



Hervey Street | Ipswich | IP4 2EU

Offers Over £225,000 Freehold

 **your ipswich**
estate agents

Hervey Street, Ipswich, IP4 2EU

NO ONWARD CHAIN - We are delighted to be offering for sale this Victorian family Mid terraced property located on Hervey Street which is just a short stroll to Ipswich town centre, Christchurch park and is ideally situated for Northgate school catchment. The property is arranged over two floors comprising entrance hall, lounge/dining, modern kitchen, stairs to landing leading to 3 good size bedrooms and family bathroom, double glazed windows, gas centrally heated, outside utility room and storage room/study, gardens front & rear, early inspection recommended to secure this property.



ENTRY HALL

Door into entry hall, brush matting to floor, part glazed door into inner hallway, stripped floor boards, radiator, stairs to first floor, door into lounge/dining.

LOUNGE AREA

10' 10" x 10' 5" max (3.3m x 3.18m) Stripped floor boards, double glazed window to front aspect, radiator, fireplace with tiled hearth opening into dining area.



DINING AREA

11' max x 11' (3.35m x 3.35m) Stripped floor boards, double glazed window to rear aspect, radiator, storage cupboard under stairs, door through to kitchen.

KITCHEN

9' 3" max x 8' (2.82m x 2.44m) Comprising Grey glossy eye level and matching base units with roll edge work tops, 4 ring gas hob with extractor over, electric oven, stainless steel sink with swan neck mixer tap, plumbing for dish washer, integrated fridge & freezer, double glazed window to side aspect, tiled floor, stable door to side aspect.

STAIRS

Carpeted stairs and landing, loft hatch with drop down loft ladder, doors to bedrooms and bathroom.





BEDROOM 1

13' 5" max x 11' (4.09m x 3.35m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 2

11' x 10' 4" (3.35m x 3.15m) Carpeted flooring, double glazed window to front aspect, radiator, original fireplace.

BEDROOM 3

11' x 7' 10" (3.35m x 2.39m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin bath with shower over (off the mains) radiator, laminate flooring, extractor fan, double glazed window to rear aspect, airing cupboard housing hot water cylinder.

OUTHOUSE UTILITY

Utility room with plumbing for washing machine.

OUTHOUSE STUDY/STORAGE

7' 10" x 5' 7" (2.39m x 1.7m) Laminate flooring, double glazed window to side aspect, power & lighting connected.

OUTSIDE

Iron gate and railings to front, tiled pathway leading up to front door, shingled area to front. Rear garden with paved area, raised lawn, side pedestrian access, gardens all enclosed by fencing, access to outhouse utility room and Study/storage room.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,675.87

NEAREST SCHOOLS

St Margarets CEVAP school and Northgate high school

SERVICES

We understand all mains services are connected.

Hervey Street
IPSWICH
IP4 2EU

Energy rating

F

Valid until: 6 October 2027

Certificate number: 8923-7320-5489-4426-8902



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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