

## **Hervey Street, Ipswich, Suffolk, IP4 2ET**

Offers in excess of: £170,000



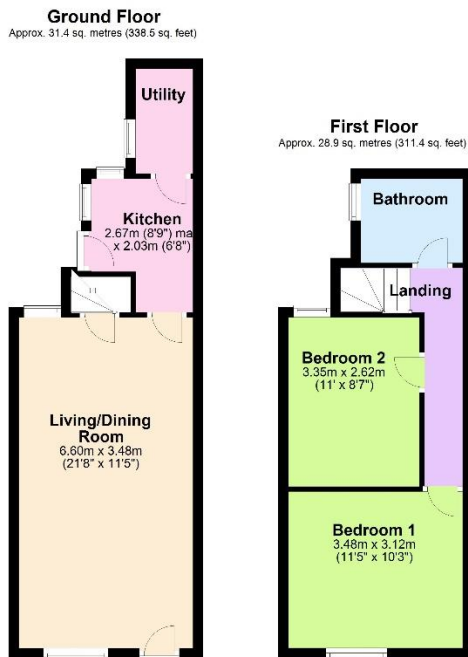
- No Onward Chain
- Mid Terrace House
- Two Double Bedrooms
- Large First Floor Bathroom

This two bedroom mid terrace house is situated towards the east side of Ipswich close to the town centre, just a few minutes' walk from Christchurch Park and falls within the Northgate School catchment (subject to availability). This character property is being sold with no onward chain, would make an ideal first time / investment purchase, and benefits from a new Worcester 1000 24kw combi boiler (replaced in February 2024) and UPVC windows and front and rear doors.

The accommodation comprises 21ft dual aspect living / dining room, kitchen, utility room, first floor landing, large bathroom, and two double bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council Tax Band: A



Total area: approx. 60.4 sq. metres (649.9 sq. feet)  
Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

