



White Woman Lane, Norwich, NR6

A Chain Free Two Bedroom Mid Terrace House!

GUIDE PRICE £200,000 to £210,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STARTER HOME WITH SPACE TO SHINE!

This mid terrace house is offered with no onward chain, making it an ideal opportunity for all first-time buyers! The property features an entrance porch leading into a comfortable living room, followed by a spacious kitchen/diner. A small lobby provides access to the ground floor bathroom. Upstairs, there are two double bedrooms, a first-floor WC, and ample built-in storage cupboards.



“ benefits from a low maintenance, enclosed rear garden offering plenty of potential”



Overview

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- GROUND FLOOR BATHROOM & FIRST FLOOR WC
- GARAGE TO REAR
- ENTRANCE PORCH & LIVING ROOM
- IDEAL FIRST HOME IN POPULAR SUBURB
- WALKING DISTANCE TO LOCAL AMENITIES





Location

White Woman Lane in Old Catton, just north east of Norwich, is a quiet residential area with good local amenities. It's home to White Woman Lane Junior School and close to Sprowston Community Academy. Nearby, residents have access to shops, pubs like The Maids Head and The Woodman, and healthcare facilities including Old Catton Medical Practice. The large green space of Catton Park offers walking trails and community events. Public transport is convenient, with regular Orange Line 21 and 21A buses connecting Old Catton to Norwich city centre in around 20 minutes. Overall, it's a well-connected and family-friendly suburb with plenty of local services.



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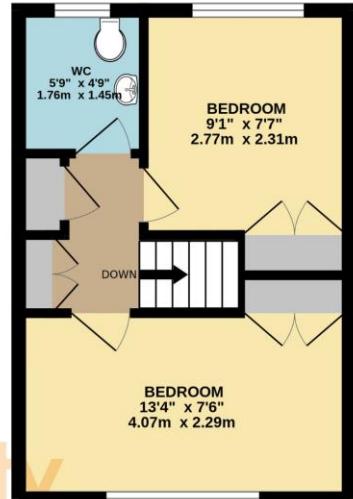
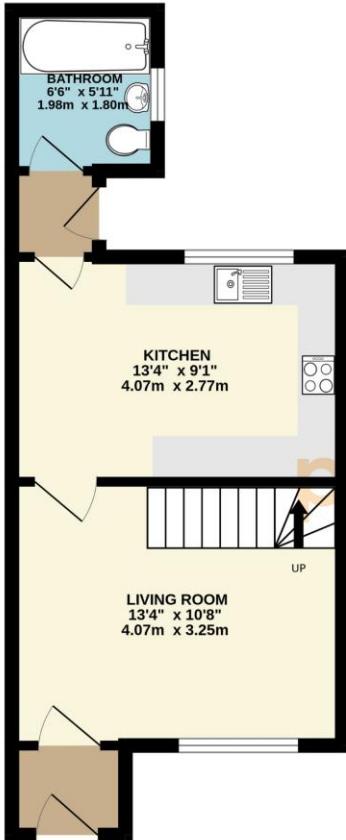
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Outside

The property benefits from a low maintenance, enclosed rear garden offering plenty of potential. Mainly laid to paving, it provides a practical outdoor space. The garden is bordered by fencing for privacy and features some established shrubs and trees that add greenery and colour.

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



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TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) APPROX.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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