



Hervey Street | Ipswich | IP4 2ES

Asking Price £160,000 Freehold

 **your ipswich**
estate agents

Hervey Street, Ipswich, IP4 2ES

We are pleased to be offering for sale this 3 bedroom mid terraced home located close to town centre and within walking distance to Christchurch park. The property would be ideal for first time buyers or investment, arranged over two floors the property offers entry hall, lounge/dining with multi fuel burner, kitchen ground floor bathroom, stairs to first floor leading to 3 bedrooms master bedroom with mirrored wardrobes. enclosed front and rear gardens, gas centrally heated, double glazing throughout, permits for parking in allocated zone. Local schools include St Helens primary school and Northgate High School.



DOOR INTO ENTRY HALL

Carpeted flooring, door into lounge/dining.

LOUNGE/ DINING

21' 9" x 11' 7" reducing to 8'.5' (6.63m x 3.53m) Carpeted flooring, fireplace with multi fuel burner, radiator double glazed windows front & rear, door to stairs and door through to kitchen.



KITCHEN

12' 6" max x 6' 8" (3.81m x 2.03m) Comprising wall & base units with roll edge work tops, single stainless steel sink with swan neck mixer tap, wall mounted Potterton gas combi boiler, radiator, electric cooker point, space for fridge/freezer, space for slimline dish washer plumbing for washing machine, double glazed door and window to side aspect, door through to bathroom.

BATHROOM

7' 4" x 6' 2" (2.24m x 1.88m) Comprising Low level WC, wash hand basin, bath with mixer shower attachment, radiator, 2 door storage cupboard, double glazed window rear aspect.

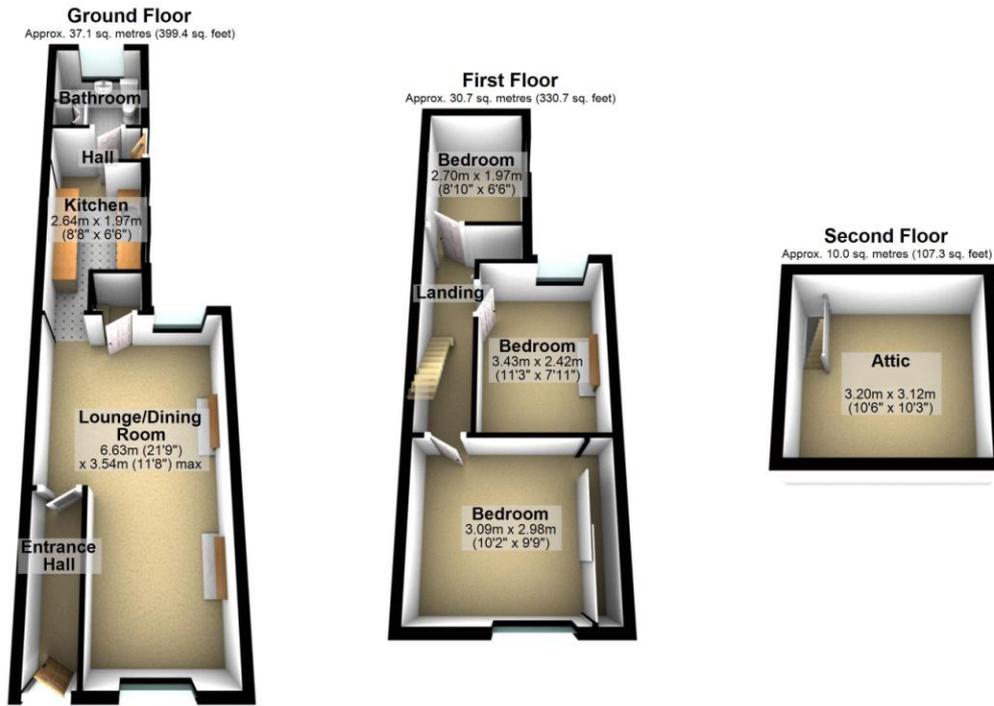
STAIR RISING TO FIRST FLOOR

Carpeted staircase and landing, radiator, doors off to bedrooms, slim line stairs leading to storage in attic.

BEDROOM 1

10' 4" x 9' 8" (3.15m x 2.95m) Carpeted flooring, radiator, 4 door mirrored wardrobe, double glazed window to front aspect, ceiling fan.





Total area: approx. 77.8 sq. metres (837.4 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.

BEDROOM 2

11' 8" x 8' (3.56m x 2.44m) Laminate flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

8' 9" x 6' 8" (2.67m x 2.03m) Laminate flooring, radiator, double glazed window to side aspect.

OUTSIDE FRONT

Enclosed front garden with conifer hedging.

REAR GARDEN

Enclosed rear garden with raised patio area and garden shed. Pedestrian access to passageway behind shed.

COUNCIL

Ipswich Borough Council

COUNCIL TAX

Band (A)

£1,290.40

SCHOOLS

St Helens Primary, Northgate High School.

HERVEY STREET
IPSWICH
IP4 2ES

Energy rating

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Valid until 5 November 2030

Certificate number

3920-0195-0056-5095-1033

Property type

Mid-terrace house

Total floor area

78 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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