



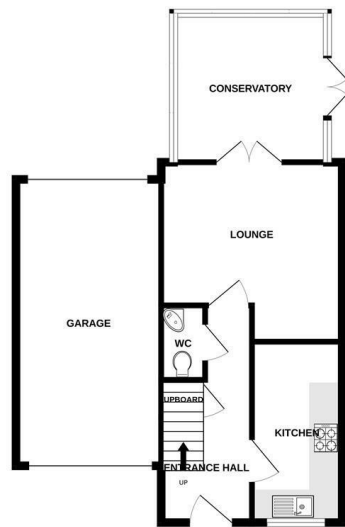
23 Stirling Road | | Norwich | NR6 6GE

Guide Price £280,000

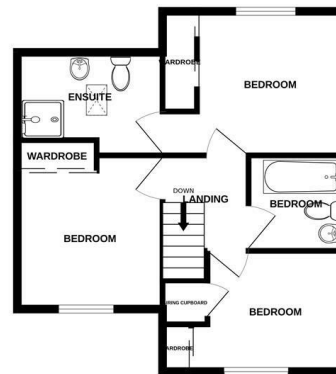
****GUIDE PRICE £280,000 TO £290,000**** DETACHED HOUSE WITH A LARGE TANDEM GARAGE** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is off road parking to the front leading to a LARGE TANDEM GARAGE with further parking to the rear and an enclosed lawned garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or small family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Reception 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

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 12'10" x 12'2"

Patio doors, radiator.

Kitchen 12'4" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine, double glazed window, radiator.

Conservatory 11'7" x 11'2"

Double glazed construction with patio doors to garden.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'10" x 9'9"

Double glazed window, radiator, built in wardrobe.

En-Suite 9'6" x 6'10"

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Bedroom Two 10'11" x 9'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'10" x 8'2"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'7" x 6'7"

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

Outside Front

Driveway providing off road parking leading to:

Garage 19'4" x 9'10"

With power and lighting.

Outside Rear

Further parking behind the garage and a lawned garden enclosed by hedging and fencing.

Local Authority

Norwich City Council, Tax Band C.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

Tenure

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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