



37 Whitethorn Close | | Norwich | NR6 6DT

Guide Price £200,000

****PRICE GUIDE £200,000 TO £210,000 - EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this **WELL PRESENTED, EXTENDED, TWO BEDROOM, END TERRACE HOUSE** situated on a **CORNER PLOT** in the highly sought after suburb of Old Catton. Accommodation comprising spacious lounge, dining room and kitchen to the ground floor. On the first floor there are **TWO BEDROOMS** and a modern bathroom off landing. Outside there is **ONE OFF ROAD PARKING SPACE** to the front and a good sized, enclosed rear garden with side gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of dates, locations, views and any other items are approximate and not responsible to make for any misinterpretation of this statement. This plan is for illustrative purposes only and should be used in conjunction with any professional guidance. The services, systems and appliances shown here are not intended to be guaranteed as to their availability or otherwise, unless otherwise stated.
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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:

Lounge 14'7" x 11'6"

Double glazed window, radiator.

Dining Room 11'6" x 8'9"

Double glazed window, radiator, stairs to first floor.

Kitchen 11'6" x 9'10"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'6" x 10'2"

Double glazed window, radiator.

Bedroom Two 11'6" x 9'1"

Double glazed window, radiator.

Bathroom 9'10" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, roof skylight.

Outside Front

One off road parking space.

Outside Rear

Artificial grass, decking area, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Gfast fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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