



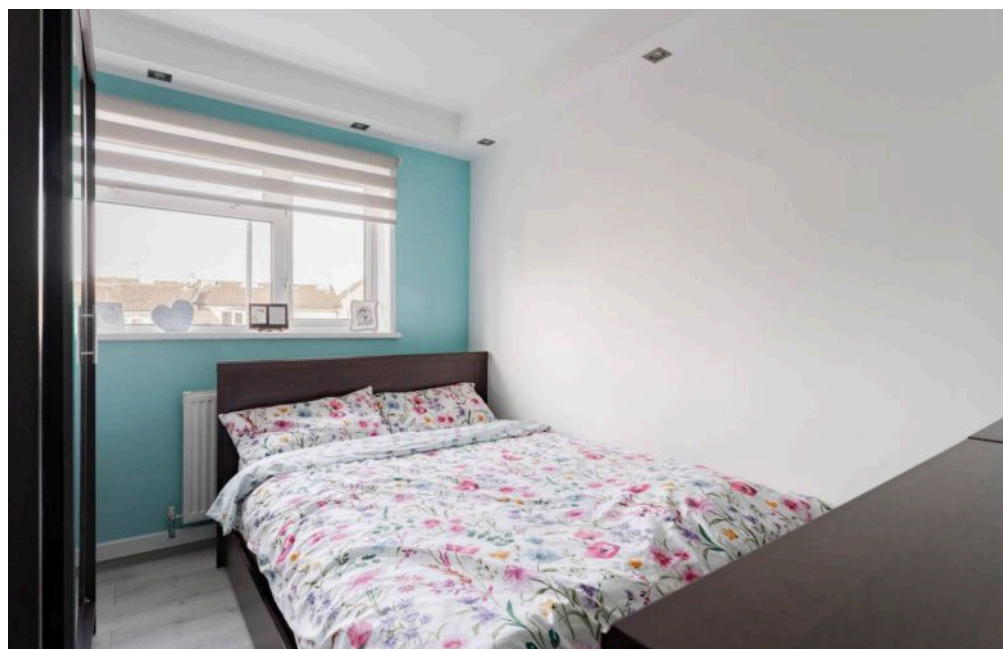
164 Ives Road, Norwich - NR6 6DL

£150,000 Leasehold

This newly renovated flat offers comfortable and modern living space in a quiet and safe neighborhood, close to local amenities. It features two spacious bedrooms, a well-sized lounge and dining area, and a balcony for outdoor relaxation. The kitchen, with built-in cupboards and counter space, is both practical and functional. Ideal for first-time buyers or those seeking a peaceful retreat with convenient access to everything they need.

Location

Ives Road is located in Hellesdon, a well-established suburb to the north of Norwich. The area is known for its excellent local amenities, including shops, supermarkets, and well-regarded schools. Hellesdon offers a strong sense of community and benefits from several green spaces, such as Hellesdon Park and access to the Marriott's Way walking and cycling trail. The area has good transport links, with easy access to the Norwich Ring Road and regular bus services into the city centre. It is also conveniently located at Norwich International Airport, making it an ideal choice for those who travel frequently.



Agents notes

We understand that the property will be sold leasehold, connected to mains services water, electricity, gas and drainage.

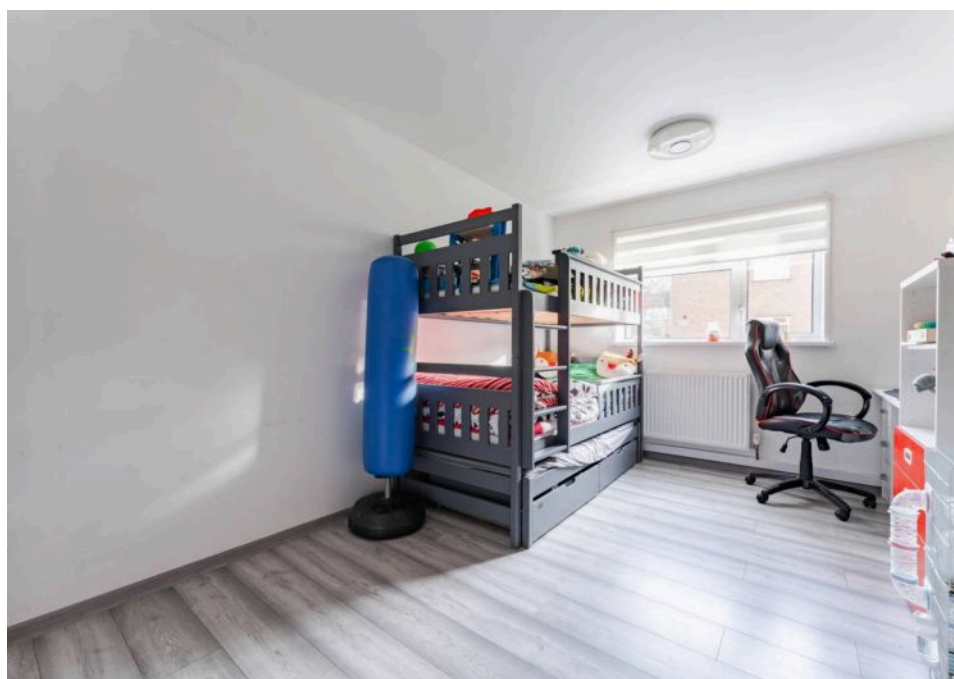
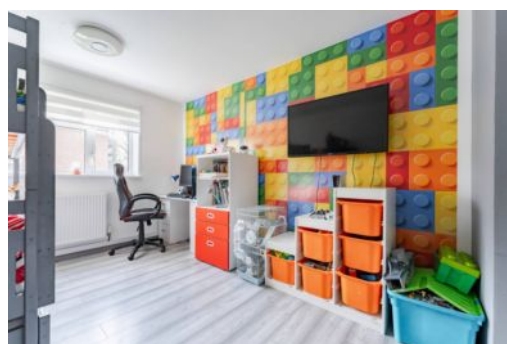
Maintenance fee: £400 p/a

