



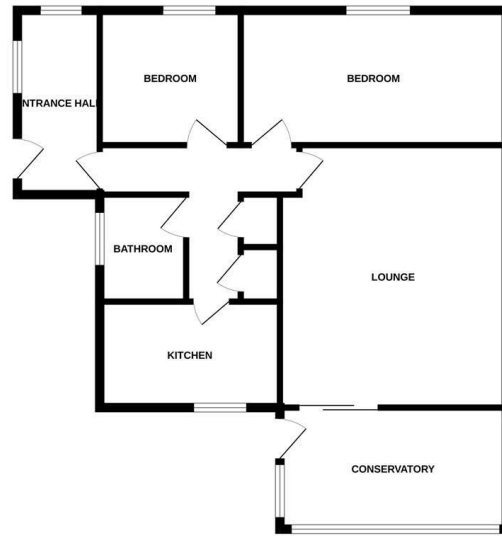
**2 Norman Drive | | Norwich | NR6 7HN**

**£230,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this two-bedroom semi-detached bungalow, ideally situated within the highly sought-after suburb of Old Catton. Offered with the significant advantage of no onward chain, this home is perfect for first-time buyers, downsizers or those seeking the convenience of single-storey living. The accommodation comprises an entrance hall, a spacious lounge, a fitted kitchen, a bathroom, two well-proportioned bedrooms and a conservatory overlooking the rear garden. Outside, the property benefits from a low-maintenance shingled front garden, a fully paved rear garden ideal for relaxing or entertaining, and a garage with off-road parking in front. Further benefits include double glazing and gas central heating, with a newly fitted boiler installed in 2025, providing added peace of mind for the new owner. Early viewing is highly recommended to fully appreciate all this fantastic bungalow has to offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, bedrooms, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The accuracy, validity and applicability of the floorplan is not guaranteed. Made with MyPlan 1.0.0.0.

### Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

#### Lounge 16'7" x 14'4"

Sliding patio doors, radiator.

#### Kitchen 12'2" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, radiator, double glazed window.

#### Bathroom 6'3" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Conservatory 9'8" x 6'9"

Double glazed construction with door to garden.

#### Bedroom One 16'8" x 8'5"

Double glazed window, radiator.

#### Bedroom Two 8'10" x 8'5"

Double glazed window, radiator.

### Outside Front

Shingled garden and mature plants and shrubs.

### Outside Rear

Paved garden with brick built storage shed enclosed by brick walling with rear gate access to garage.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities

Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.





#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

Broadland District Council, Tax Band C

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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