



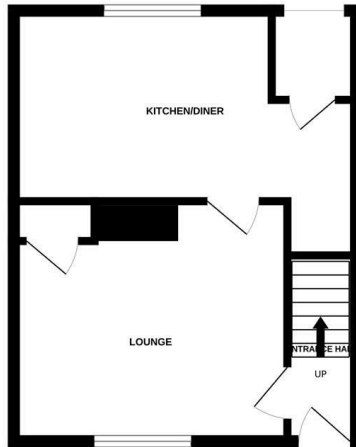
86 Spencer Road | | Norwich | NR6 6DG

Offers In Excess Of £200,000

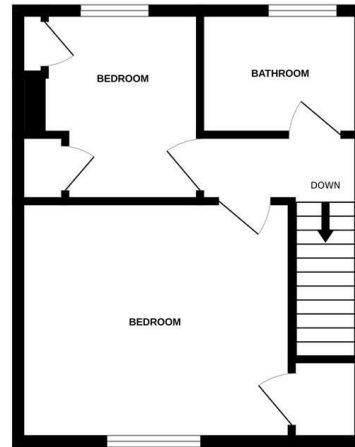
****EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE tucked away in a quiet spot in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is on street parking, an enclosed rear garden and well maintained communal grounds with a park. The house benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make the perfect 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 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

Door to lounge and stairs to first floor.

Lounge 13'2" x 11'8"

Double glazed window, electric heater, storage cupboard.

Kitchen/Diner 16'5" x 9'2"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'5" x 11'8"

Double glazed window, radiator, storage cupboard.

Bedroom Two 9'2" x 8'9"

Double glazed window, radiator, storage cupboard.

Bathroom 6'1" x 5'11"

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

Outside Front

Communal gardens with a park and play area.

Outside Rear

Paved garden, storage shed, enclosed by timber fencing with rear gate access and on street parking.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Service charge £251 per annum.

Utilities

full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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