

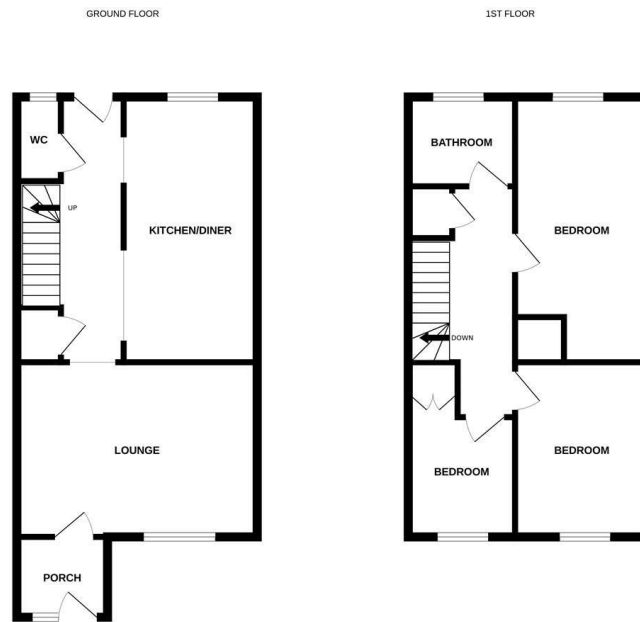


38 Church Street | Old Catton | Norwich | NR6 7DR

£280,000

****RARELY AVAILABLE AND HIGHLY SOUGHT AFTER HIDDEN LOCATION**** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, TERRACE HOUSE situated on the prestigious Church Street in Old Catton. Accommodation comprising entrance porch, lounge, open plan kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside to the front there is a small garden area and residents parking with ONE OFF ROAD PARKING SPACE. To the rear there is an enclosed, split level garden with side gate access to an EN-BLOC GARAGE. 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 to appreciate the location on offer.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not fitted and no guarantee is given as to their condition or fitness to use for any purpose. Made with Metropac CAD2000.

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 15'7" x 11'4"

Double glazed window, radiator, open fireplace.

Kitchen/Diner 17'3" x 8'8"

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

WC 5'5" x 2'10"

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

Inner Hallway

Storage cupboard, radiator, door to garden, stairs to first floor.

First Floor Landing

Doors to three bedrooms

Bedroom One 15'8" x 8'9"

Double glazed window, radiator, fitted wardrobes.

Bedroom Two 11'5" x 8'8"

Double glazed window, radiator.

Bedroom Three 9'4" x 6'5"

Double glazed window, radiator, fitted wardrobe.

Bathroom 6'6" x 5'6"

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

Outside Front

Shingled garden with path to front door and one off road parking space.

Outside Rear

Split level paved and decked garden enclosed by walling and fencing with side gate access and path leading to en-bloc garage.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(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

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Tenure

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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.

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