



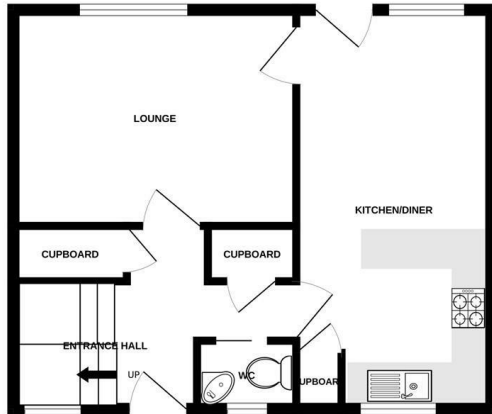
122 Spencer Road | | Norwich | NR6 6DG

Offers In Excess Of £220,000

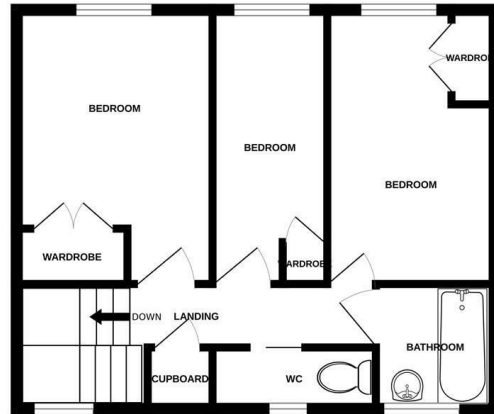
****EXCELLENT FIRST TIME PURCHASE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in a quiet cul-de-sac in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is ONE OFF ROAD PARKING SPACE and a PRIVATE, WELL MAINTAINED REAR GARDEN with rear gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make the perfect first time purchase 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

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 Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 13'10" x 10'4"

Double glazed window, two radiators.

Kitchen/Diner 19'6" x 9'3"

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

WC

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

First Floor Landing

Doors to three bedrooms, bathroom, WC and airing cupboard.

Bedroom One 13'6" x 9'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'7" x 8'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 13'6" x 5'6"

Double glazed window, radiator, built in wardrobe.

Bathroom 5'9" x 5'4"

Panelled bath with shower over, hand wash basin, heated towel rail, frosted double glazed window.

WC

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

Outside Front

One off road parking space.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with rear gate access.

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		86
(69-80) C	73	
(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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