



**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.



**view this property online** [williamhbrown.co.uk/Property/NOR139938](http://williamhbrown.co.uk/Property/NOR139938)



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 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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