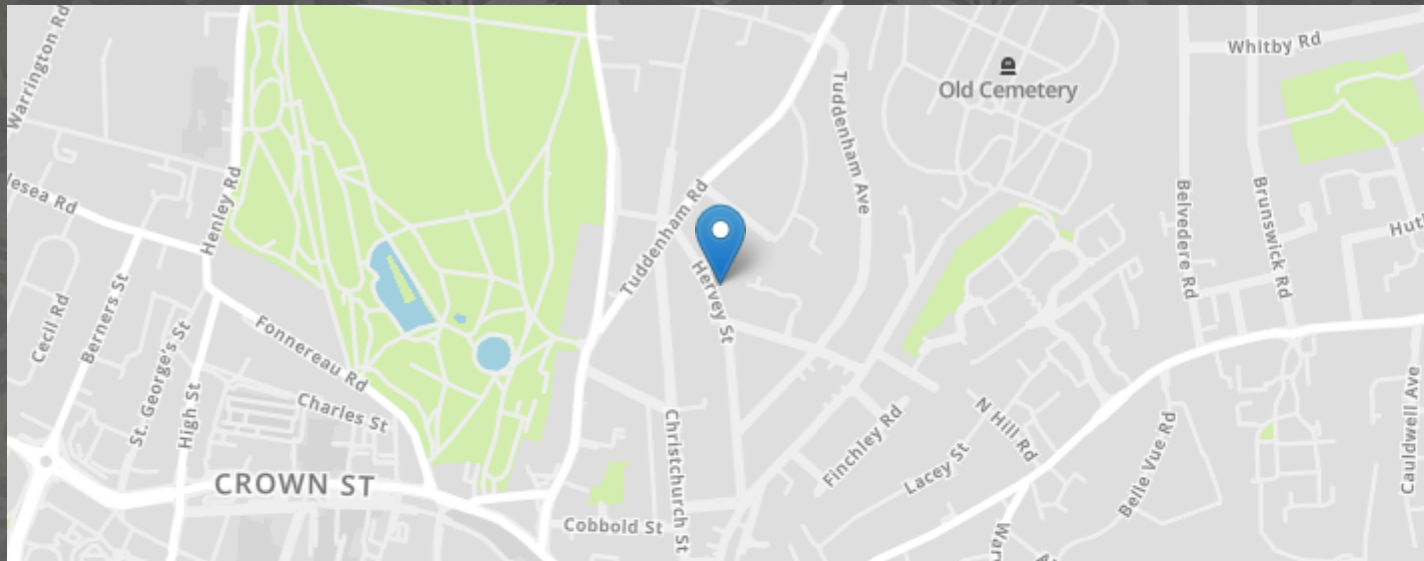


## Hervey Street, Ipswich



- OFF ROAD PARKING
- FOUR BEDROOMS
- CLOAKROOM
- CLOSE TO AMENITIES
- CHAIN FREE

- GARAGE
- EN-SUITE
- IDEAL LOCATION
- DETACHED

# MARKS & MANN

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# MARKS & MANN



## Hervey Street, Ipswich

Introduced to the market sale is this spacious four bedroom detached home. Positioned in an ideal location the property is set back off of the road and sits conveniently close to the town centre which offers a wealth of amenities and restaurants.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen, utility and cloakroom. To the first floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three, bedroom four and the bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage.

The property is blank canvas ready for new owners to come in and make it their own and is being sold with no forward chain.

**£450,000**



Hervey Street, Ipswich

Entrance hall

Window to rear aspect, radiator.

Living room

7.68m x 3.81m (25' 2" x 12' 6")  
Window/S to front aspect x2, window/S to rear aspect x3, radiator x2.

Kitchen

4.17m x 3.92m (13' 8" x 12' 10")  
Integrated oven, window to side aspect, sink/draining board, hob, ceiling spot lights.

Cloakroom

Door to rear, low level WC, basin, radiator.

Landing

Velux window to rear.

Bedroom one

4.16m x 3.94m (13' 8" x 12' 11")  
Velux window to side aspect, window to side aspect, radiator, ceiling spot lights.

