

# Astley & co

ESTABLISHED 1974



5 Edgefield Close  
Old Catton  
Norwich

**Price:** Guide Price  
£150,000

## Information

Ground Floor flat with very big private GARDEN - A rare opportunity to acquire a ground floor living space with two bedrooms and this lovely big spacious garden in Old Catton. The lounge overlooks the garden and has an awning attached to the outside to protect and shade from the sunshine, this can be removed. The flat would benefit from redecoration and updating.

The term of the lease is 999 years from 1 January 1978. Ground Rent is £25 a year and the service charges are currently £340 every 6 months.

Comprising an Entrance Hall, Kitchen, Lounge, Two Bedrooms, Bathrooms & Garden Gas Fired Central Heating. Awaiting Energy Performance Rating.

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ESTATE AGENTS

## Description

### Entrance Hall

**Kitchen** 12' 6" x 5' 3" (3.8m x 1.6m)

**Lounge** 15' 9" x 9' 10" (4.8m x 3.0m)

**Bathroom** 7' 7" x 4' 7" (2.3m x 1.4m)

**Bedroom 1** 10' 6" x 10' 6" (3.2m x 3.2m)

**Bedroom 2** 12' 6" x 5' 11" (3.8m x 1.8m)

### Garden

## Summary of accommodation

- Ground Floor Flat
- Two Bedrooms
- Garden
- Great Location
- Needs a bit of work
- Gas Fired Central Heating
- No Chain

## Astley & Co Estate Agents

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GROUND 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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