Ground rent: £10 p/a

120 years remaining on the lease

Renewal on fees due in November

Tax Council Band-A



Ives Road, Norwich

As you step into the flat, you enter a welcoming hallway with additional storage space, perfect for keeping things tidy. Walking through, you'll find the spacious lounge and dining area, filled with natural light from a large window and a door that opens onto the balcony, offering a lovely outdoor space.

The kitchen is well-equipped with built-in cupboards and ample counter space, providing plenty of room for meal preparation.

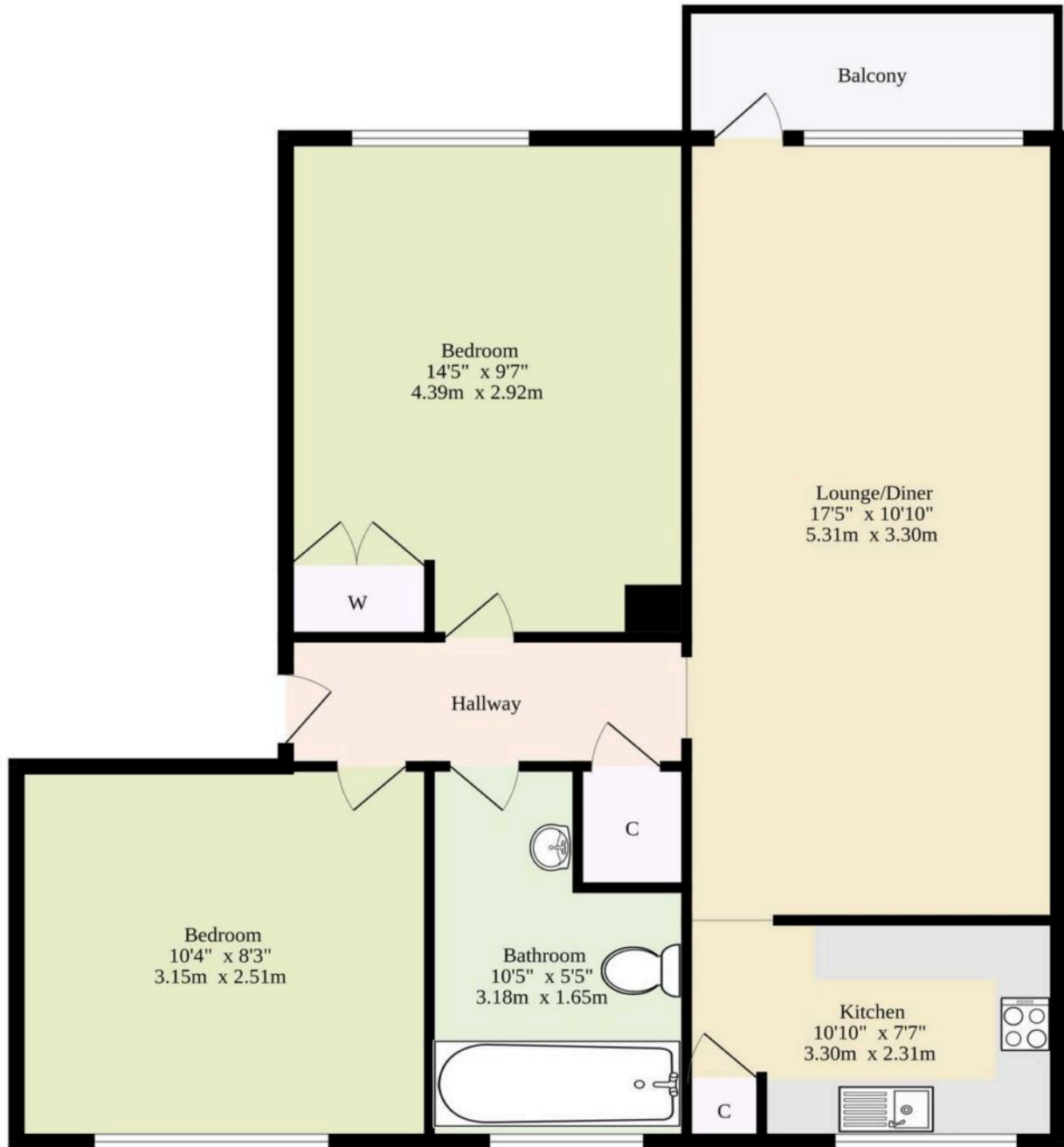
Both bedrooms are generously sized, with the master bedroom benefiting from built-in cupboards for convenient storage.

The family bathroom features a bath with an overhead shower attachment, offering both relaxation and practicality.

With radiator heating and double glazing throughout, this renovated flat ensures comfort all year round.



Ground Floor
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

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.

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