

18 Sywell Close  
Old Catton  
Norwich  
NR6 7EW



# 18 Sywell Close

## Offers Over £200,000

### THE HOUSE...

This spacious three bedroom semi-detached family house is situated in the popular suburb of Old Catton. The property is in need of modernisation throughout, while currently benefitting from UPVC double glazed windows.

The accommodation comprises, lounge/diner, kitchen, three bedrooms and a bathroom.

Outside there is are good sized front & rear gardens, an integral garage and driveway parking.

### AGENTS NOTES...

Council Tax Band B

Local Authority  
Broadland District Council

Council Tax Band B

EPC Rating F



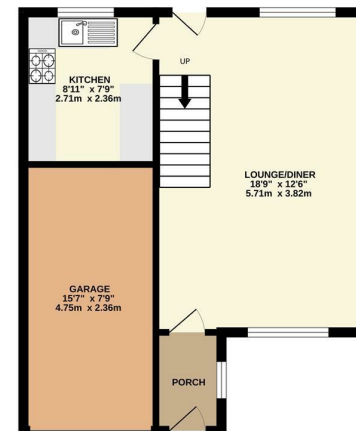
Contact

01603 964777

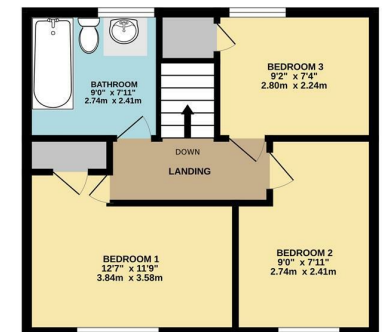
[enquiries@attikccc.co.uk](mailto:enquiries@attikccc.co.uk)

[www.attikccc.co.uk](http://www.attikccc.co.uk)

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

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.  
Made with Memphis 02023