



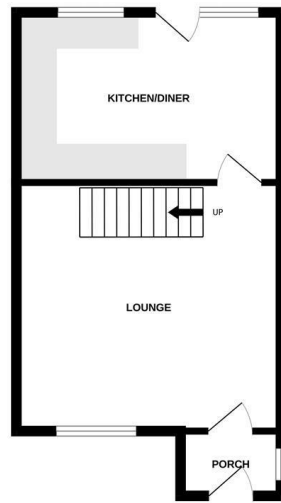
**177 White Woman Lane | | Old Catton | NR6 7JL**

**£245,000**

**\*\*EXCELLENT FIRST TIME PURCHASE WITH A GARAGE AND OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this **RENOVATED, THREE BEDROOM, MID TERRACE HOUSE** situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance porch, lounge and modern fitted kitchen/diner to the ground floor. On the first floor there are **THREE BEDROOMS** and a stylish bathroom off landing. Outside there is a shingled front garden and to the rear there is an enclosed garden with rear gate access to a **SINGLE GARAGE** and **OFF ROAD PARKING**. The house benefits from double glazing, gas heating and has been renovated to a high standard throughout by the current vendors. The property would make a great 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 errors, 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 is given to their operation or efficiency can be given.  
Made with Metreplan 12025

## 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 Porch

Door to:

### Lounge 14'10" x 13'10"

Double glazed window, radiator, stairs to first floor.

### Kitchen/Diner 14'10" x 9'7"

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'7" x 10'1"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 10'1" x 9'8"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 7'8" x 6'7"

Double glazed window, radiator.

## Bathroom 6'8" x 6'7"

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

## Front Garden

Shingled garden with stepping stone path to front door.

## Rear Garden

Patio area, artificial lawn, side door to garage, enclosed by timber fencing with rear gate access.

## Garage

Single brick-built garage.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold


## Utilities

Fibre to the cabinet 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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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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