

Astley & Co.
Independent Estate Agents

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**26 Longe Road
Old Catton
Norwich**

**Price:
Guide Price
£269,950**

Information

Rarely available for this exceptionally spacious semi detached house with four big bedrooms, large open plan kitchen / dining room and established garden complete with ready made vegetable plots.

This property sits in a huge plot and is presented with an earthy, rustic, and natural look. Perfect for the outdoor types who want to spend time in the south west facing garden, playing, gardening and relaxing.

Large outbuilding has been converted to outdoor games room. New boiler installed in 2020.

Comprising Entrance Porch, Lounge, Kitchen / Dining Room, Rear Lobby, First Floor Landing, Four Bedrooms, Family Bathroom, Outside, Outbuildings, WC, Garden

Gas Fired Central Heating. Energy Performance Rating C

Description

Entrance Porch

Entrance porch, storage racks, door to dining room

Kitchen / Dining Room 24' 3" x 12' 6" (7.4m x 3.8m)

Window to front and rear, comprising a range of base and wall units with stainless steel sink, space for range cooker, space for tall fridge freezer, fireplace, radiator, storage cupboards, door to lounge, door to rear lobby

Lounge 19' 0" x 12' 0" (5.8m x 3.65m)

Window to front, radiator, storage cupboards x 2, space for wood burner

Rear Lobby

Door to rear garden, stairs to first floor landing

First Floor Landing

Doors to all bedrooms, loft access

Bedroom 1 12' 6" x 11' 10" (3.8m x 3.6m)

Window to front, radiator

Bedroom 2 12' 6" x 10' 10" (3.8m x 3.3m)

Window to rear, radiator, storage cupboard

Bedroom 3 11' 10" x 8' 4" (3.6m x 2.55m)

Window to front, radiator

Bedroom 4 10' 8" x 8' 8" (3.25m x 2.65m)

Window to rear, radiator

Bathroom

Window to side, comprising fitted cast iron original bath, gravity fed shower, WC, pedestal wash basin, radiator, tiled walls

Rear Garden

Enclosed south west facing garden with lawn, ponds x 2, vegetable plots, outbuilding, wood store, WC

Outbuilding

Purpose built outbuilding set up as games room, power and light

Summary of accommodation

- **Semi Detached House**
- **Four Bedrooms**
- **Large Open Plan Kitchen Diner**
- **Spacious Rooms Throughout**
- **Outbuilding with Games Room**
- **Beautiful Garden**

Energy Performance Certificate



26, Longe Road, NORWICH, NR6 7JD

Dwelling type: Semi-detached house
Date of assessment: 09 June 2020
Date of certificate: 09 June 2020

Reference number: 8605-9317-8022-1707-1603
Type of assessment: RdSAP, existing dwelling
Total floor area: 199 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 3,426**

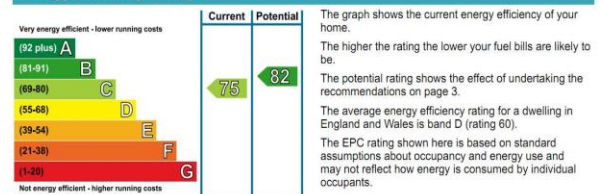
Over 3 years you could save: **£ 321**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 336 over 3 years	
Heating	£ 2,829 over 3 years	£ 2,508 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	£ 3,426	£ 3,105	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

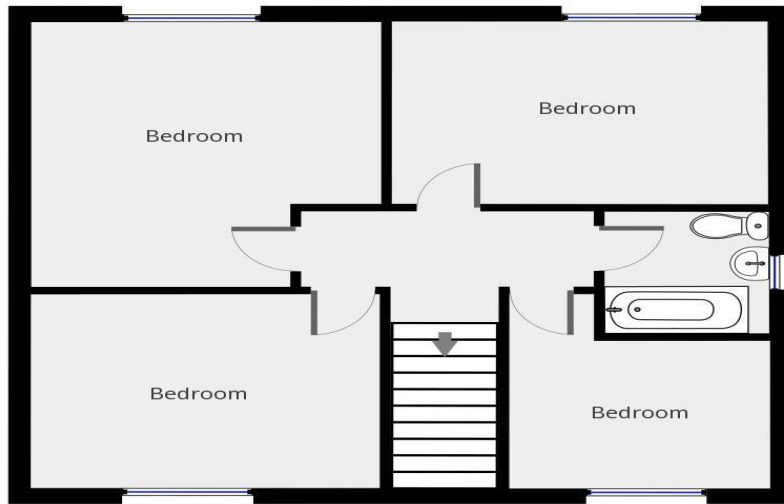
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 162
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 993

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call telephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor



1st Floor



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