



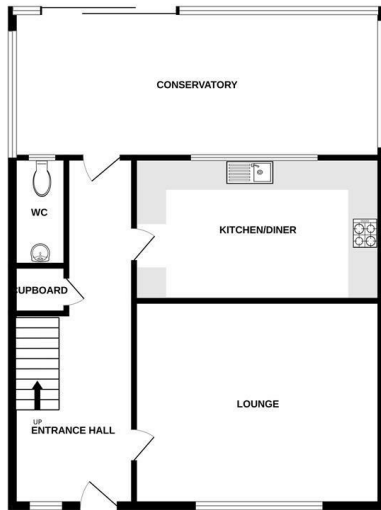
45 Desmond Drive | | Norwich | NR6 7JP

£220,000

****OFF ROAD PARKING AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen/diner, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a shingled driveway to the front providing off road parking and to the rear there is an enclosed garden mainly laid to lawn with a patio seating area. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.



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

Doors to lounge, kitchen/diner, conservatory, WC and stairs to first floor.

Lounge 13'1" x 11'5"

Double glazed window, radiator.

Kitchen/Diner 13'1" x 11'5"

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

Conservatory 18'4" x 8'2"

Double glazed construction with radiator and doors to garden.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'9" x 8'6"

Double glazed window, radiator.

Bedroom Two 11'5" x 10'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 8'10" x 8'6"

Double glazed window, radiator.

Bathroom

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

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure


Freehold. There is a service charge for the estate £32 PCM

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

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.