



Holt Road, Norwich NR6 6UA

welcome to

Holt Road, Norwich

SEMI DETACHED BUNGALOW BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN William H Brown are pleased to present this established home benefitting from two bedrooms, front and rear gardens as well as a driveway providing off-road parking! Be quick to avoid disappointment.



Accommodation

Holt Road is in Hellesdon a popular Northwest suburb of Norwich City Centre with an array of facilities and amenities close by. The property is a semi-detached bungalow, and offers well balanced accommodation comprising of, kitchen, spacious living room area, dining room, conservatory, two double bedrooms and bathroom.

Furthermore, the features to the property include, double glazing, and gas fired central heating, whilst externally there is a garage and driveway providing off-road parking and a well-established low maintenance garden to the rear.

The property is being offered with no onward chain and internal viewing is highly recommended.

Entrance Hall

Upvc double glazed external entrance door to front aspect, giving access to all rooms.

Kitchen

14' 2" x 12' 3" (4.32m x 3.73m)

A range of wall and base units with work surface over, space for small table and chairs, four ring electric hob and oven, plumbing for washing machine, dual aspect upvc double glazed windows and radiator.

Living Room

13' 9" x 10' 6" (4.19m x 3.20m)

Radiator and giving access to dining room.

Dining Room

11' x 10' 1" (3.35m x 3.07m)

Upvc double glazed window to side aspect, radiator, and sliding doors leading to rear garden.

Conservatory

Of upvc construction on a brick base, double doors opening to rear garden and further door opening to side aspect, internal windows to side and front aspect and access to the kitchen.

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

Upvc double glazed window to front aspect, radiator and carpeted.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)

Upvc double glazed window to front aspect, radiator and carpeted.

Bathroom

Suite comprising, wc, bath, wash hand basin and radiator.

Outside

To the front elevation this is off-street parking for multiple cars and a lawned garden area with well-established shrubs and bushes. This is complemented to the rear of the property which is mainly laid to lawn garden with a patio space, and three sheds can be found along with garage and outside tap.



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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welcome to

Holt Road, Norwich

- Semi Detached Bungalow
- Two Bedrooms
- Garage + Driveway Providing Off-Road Parking
- Well-Tended Rear Garden
- Multiple Outbuildings

Tenure: Freehold EPC Rating: D

£250,000



directions to this property:

Follow the W H Brown office on Reepham Road continue towards the city centre direction and at the roundabout take the first exit onto Middletons Lane, at the lights turn left onto Holt Road where the property can be found approximately 300 yards on the left identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102955 - 0005

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william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Helleston, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk