



Hervey Street, Ipswich, IP4 2ET

Guide Price: £180,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - Your Ipswich Estate Agents are delighted to be offering for sale this 3 bedroom mid terraced Victorian property located just to the North East of Ipswich in Northgate school catchment and within walking distance to town centre, Christchurch Park and Waterfront. Arranged over two floor the property comprises entry, two reception rooms, kitchen, G/F bathroom, stairs to 3 bedrooms, front courtyard garden and long rear garden. Further benefits include double glazing throughout and modern Worcester boiler serving the gas fired central heating. Early Inspection Recommended.

ENTRY

UPVC door into sitting room.

SITTING ROOM

12' x 11' 6" (3.66m x 3.51m) Laminate flooring, double glazed window to front aspect, radiator, doorway to stairs.

DINING ROOM

12' x 11' 5" (3.66m x 3.48m) Laminate flooring, double glazed window to rear aspect, radiator, cupboard under stairs, doorway to kitchen.

KITCHEN

7' 9" x 6' 5" (2.36m x 1.96m) Eye level and matching base units with roll edge work tops, stainless steel sink & drainer with hot & cold mixer tap, plumbing for washing machine, electric Hotpoint cooker to remain, wall mounted Worcester boiler, double glazed window and door to side aspect, door into bathroom.

BATHROOM

11' 4" max x 5' 10" max (3.45m x 1.78m) Comprising low level WC, wash hand basin, bath and shower cubicle, tiled flooring, 2 double glazed windows to side aspect, heated towel rail.

STAIRS

Carpeted staircase, loft hatch, doors to bedrooms.

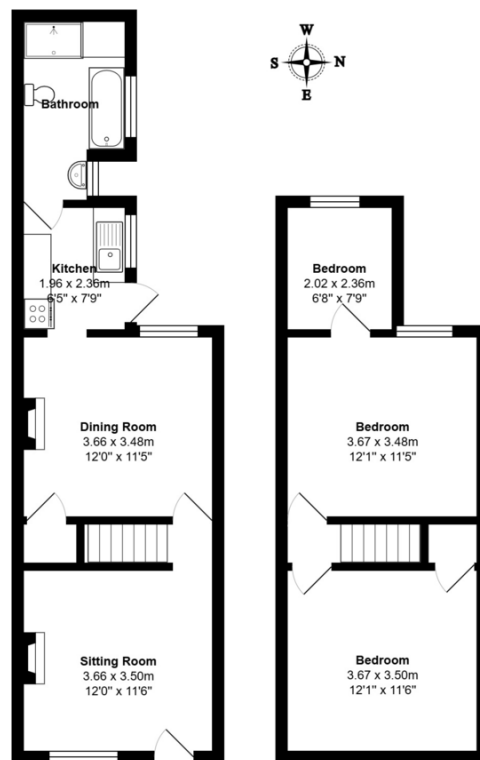
BEDROOM 1

12' x 11' 6" (3.66m x 3.51m) Laminate flooring, double glazed windows to front aspect, radiator, built in storage cupboard.

BEDROOM 2

12' 1" x 11' 5" (3.68m x 3.48m) Laminate flooring, double glazed window to rear aspect, radiator, door to bedroom 3.





Total Area: 75.3 m² ... 810 ft²

All measurements are approximate and for display purposes only

BEDROOM 3

7' 9" x 6' 8" (2.36m x 2.03m) Laminate flooring, double glazed window to rear aspect, radiator.

OUTSIDE

Enclosed front courtyard style garden and long rear garden raised with variety of shrubs and bushes and side gate with right of way access over the neighbouring rear garden.

COUNCIL TAX

Ipswich Borough Council
Council Tax Band (B) £1,834.42

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

St Margaret CEVAP School, St Helens & Northgate High School.

PERMIT PARKING

Cost for parking permit is £62.00 for first permit and £124.00 for second permit.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general

outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

Hervey Street IPSWICH IP4 2ET	Energy rating C	Valid until:	3 August 2035
		Certificate number:	2150-3408-5050-1106-4901

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.