



Palmer & Partners



Hervey Street, Ipswich, Suffolk, IP4
2ET
Guide Price £240,000 to £250,000

Palmer & Partners

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- Mid Terraced Property
- Close To Town Centre/Christchurch Park
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating & Double-Glazing
- Well-Maintained Rear Garden
- Permit On Street Parking



This three-bedroom mid terraced bay fronted property is situated close to the town centre and Christchurch Park, well-presented throughout with spacious accommodation and character features the property benefits from gas central heating (new boiler installed in January 2025), double-glazing, a well-maintained rear garden and permit on street parking. As agents, we recommend the earliest possible internal viewing to appreciate the

quality of accommodation on offer which comprises hallway, living room, dining room and kitchen to the ground floor whilst to the first floor are three bedrooms and a bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural

venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and

Christchurch Park, and recreational facilities.

Outside – Front: There are steps leading up to the front door, a low brick wall with artificial grass and a shared passageway at the side with gate leading into the rear garden.

Open Storm Porch: Into:

Front Door: Into:

Hallway: Radiator and stairs leading off.



Living Room: 10'4" x 10' (3.15m x 3.05m) Double-glazed bay window to the front aspect, picture rail, dado rail, radiator and feature fireplace.

Dining Room: 11'5" x 11'4" (3.48m x 3.45m) Double-glazed window to the rear aspect, feature fireplace, picture rail, dado rail, radiator and laminate flooring.

Kitchen: 14'6" x 8'8" (4.42m x 2.64m) Dual aspect with two double-glazed windows to the side aspect, two double-glazed windows to the rear aspect and door out to the rear garden,

fitted with a matching range of eye and base level units and worksurfaces, tiled splashbacks, sink and drainer, space and plumbing for washing machine, baxi boiler which was installed in January 2025, electric oven, built-in gas hob and extractor over, space for under counter fridge and freezer, breakfast bar and understairs cupboard.

Landing: Built-in cupboard with storage.

Bedroom One: 15'8" x 11'5" (4.78m x 3.48m) Double-glazed bay window to the front aspect,

picture rail, built-in wardrobes and radiator.

Bedroom Two: 11'5" x 8'7" (3.48m x 2.62m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 9' x 6'9" (2.74m x 2.06m) Double-glazed window to the rear aspect and radiator.

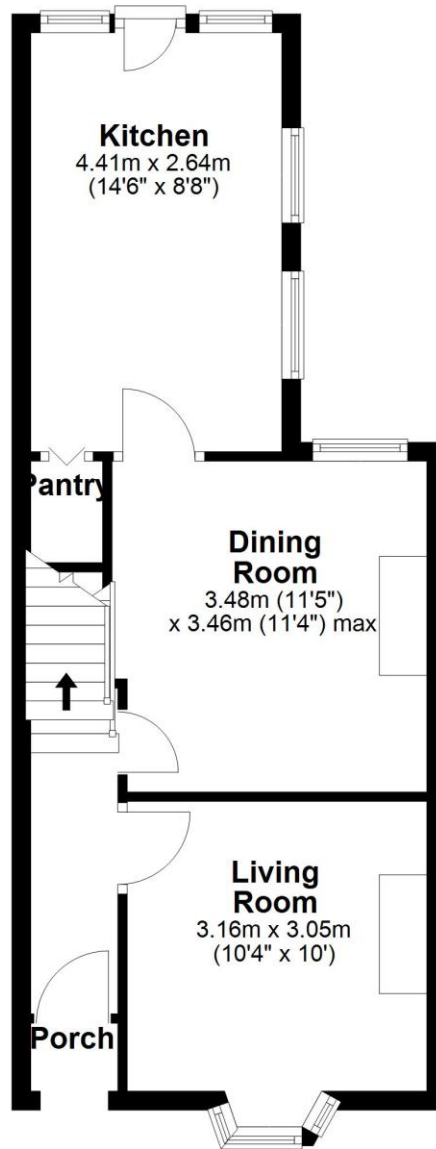
Bathroom: 7'4" x 6'2" (2.24m x 1.88m) Double-glazed frosted window to the side aspect, radiator, tiled walls, three-piece suite comprising low level WC, hand wash basin and panel enclosed bath with electric shower over.

Outside – Rear: The rear garden is enclosed with panel fencing, there is a shed, it has a patio area, decking area to the rear and is predominately laid to lawn with borders.

Agents Note: Permit on street parking.

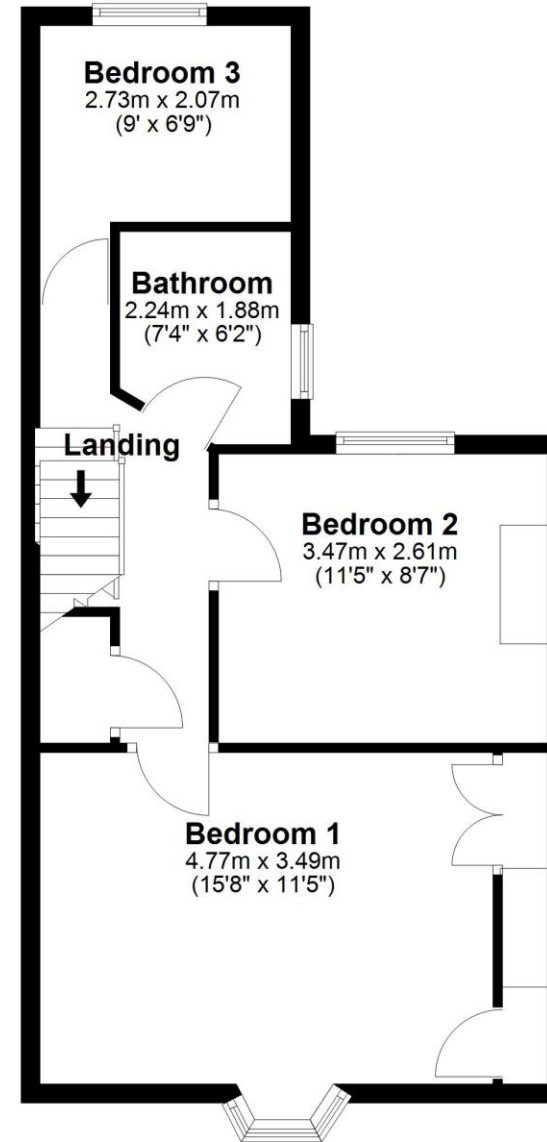
Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



Total area: approx. 88.0 sq. metres (947.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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