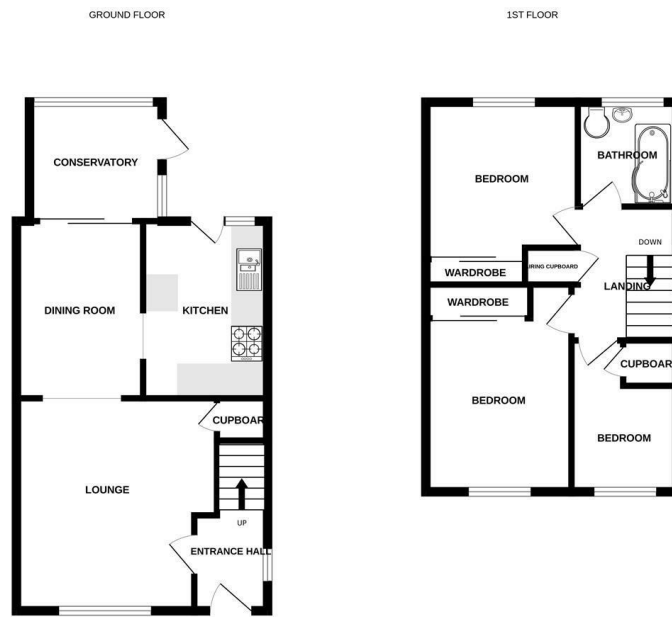


7 Lindley Close | Old Catton | NR6 7LL

Offers In Excess Of £270,000

****IMMACULATE SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN****
 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, dining room, kitchen and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a small shingled front garden and a DRIVEWAY PROVIDING OFF ROAD PARKING and to the rear there is a low maintenance, enclosed garden and a CONVERTED GARAGE which is currently being used as a gym. The house benefits from SOLAR PANELS, double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.





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

Door to lounge and stairs to first floor.

Lounge 13'3" x 12'6"

Double glazed window, two radiators.

Dining Room 11'0" x 7'10"

Sliding patio doors, radiator.

Kitchen 11'0" x 7'8"

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

Conservatory 8'7" x 7'10"

Double glazed construction with door to garden.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'11" x 8'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 9'1" x 9'1"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 9'7" x 6'7"

Double glazed window, radiator.

Bathroom 6'2" x 6'2"

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

Outside Front

Small shingled garden and large driveway providing off road parking.

Outside Rear

Brick weaved garden with patio seating area, converted garage being used as a gym, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

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	71	
(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

Broadland District Council, Tax Band C

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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