



£300,000
Asking Price

3 Bedrooms
2 Reception Rooms
1 Bathrooms

St. Catherines Road, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Situated with walking distance of local amenities and facilities this semi-detached home offers three bedrooms with lots of parking and gardens in an extremely popular location. Benefiting from UPVC double glazing in the main part and gas fired central heating , this is one to view.

ENTRANCE HALL

with stairs to first floor, under stairs storage cupboard and ample space for coats and shoes with window to the side.

LOUNGE

A well proportioned room with bay window to the front, flooding this space with light with exposed brickwork and chimney breast and hearth.

Open plan with archway to.

DINING ROOM

With ample space for a 6 to 8 seated table with sliding patio doors, enjoying views and access over the gardens.

KITCHEN

A selection of base, drawer and wall units with ceramic tile splashbacks. Wall mounted combination boiler for central heating and domestic hot water, plumbing for automatic washing machine and gas cooker. Space for fridge/freezer and door to the side.

Stairs to first floor

LANDING

With access to loft and doors to all rooms.

WC

with low level WC and window to the side.

BATHROOM

Champagne suite with panel bath and basin with shower mixer, all with complementing splashbacks and surrounds.



BEDROOM

A good size double bedroom with views overlooking the rear gardens with fitted wardrobe cupboards.

BEDROOM

An impressive double bedroom with bay window flooding this room with light to the front

BEDROOM

A good size single bedroom with view to the front.

OUTSIDE

To the front of the property is a driveway with parking for 2/3 vehicles, the front in a low maintenance finish with a low wall and shrub borders. The rear gardens comprising of lawn with raised patio and raised flower bed has a garage with side personnel door, greenhouse and bedding area all enclosed by timber fencing.

EPC Rating:

D

Council Tax:

Band C

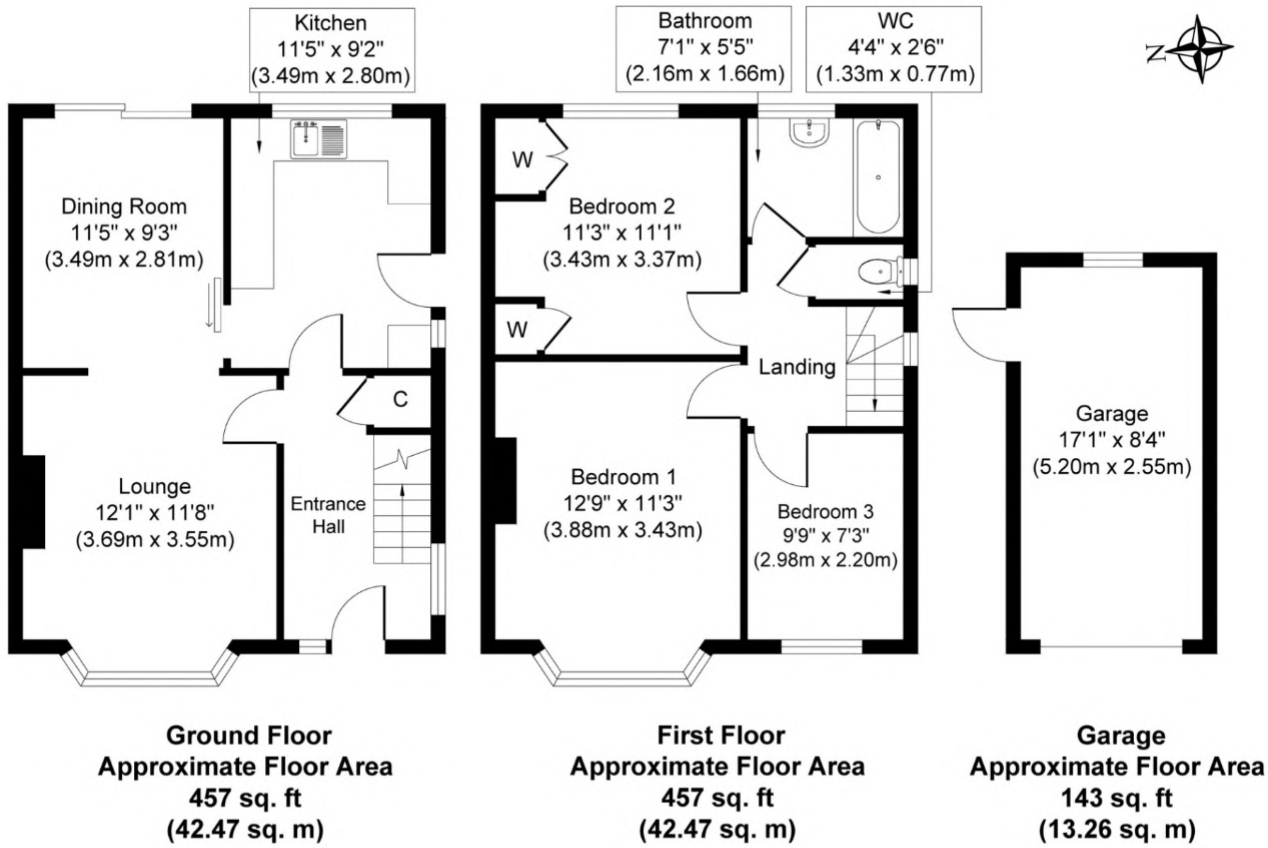
Local Authority:

Broadland District Council

Tenure:

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

