



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

Current Energy Efficiency Rating: **74**
Current Environmental Impact (CO₂) Rating: **86**

64 Hervey Street, Ipswich IP4 2ET

£240,000

An opportunity to make this Victorian house your home, situated in the popular north east Ipswich being convenient for Christchurch park and town centre. Arranged over three floors with 3 or 4 bedrooms, beautiful original style features, large lower ground floor OPEN PLAN KITCHEN/DINER/LIVING SPACE, front & rear gardens, benefiting from double glazed windows, gas central heating, now requiring further updating throughout. EPC - C74 - p B86



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

64 Hervey Street, Ipswich, IP4 2ET

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Hervey Street is known for its friendly community atmosphere and proximity to local amenities, town centre, marina, train station and St Helens primary and Northgate high school making it an excellent choice for families and professionals alike.

This spacious house presents a wonderful opportunity for those seeking a project to create their dream home. Don't miss the chance to make this charming property your own.

Door to

ENTRANCE HALL:

Exposed floor boards, stairs to lower ground and stairs to 1st floor. Doors to

LOUNGE/BEDROOM 4: 12'3 x 10'11 (3.73m x 3.33m)

Double glazed windows to front, exposed floorboards, radiator and a feature ornamental fire place.

BEDROOM THREE: 12 x 11'7 (3.66m x 3.53m)

Double glazed windows to rear, cupboard, airing cupboard with Baxi combi boiler, radiator, exposed floor boards and a feature ornamental fire place.

LOWER GROUND FLOOR:

OPEN PLAN KITCHEN/DINER/LIVING SPACE: 27'4 x 14'4 (8.33m x 4.37m)

Double glazed window to front, front door with steps upto street. The kitchen space has a Butler style sink, shelves, portable central island with drawers and storage under, exposed brick chimney with feature ornamental fire place, range style cooker with an extractor hood and splash back.

LOBBY:

Space for washing machine, door to bathroom, door to lean to conservatory, stairs to ground floor.

BATHROOM:

Double glazed window. Bath with a shower over, hand wash basin, W.C and a towel radiator.

LEAN TO CONSERVATORY: 11'4 x 6'6 (3.45m x 1.98m)

In need of repair or replacement including the floor. Door to garden.

1st FLOOR:

BEDROOM ONE: 14'4 x 12 (4.37m x 3.66m)

Double glazed window to rear, feature ornamental fire place, exposed floor boards and a cupboard.

BEDROOM TWO: 14'4 x 12'2 (4.37m x 3.71m)

Double glazed window to front, feature ornamental fire place and exposed floor boards. This room has been stripped back to bare wall.

OUTSIDE:

To the front there are steps up to the front door and steps down to the open plan kitchen/diner.

There is an enclosed rear garden.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

