



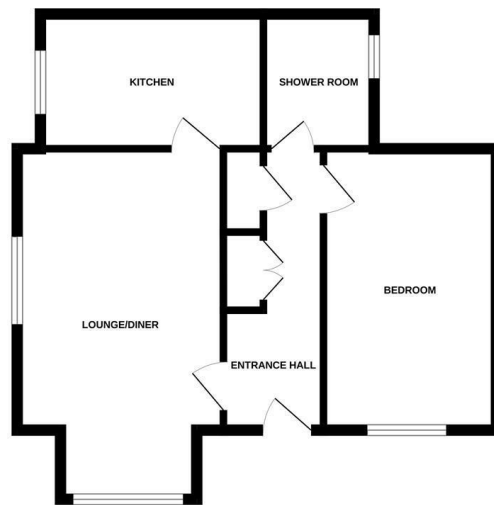
29 Catton Court St. Faiths Road | | Norwich | NR6 7AJ

£140,000

****OVER 55'S RETIREMENT BUNGALOW**** Gilson Bailey are delighted to offer this ONE BEDROOM, SEMI DETACHED, RETIREMENT BUNGALOW situated in a quiet cul-de-sac position in the popular suburb of Old Catton. Accommodation comprising entrance hall, lounge/diner, kitchen, one bedroom and a shower room. The bungalow benefits from double glazing, storage heating and is OFFERED WITH NO ONWARD CHAIN. Outside the property doesn't have its own garden, but there are well maintained communal gardens, residents and visitors parking. Communal facilities include part-time resident management staff, Careline alarm system, residents lounge with kitchen facilities where regular social activities take place and guest facilities.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, walls and any other parts are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their condition or efficiency can be given.
Made with Metaphor 2024.

Location

Catton Court is situated close by to many local amenities including popular shops, restaurants and supermarkets, doctors surgery and post office. You are close by to a bus stop with regular public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, bedroom, shower room and two storage cupboards.

Lounge/Diner 18'2" x 10'6"

Two double glazed windows, storage heater, electric fire.

Kitchen 10'8" x 7'1"

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

Bedroom 14'6" x 8'11"

Double glazed window, storage heater.

Shower Room 6'11" x 5'6"

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

Outside

Well maintained communal gardens with resident and visitor parking.

Local Authority

Broadland District Council, Tax Band B.

Tenure


Leasehold- Term 125 years from 1 April 1987. Please note ground rent £279.02 per annum and service/maintenance charges are £2482.82 per annum. For further information, please contact the office.

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		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

Leasehold

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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