



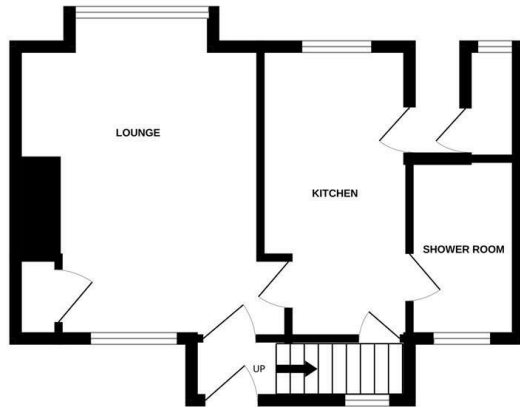
41 Mile Cross Lane | | Norwich | NR6 6TZ

Guide Price £210,000

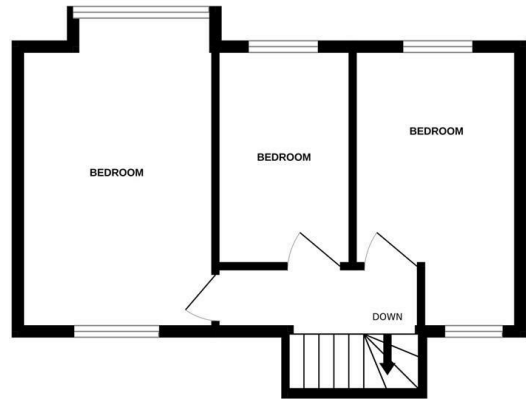
GUIDE PRICE: £210,00 - £220,000**RENOVATED TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, MID TERRACE HOUSE situated on the edge of the sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, modern kitchen and shower room to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a LARGE LAWNED GARDEN with shingled seating area and outside utility space. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and has been renovated to a very high standard throughout. The property would make an excellent first time purchase or buy-to-let investment 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

Mile Cross Lane is situated close by to many local amenities including schooling, popular shops, local pubs and restaurants with ease of access to both the Norwich ring road, Norwich International Airport and NDR. There are regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 15'5" x 11'11"

Two double glazed windows, radiator, cast iron fireplace, storage cupboard.

Kitchen 13'5" x 6'8"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, under stairs storage cupboard, radiator, double glazed window.

Shower Room 8'6" x 5'2"

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 15'10" x 9'7"

Two double glazed windows, radiator.

Bedroom Two 13'5" x 8'6"

Double glazed window, radiator.

Bedroom Three 10'5" x 6'5"

Double glazed window, radiator.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Shingled seating area leading to lawned garden, mature shrubs, utility area with space for washing machine, enclosed by timber fencing.

Local Authority

Norwich City 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) A		
(81-91) B		85
(69-80) C	69	
(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 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.

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