



**Holly Drive**  
**Norwich, NR2 3UY**  
**£170,000**

**claxtonbird**  
residential



## Holly Drive, Norwich, NR2 3UY

Welcome to this flat located on Holly Drive in the picturesque city of Norwich. Situated to the west of the city centre, this property offers a convenient location. Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The flat boasts two bedrooms, providing ample space for a couple or a home office. The bathroom is well-appointed and offers a comfortable space for your daily routines. Additionally, the property features a single garage, perfect for parking your vehicle securely. Don't miss the opportunity to make this purpose-built flat your new home. With its convenient location, parking space, and communal garden, this property offers a wonderful living experience in the heart of Norwich. Contact us today to arrange a viewing and start envisioning your life in this delightful flat on Holly Drive.

### Entrance Hall

Radiator, tiled flooring, doors to bedroom two, kitchen and sitting/dining room.

### Bedroom Two 7'4" x 6'4" (2.24m x 1.93m)

Radiator and double glazed window to the side.

### Kitchen 9'8" x 9'5" (2.95m x 2.87m)

The kitchen is fitted with a range of matching base and eye level units with work surfaces over and inset one and half bowl stainless steel sink unit, space for freestanding cooker, space and plumbing for automatic washing machine, wall mounted gas central heating boiler, tiled flooring, radiator and double glazed window to the front.

### Lounge/Diner 15'7" x 10'2" (4.75m x 3.10m)

Radiator, double glazed window to the side and French doors to the rear garden, door to:

### Inner Lobby

Built in cupboard, does to bedroom one and bathroom

### Bedroom One 11'8" x 9'9" (3.56m x 2.97m)

Radiator and double glazed window to the rear.

### Bathroom

White suite comprising of bath with electric shower over, pedestal hand wash basin and W.C.

### Outside

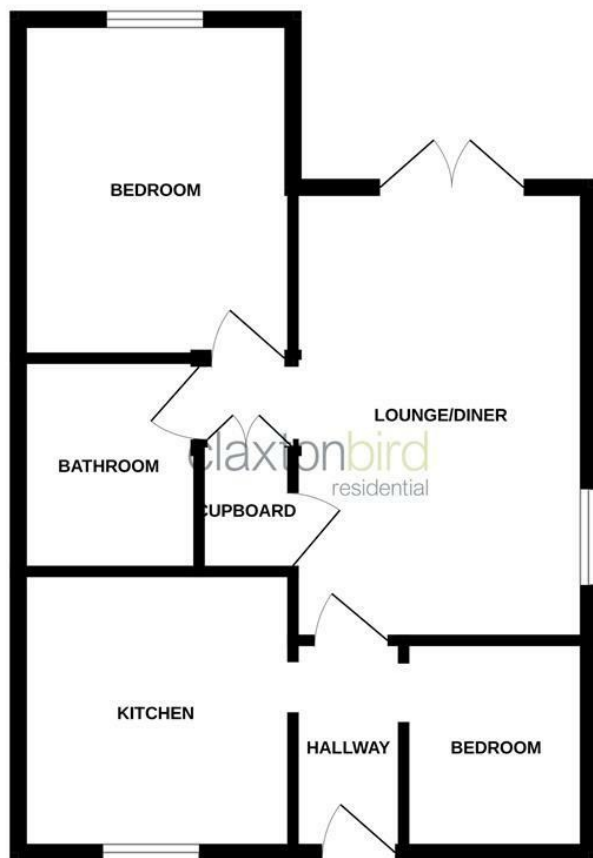
To the outside the property benefits from a communal rear garden, communal drying area, single garage and on road parking.

### Agents Note

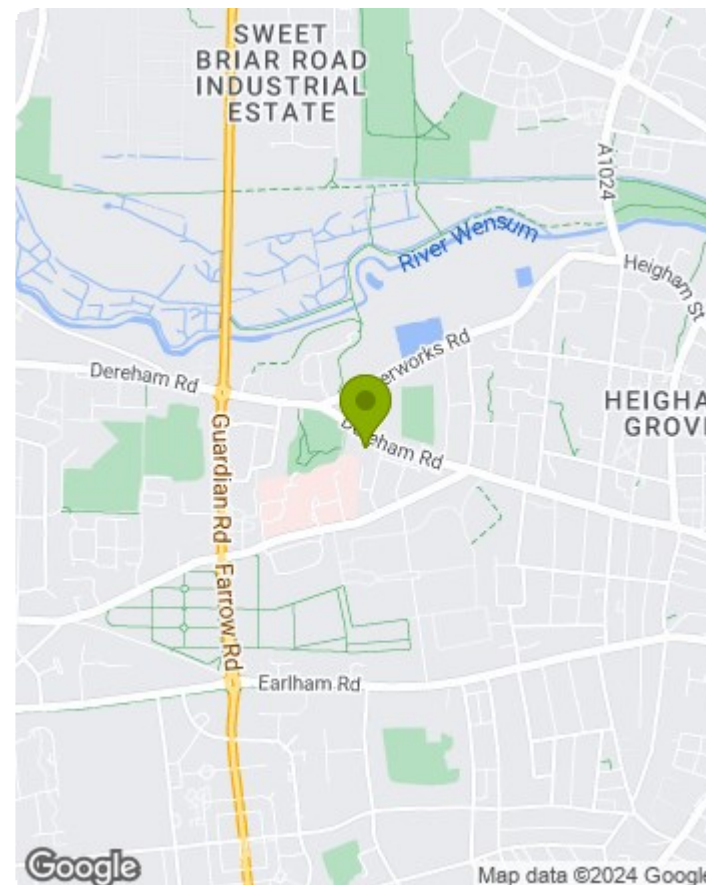
Council Tax Band A



GROUND FLOOR



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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 68                      | 75        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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