



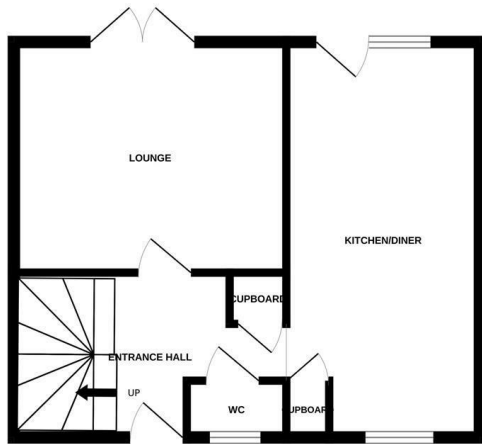
**77 Spencer Road | | Norwich | NR6 6DG**

**Offers In Excess Of £240,000**

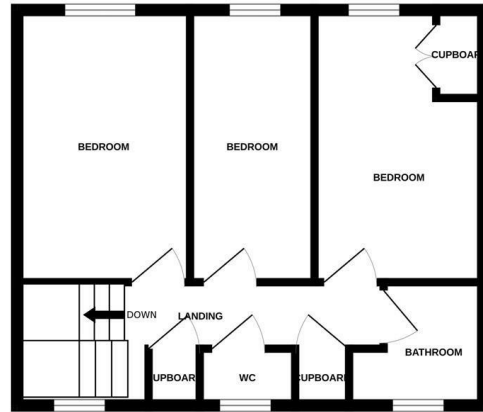
**\*\*EXCELLENT FIRST TIME PURCHASE WITH AN EN-BLOC GARAGE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is an EN-BLOC GARAGE to the front and to the rear there is a well maintained garden with a storage shed and rear 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.



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 13'9" x 13'4"

Patio doors, radiator.

### Kitchen/Diner 19'8" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, built in dishwasher, space for washing machine and fridge, two double glazed windows, door to rear, radiator.

### WC 4'2" x 2'7"

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One 13'7" x 9'6"

Double glazed window, radiator, built in storage.

### Bedroom Two 13'7" x 8'2"

Double glazed window, radiator, built in storage.

### Bedroom Three 13'7" x 5'6"

Double glazed window, radiator, built in storage.

### Bathroom 5'9" x 5'4"

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

### WC 5'0" x 2'9"

Low level WC.

### Outside Front

En-bloc garage.

### Outside Rear

Enclosed paved garden, storage shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

Please note a service charge of £224pa is payable

### Utilities


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>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>57</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	

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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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