



Ives Road, Norwich NR6 6DY

welcome to

Ives Road, Norwich

'NO ONWARD CHAIN' This property would make for a perfect first-time purchase, offering two double bedrooms and off-road parking, as well as easy reach of Norwich city centre. Be quick to view to not miss out on this lovingly cared for home!



Accommodation

This fantastic 2/3-bedroom semi-detached house is situated just on the outskirts of Norwich, in the popular area of Catton, and is being sold with the added benefit of having no onward chain. The property is within commutable distance to Norwich city centre with great transport links and nearby local amenities. The property would make for a perfect first-time purchase or investment opportunity and further offers a versatile layout with plenty of space.

Internally the accommodation comprises of living/dining room, study/office, kitchen, w/c and utility room. This is complemented to the first floor by two bedrooms, one with a dressing room and separate bathroom.

Properties like this are in high demand, therefore a full and early internal inspection is recommended!

Living/Dining Room

27' 6" into door recess x 11' 8" Max (8.38m into door recess x 3.56m Max)

External entrance door opening into living/dining room, dual aspect upvc double glazed windows to front and side aspect, storage cupboard, radiator, feature surround fireplace, stairs rising to first floor landing and door opening to office.

Office/Study

5' 11" x 5' 7" (1.80m x 1.70m)

Upvc double glazed window to side aspect.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

A range of wall and base units with work surfaces over, radiator, upvc double glazed window to rear aspect, space for fridge freezer, plumbing for dishwasher, 1 1/2 bowl sink and drainer, built in double oven, gas hob and extractor fan.

Utility

8' x 5' 7" max (2.44m x 1.70m max)

Upvc double glazed door opening to side aspect, upvc double glazed window to rear aspect and space for washing machine and work top.



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Wc

Suite comprising wash hand basin and wc.

Landing

Giving access to bedrooms one and two and bathroom.

Bedroom One

11' 7" x 9' 3" (3.53m x 2.82m)

Upvc double glazed window to rear aspect, radiator, storage cupboard and access into dressing room/optional bedroom three.

Dressing Room/Optional Bed 3

10' 7" x 5' (3.23m x 1.52m)

Dual aspect upvc double glazed windows to front and rear aspects.

Bedroom Two

11' 8" x 11' 6" (3.56m x 3.51m)

Upvc double glazed window to front aspect and radiator.

Bathroom

Four-piece suite comprising of shower cubical, bath with shower attachment, wc and vanity unit with inset hand basin, radiator and upvc double glazed window to side aspect.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Ives Road, Norwich

- NO UPWARD CHAIN!
- TWO/THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DOWNSTAIRS WC

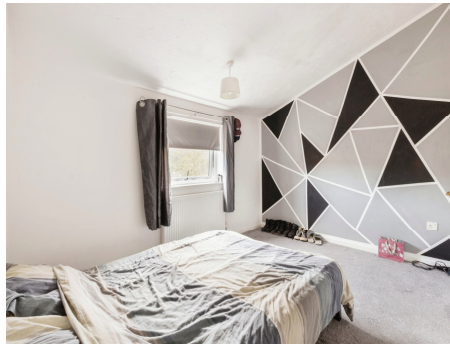
Tenure: Freehold EPC Rating: E

offers in excess of

£200,000

directions to this property:

From the William H Brown office on Reepham Road proceed towards Norwich city and at the roundabout left into Middletons Lane and at the crossroads adjacent to Norwich International Airport turn right and continue over the next set of traffic lights bearing left onto Fifers Lane. Continue over the next two sets of traffic lights and at the roundabout turn right onto Ives Road, where the property can be found identified by our William H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102908 - 0002

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