



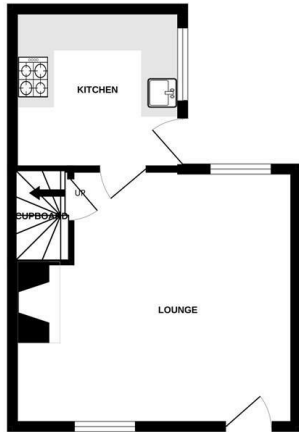
8 George Hill | | Old Catton | NR6 7DE

Guide Price £240,000

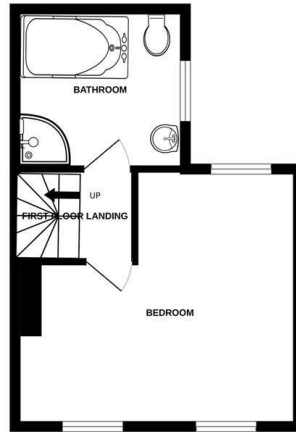
****GUIDE PRICE £240,000 - £250,000**** Gilson Bailey are delighted to offer this charming and characterful two-bedroom, three-storey period cottage, ideally located in the highly sought-after suburb of Old Catton. Brimming with a delightful blend of original features and modern touches, this cosy home boasts a welcoming lounge complete with a wood burner and a well-appointed kitchen to the ground floor. The first floor offers a comfortable bedroom and a stylish, modern bathroom, while the top floor reveals a spacious second bedroom, creating a versatile and inviting living space. Outside, there is a quaint rear courtyard along with an outbuilding currently utilised as a utility room. Benefiting from double glazing and gas central heating, this unique and appealing cottage is perfect for first-time buyers looking for something special, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



2ND 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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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:

Lounge 15'5" x 14'1"

Sash window, radiator, wood burner.

Kitchen 9'5" x 8'8"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, window, door to side.

First Floor Landing

Doors to bedroom, bathroom and stairs to second floor.

Bedroom One 15'5" x 14'1"

Three windows, two radiators.

Bathroom 9'4" x 8'8"

Panelled jacuzzi bath, shower cubicle, low level WC, hand wash basin, radiator, frosted window.

Second Floor Landing

Door to:

Bedroom Two 15'5" x 14'10"

Two windows, radiator.

Outside

Courtyard garden and an outbuilding that is being used as a utility room and storage.

Local Authority

Broadland District Council, Tax Band B.

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) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

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.