

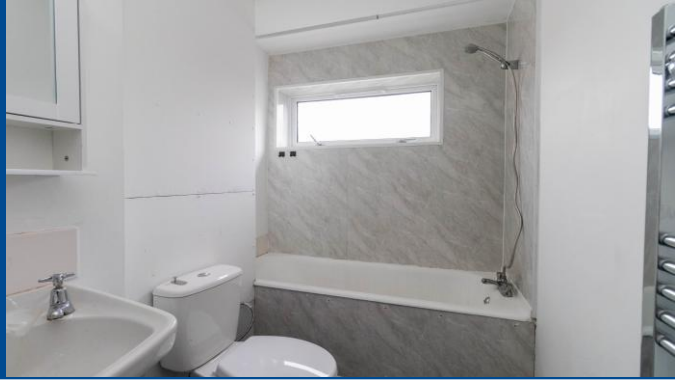


ICONIC
ESTATE AGENTS

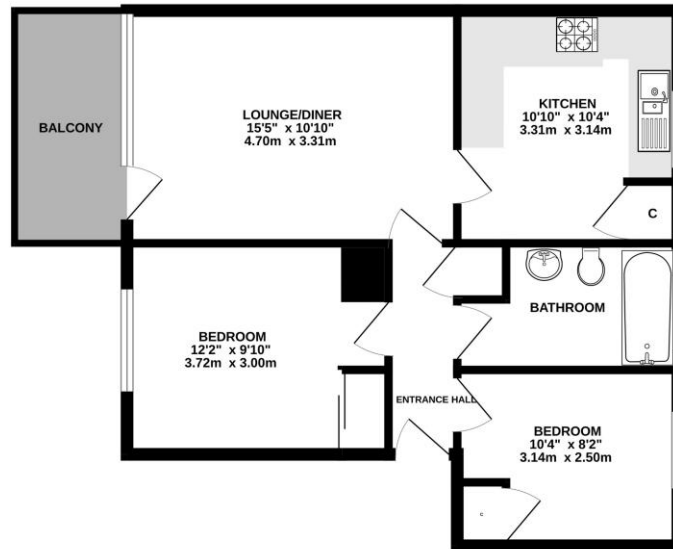
Ives Road, Norwich
Offers In Excess Of £125,000
Leasehold



- First Floor Apartment
- Entrance Hallway
- Two Bedrooms
- Modern Re-Fitted Kitchen
- Spacious Lounge With Balcony
- Three Piece Bathroom Suite
- Requested NR6 Location
- 102 Years Remain On Lease
- Ground Rent £10 pa / Service Charges £401.04
- EPC Rating D / Council Tax Band A



GROUND FLOOR



While 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. Made with Metropix 6.0.2020

From Fifers Lane, at the roundabout, take the first exit onto Ives Road and turn left continuing on Ives Road where the property can be found on the left hand side.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.