

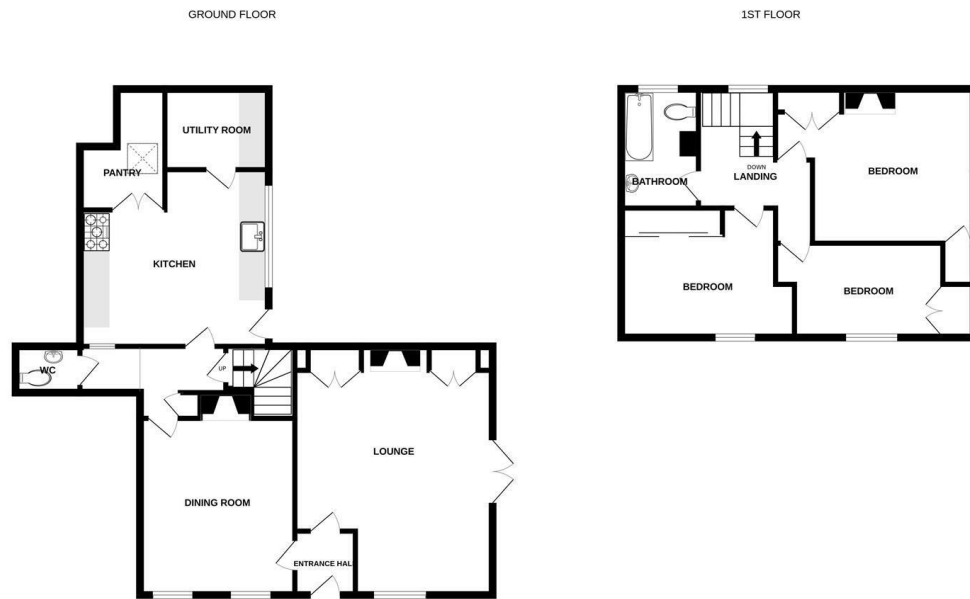


**127 Constitution Hill | | Norwich | NR6 7RN**

**Guide Price £375,000**

**\*\*GUIDE PRICE £375,000 - £400,000 RARELY AVAILABLE GEORGIAN HOUSE FULL OF CHARACTER AND CHARM\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a mature and private, south facing front garden and to the rear there is OFF ROAD PARKING. The house benefits from gas heating, original features, high ceilings and is in excellent condition throughout. Be quick to book a viewing to appreciate the character and charm on offer.





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 and dining room.

### Lounge 19'1" x 15'3"

Sash window, radiator, wood burner, patio doors, pine flooring.

### Dining Room 13'1" x 11'10"

Two sash windows, radiator, wood burner, pine flooring.

### Kitchen 14'9" x 13'6"

Fitted wall and base units with worktops over, butler sink with tap over, range cooker, tiled flooring, double glazed windows, door to pantry.

### Utility 7'8" x 6'2"

### WC

WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 14'9" x 12'9"

Sash window, radiator, built in cupboards.

### Bedroom Two 12'0" x 9'6"

Sash window, radiator, built in cupboard.

### Bedroom Three 11'1" x 7'1"

Sash window, radiator, built in cupboard.

### Bathroom

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

### Outside Front

Lawned garden, mature plants and shrubs, timber shed, pond.

### Outside Rear

Off road parking for multiple cars.

### Local Authority

Broadland District Council, Tax Band D.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band D

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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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