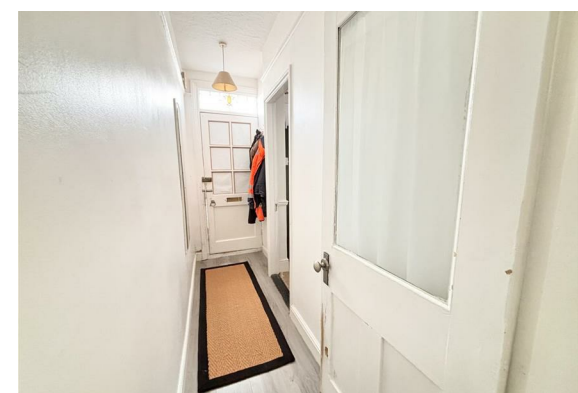




Hervey Street, Ipswich, Suffolk
£175,000

- **Two Bed Mid Terrace Home**
 - **Ideal for First Time Buyers/Investors**
 - **East Ipswich**
 - **Two Reception Rooms**
- **Low Maintenance Rear Garden**
 - **Two Double Bedrooms**
 - **No Onward Chain**
 - **Close to Local Amenities**
 - **On Road Permit Parking**



A great opportunity to purchase this two bedroom, two reception mid terrace home situated on the East of Ipswich.

The Property

This charming two-bedroom mid-terrace property features two reception rooms and a fitted kitchen, offering ample space for comfortable living. Both bedrooms are generously sized doubles, and the property includes a family bathroom located on the first floor. There is an enclosed rear garden with two outdoor stores to the rear making it a perfect choice for first-time buyers or savvy investors looking to expand their portfolio.



Built in 1880, this property brims with character and history, providing a distinctive living experience in a well-established neighbourhood. With 807 sqft of living space, there is plenty of room to create your ideal home or rental property.

Utilities

- Mains Gas
- Mains Electric
- Mains Drainage





Location

The property is situated conveniently to the east of Ipswich town centre in this modern, popular housing development. The property is in close proximity to an array of shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

Entrance Hall

Dining Room

10'4" x 8'1" (3.17 x 2.47)

Lounge

11'6" x 11'1" (3.51 x 3.39)

Kitchen

10'10" x 6'5" (3.32 x 1.98)

Landing

Bedroom One

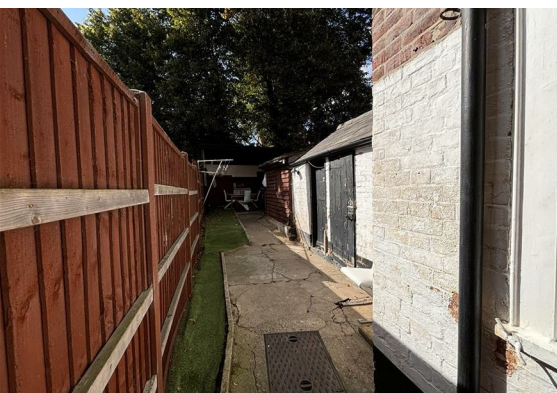
11'6" x 10'4" (3.51 x 3.16)

Bedroom Two

11'1" x 8'5" (3.40 x 2.59)

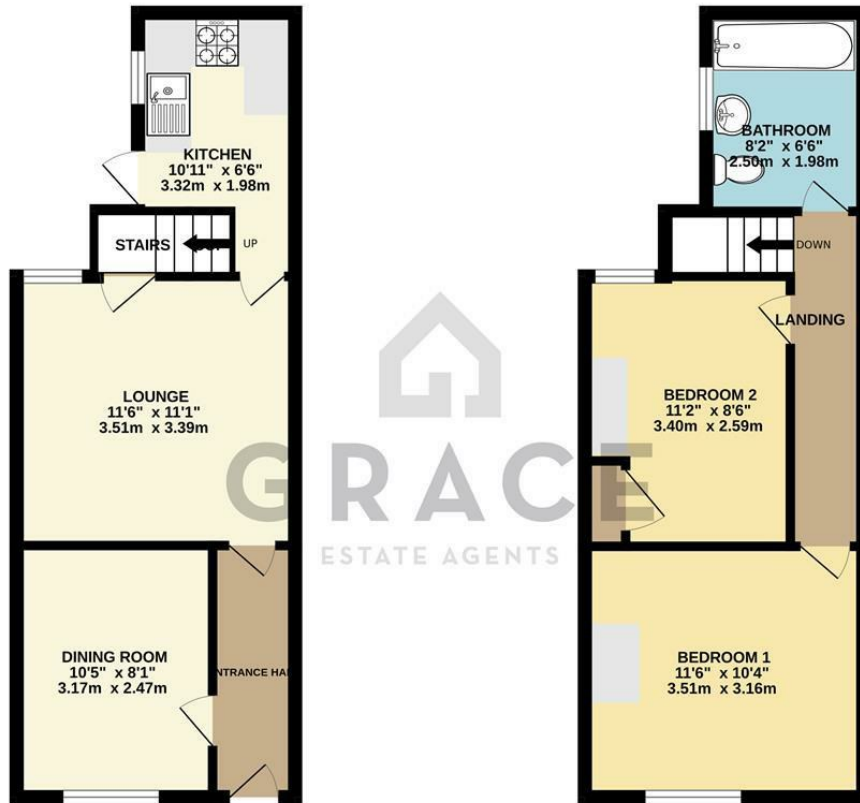
Bathroom

8'2" x 6'5" (2.50 x 1.98)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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