



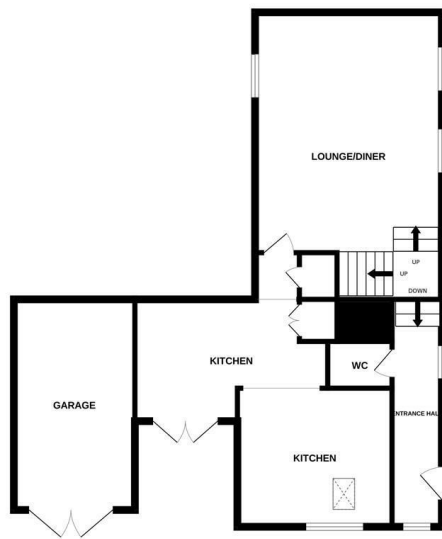
**1 George Hill | | Norwich | NR6 7DF**

**Guide Price £350,000**

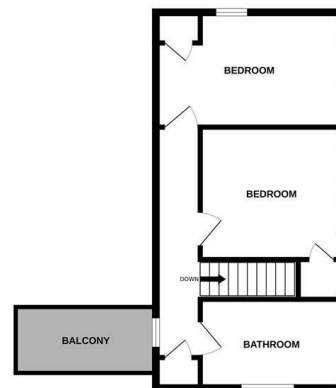
GUIDE PRICE £350,000 - £375,000 **\*\*RARELY AVAILABLE CHARACTER PROPERTY WITH A LOVELY MODERN FEEL\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED HOUSE situated in the heart of Old Catton with field views. Accommodation comprising entrance hall, spacious lounge/diner, large kitchen and WC to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing with access to a balcony. Outside there is a private garden with a small driveway leading to a GARAGE. The house benefits from partly double glazing, gas heating and a wealth of original features that include exposed beams and brick fireplace. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the charm and location on offer.



GROUND FLOOR



1ST FLOOR



Whilst 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.  
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## Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Access to lounge/diner, kitchen and WC.

### Lounge/Diner 21'9" x 14'2"

Single and double glazed windows, two radiators, brick fireplace with wood burner, exposed beams, stairs to first floor.

### Kitchen 13'8" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge/freezer, patio doors, two radiators, single glazed window, Velux window.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to two bedrooms, bathroom and double glazed window giving access to balcony.

### Bedroom One 12'7" x 11'1"

Two secondary glazed windows, radiator, exposed beams, built in wardrobe.

### Bedroom Two 15'3" x 8'7"

Double glazed window, radiator, exposed beams, built in wardrobe.

### Bathroom 10'11" x 8'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Sandstone patio leading to lawned area, mature plants and shrubs, enclosed by walling with rear access to garage.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure


Freehold

### Utilities

Gfast fibre broadband available.  
Mains electric and water.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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