



All enquiries Ref: James Paterson



- **Long leasehold first floor self-contained flat requiring modernisation with private section of rear garden**
- **Full vacant possession**

Location:

The property is situated on Holt Road between its junctions with Brooks Road and Mill Lane. Public transport links include Norwich mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A140 and A47. Shopping amenities can be found locally with an extensive range of shops, bars and restaurants being found in Norwich. Recreational pursuits can be found locally at the open spaces of Horsford Football Club and Broadland Country Park.

Description:

Long leasehold first floor self-contained flat requiring modernisation with private section of rear garden.

Accommodation:

First floor: Two bedrooms, reception room, kitchen, bathroom/WC
Ground floor: Entrance, store
Outside: Private section of rear garden

EPC rating: C

Council Tax Band: A

Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