En-suite

Bath, shower attachment, basin, window to side aspect.

Bedroom two

2.71m x 4.02m (8' 11" x 13' 2")  
Velux window, window to front aspect, radiator.

Bedroom three

2.38m x 2.99m (7' 10" x 9' 10")  
Velux window, window to front aspect, radiator.

Bedroom four

2.27m x 2.99m (7' 5" x 9' 10")  
Velux window, window to front aspect, radiator.

Bathroom

Basin, low level WC, bath with shower over, window to side aspect.

Outside

Paved off road parking. Garage.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band D.  
EPC rating: D

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP4 2EU as the point of destination.

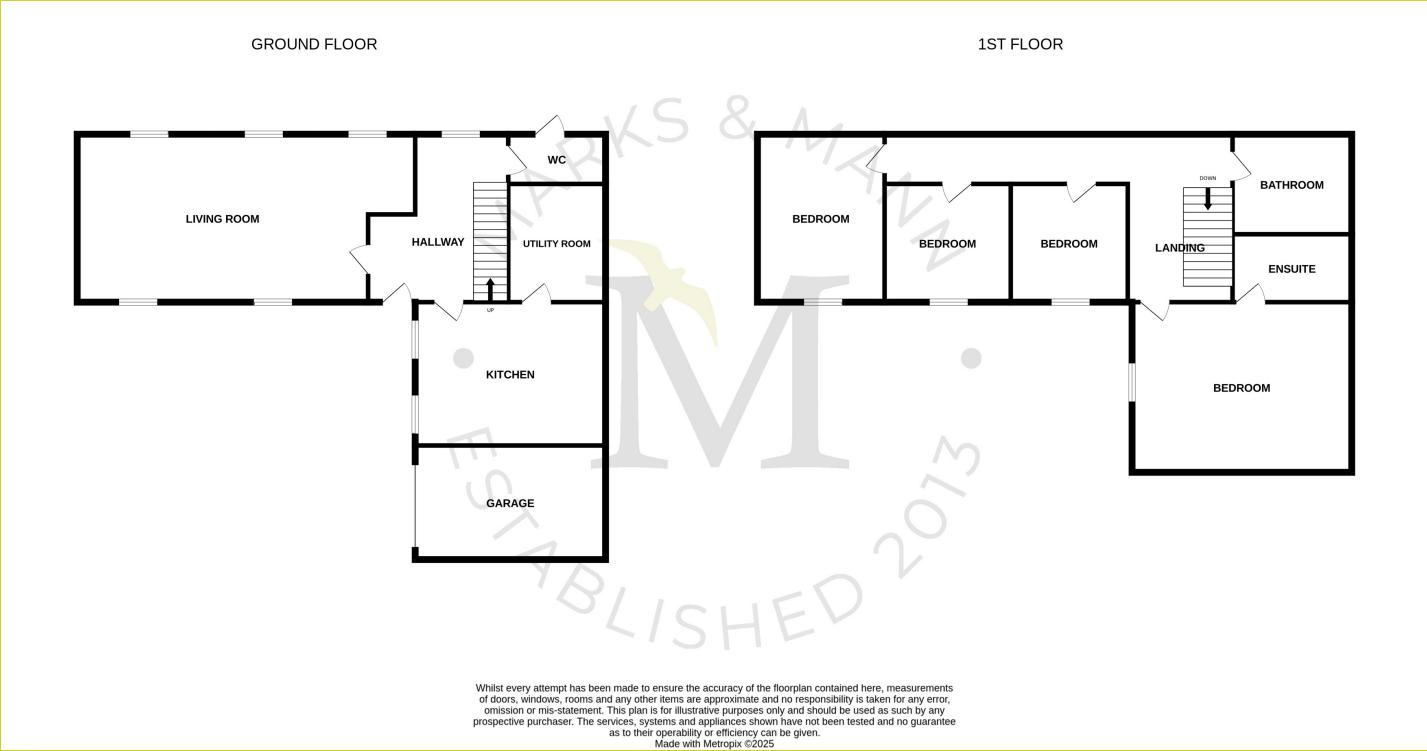
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.  
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band D.

Hervey Street, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

