



Catton Grove Road, Norwich, NR3 3NT

welcome to

Catton Grove Road, Norwich

THIS THREE BEDROOM SEMI-DETACHED HOUSE offering off-road parking to the front and a well sized, fully enclosed garden to the rear. This property would make a lovely family home and offers the potential for further improvements. ** To book your viewing, please contact the office!! **



Entrance Porch

Door to front and laminate flooring.

Entrance Hall

Laminate flooring, radiator.

Dining Room

8' 5" x 10' 10" (2.57m x 3.30m)

Reception Room

10' 11" x 9' 2" (3.33m x 2.79m)

Kitchen

12' 8" x 7' 8" (3.86m x 2.34m)

Wall & base units, work surfaces, one & a half bowl sink unit.

First Floor Landing**Bedroom One**

13' 3" x 10' (4.04m x 3.05m)

Window to rear, carpeted floor and radiator.

Bedroom Two

8' 10" x 7' 9" (2.69m x 2.36m)

Window to rear, carpeted floor and radiator.

Bedroom Three

12' 1" x 10' 8" (3.68m x 3.25m)

Window to front, carpeted floor and radiator.

Wet Room

Shower and wash hand basin.

Seperate W/C

Laminate flooring and wc.



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welcome to

Catton Grove Road, Norwich

- Three bedrooms
- Bathroom & wc
- Off-road parking
- Potential for improvements
- Fully enclosed garden

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139938 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk