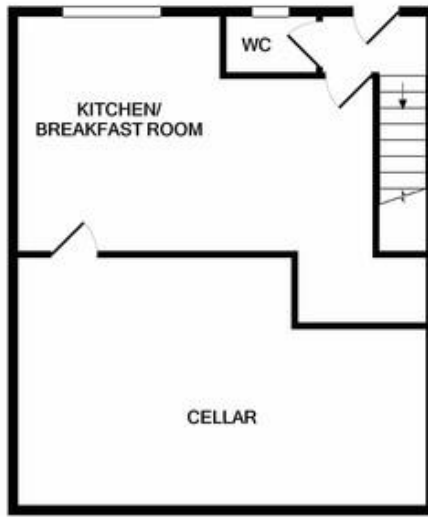
13' 8" x 13' 5" (4.17m x 4.09m)

Dining room

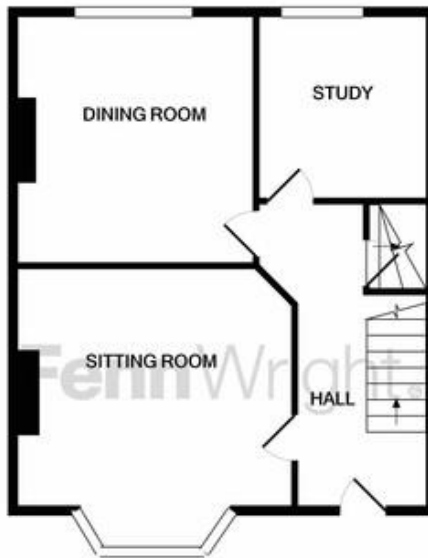
12' 1" x 11' 7" (3.68m x 3.53m)



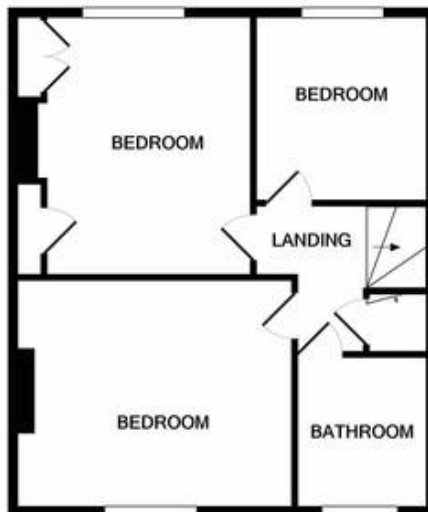
This Victorian three bedroom terrace house is within close proximity of Ipswich Town Centre and Christchurch Park.



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



Study/bedroom four

8' 9" x 8' 4" (2.67m x 2.54m)

Rear lobby

Cloakroom

4' 7" x 2' 6" (1.4m x 0.76m)

Kitchen/breakfast room

17' 6" x 11' 7" (5.33m x 3.53m)

Cellar

19' 5" x 13' 7" (5.92m x 4.14m)

Landing

Bedroom one

13' 6" x 11' 2" (4.11m x 3.4m)

Bedroom two

12' 11" x 7' (3.94m x 2.13m)



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Particulars for 104 Hervey Street, Ipswich, Suffolk, IP4 2EU

Bedroom three

9' 1" x 8' 8" (2.77m x 2.64m)

Bathroom

7' 5" x 5' 3" (2.26m x 1.6m)

Outside

To the front of the property is a low-level brick wall enclosing a small front garden with various trees and shrubs with original tiled path to the door.

The rear garden, measuring approximately 45ft. in length, is predominately laid to lawn with a patio area to the rear of the property and a raised decking area to the bottom of the garden. It is enclosed by panel fencing and has a number of trees and shrubs.

Where?

Hervey Street is situated on the Northern side of Ipswich and lies within the St. Helen's Primary and Northgate High School areas. It is a short walk from Christchurch Park with its 85-acres of rolling parkland and town centre beyond with an excellent range of shops, coffee houses, bars and restaurants. There is also a bus service nearby.

Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - D

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700.

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Directions

Proceed across Ipswich town centre along Crown Street, fork left onto Soane Street and turn left at the T-junction onto Bolton Lane which leads into Westerfield Road. Then fork right onto Tuddenham Road, adjacent to the Woolpack Public House, take the second turning on the right into Hervey Street where the property can be found on the left-hand side.

To find out more or book a viewing

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