



Hervey Street | | Ipswich | IP4 2EU

Guide Price £290,000

**NICHOLAS**  
ESTATES

## Key features

- Close To Christchurch Park
- Situated In East Ipswich
- Three Bedrooms
- Walking Distance To The Town Centre
- No Onward Chain

## Description

A three bedroom Victorian terraced house, situated within East Ipswich close to Christchurch Park and a 10 minute walk from Ipswich Town Centre and Waterfront.



## Directions



A three bedroom Victorian terraced house, situated within East Ipswich close to Christchurch Park and a 10 minute walk from Ipswich Town Centre and Waterfront. The accommodation is split over three floors and offers, entrance hall, generous bay fronted



# Floor plans



Total Area: 107.8 m<sup>2</sup> ... 1160 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Council Tax Band **B**    EPC Rating **D**

# NICHOLAS

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