



**18 Lindley Close | | Norwich | NR6 7LL**

**Offers In Excess Of £250,000**

**\*\*EXTENDED END TERRACE HOUSE WITH A GARAGE MAKING THE IDEAL FIRST TIME PURCHASE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, TWO BEDROOM, END TERRACE HOUSE situated in a quiet cul-de-sac in the highly sought after suburb of Old Catton. Accommodation comprising entrance porch, lounge, kitchen, dining room and WC to the ground floor. On the first floor there are TWO BEDROOMS and a modern shower room off landing. Outside to the front there is a LARGE DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is a low maintenance, paved garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing to appreciate the size and location on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, heights, areas 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 not be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee, as to their availability or efficiency, can be given. Made with MyHome 2.0.0.0

## 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 Porch

Door to:

### Lounge 15'10" x 12'0"

Double glazed window, radiator, stairs to first floor.

### Kitchen 12'0" x 9'0"

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

### Dining Room 14'0" x 8'7"

Patio doors, radiator, two velux windows.

### WC

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

### First Floor Landing

Doors to two bedrooms and shower room.

### Bedroom One 12'0" x 8'11"

Double glazed window, radiator.

### Bedroom Two 12'0" x 8'8"

Double glazed window, radiator.

### Shower Room 9'0" x 4'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Large driveway providing ample off road parking leading to a single garage.

### Outside Rear

Paved garden enclosed by timber fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band B.


### 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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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.