



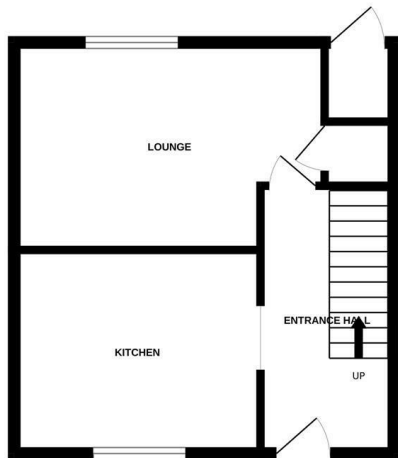
41 Southerwood | | Norwich | NR6 6JN

Offers In Excess Of £200,000

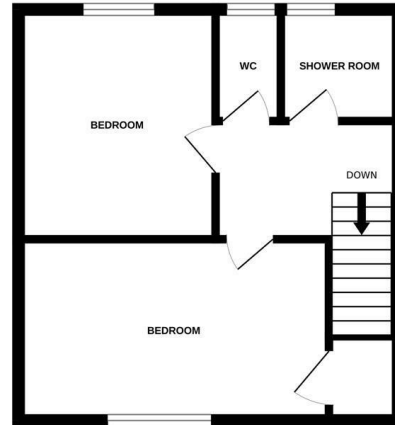
****PERFECT FIRST TIME PURCHASE**** Gilson Bailey are delighted to offer this **TWO BEDROOM, END TERRACE HOUSE** situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge and kitchen to the ground floor. On the first floor there are **TWO BEDROOMS**, shower room and WC off landing. Outside there is a shingled front garden and a **LARGE REAR GARDEN** offering to the potential to extend subject to planning. The house benefits from double glazing, gas heating and is in excellent condition throughout. 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 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 and stairs to first floor.

Lounge 14'4" x 13'8"

Double glazed window, radiator.

Kitchen 11'5" x 9'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator.

First Floor Landing

Doors to two bedrooms, shower room and WC.

Bedroom One 14'4" x 9'6"

Double glazed window, radiator.

Bedroom Two 13'9" x 9'1"

Double glazed window, radiator, storage cupboard.

Shower Room 5'6" x 5'1"

Shower cubicle, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Shingled garden with path to front door.

Outside Rear

Lawned garden, timber decking, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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

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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