



## 2 George Hill | Old Catton | Norwich | NR6 7DE

**£230,000**

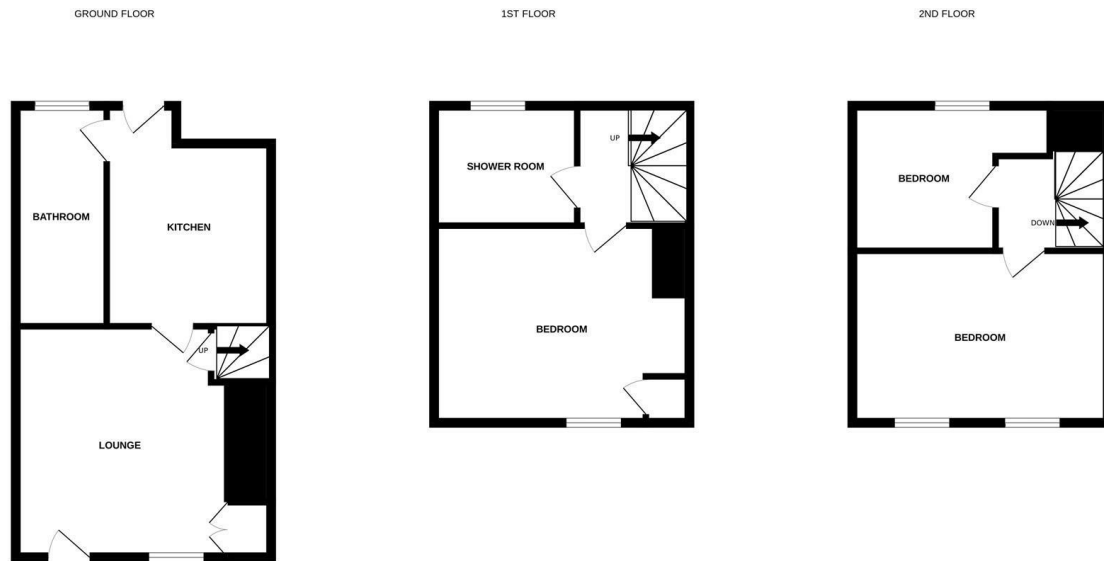
**\*\* GUIDE PRICE £230,000 - £240,000 - OFFERED WITH NO ONWARD CHAIN\*\*** In a prime, sought-after location, this beautifully presented three-storey end of terrace has been tastefully renovated from top to bottom, combining modern comfort with charming period detail. Stepping inside, the spacious reception room sets the tone with its cosy open fireplace, bespoke built-in cupboards, and an easy flow into the stunning kitchen/diner. This newly fitted culinary space boasts integrated appliances, stylish cabinetry, and a striking skylight that bathes the room in natural daylight.

The ground floor also offers a well-appointed luxury bathroom featuring a classic roll-top bath, wash basin, and low-level WC. On the first floor, you'll find a generously sized double bedroom with twin front-facing windows, along with a sleek, modern shower room. The top floor completes the accommodation with two further double bedrooms.

Outside, the non-bisected courtyard garden provides a private spot to relax or entertain, complemented by a substantial brick-built store shed/workshop—perfect for storage or conversion into additional garden space. Practical touches include double glazing, gas central heating, and on-road parking nearby on Oak Lane.

With its light-filled interiors, versatile layout, and blend of elegance and practicality, this delightful home is ready for you to move straight in. Early viewing is strongly advised.





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 14'0"

Double glazed window, radiator, cast iron fireplace, storage space.

### Kitchen 13'3" x 11'10"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer.

### Bathroom

Rolltop bath, low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to bedroom, shower room and stairs to second floor.

### Bedroom One 15'5" x 11'3"

Double glazed window, radiator.

### Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Second Floor Landing

Doors to two bedrooms.

### Bedroom Two 14'8" x 7'1"

Two double glazed windows, radiator.

### Bedroom Three 11'1" x 8'3"

Double glazed window, radiator.

### Outside

Courtyard garden with a large storage shed/workshop.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains 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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band B

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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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