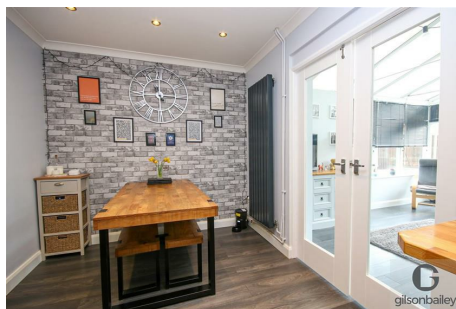


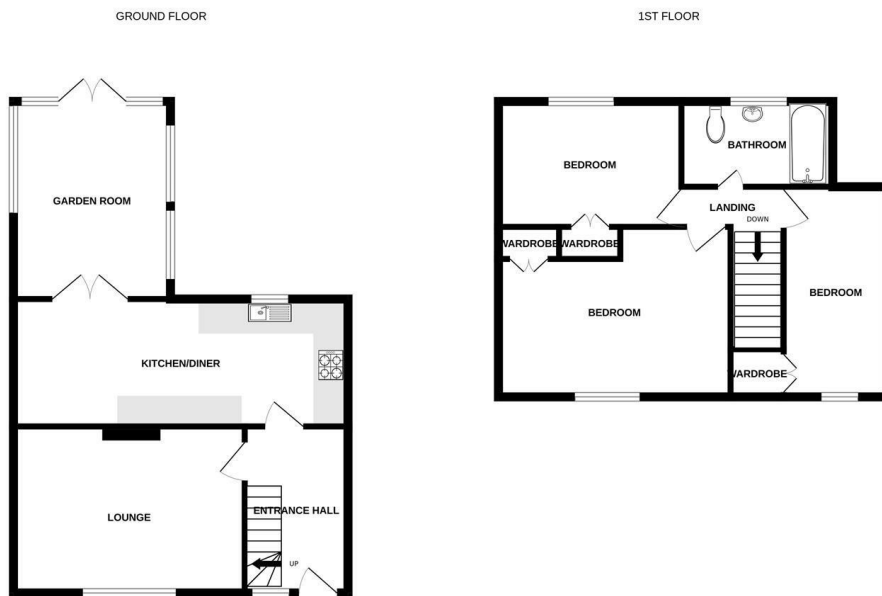


94 Spencer Road | | Old Catton | NR6 6DG

Guide Price £245,000

****GUIDE PRICE £245,000-£255,000**** A LOVELY EXTENDED SEMI DETACHED HOUSE WITH OFF ROAD PARKING** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in a private location to the north of Norwich. Accommodation comprising entrance hall, lounge, large kitchen/diner with open plan access to the garden room. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a small lawned front garden area and a private, mainly lawned rear garden with a patio area ideal with rear gate access to a DRIVEWAY PROVIDING OFF ROAD PARKING. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or family home so be quick to book a viewing.





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 misstatement. 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

Staircase to first floor, storage cupboard, doors to lounge and kitchen.

Lounge 15'1" x 10'11"

Double glazed window to front, radiator, t.v. point.

Kitchen/Diner 22'0" x 8'0"

Quality fitted wall and base units with work tops over, dining area, space for washing machine, fridge/freezer, dishwasher and tumble dryer, cooker with five ring hob and extractor over, single sink and drainer, tiled splash backs, spotlights, radiator, open plan access to:

Garden Room 12'11" x 10'3"

Double glazed throughout with doors to rear garden, radiator.

First Floor Landing

With doors to three bedrooms, loft access, bathroom and airing cupboard.

Bedroom One 15'1" x 9'6"

Double glazed window to front, built in wardrobe, radiator.

Bedroom Two 12'0" x 8'5"

Double glazed window to rear, built-in wardrobe, radiator.

Bedroom Three 13'10" x 7'1"

Double glazed window to front, built-in cupboard, radiator.

Bathroom

Low level WC, hand wash basin, panelled bath with shower over, heated towel rail, two frosted double glazed windows to rear.

Outside - Front

The property is in a secluded position on the estate opposite a lawned green with play area. Small front garden with path to front door.

Outside - Rear

Mainly laid to lawn, patio area, timber shed, enclosed by timber fencing with rear gate access to off road parking spaces.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Please note there is an estate fee payable of £249.59pa

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		
(69-80) C		
(55-68) D	67	77
(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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