

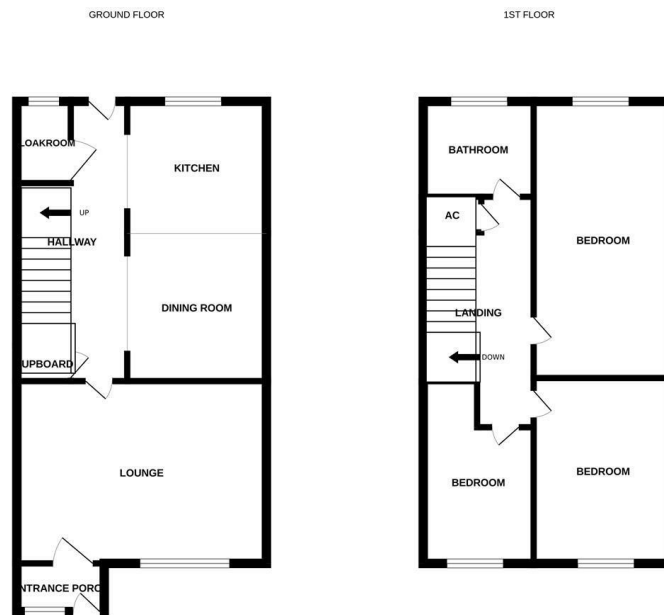


42 Church Street | Old Catton | Norwich | NR6 7DR

Offers In Excess Of £260,000

**** HIGHLY SOUGHT AFTER HIDDEN LOCATION**** Gilson Bailey are delighted to offer this THREE BEDROOM, TERRACE HOUSE situated on the prestigious Church Street in Old Catton. Accommodation comprising entrance porch, lounge, inner hall with access to an open plan kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a modern bathroom off landing. Outside to the front there is a small garden area and residents parking on a first come first served basis. To the rear there is an enclosed, split level garden with gated access to an EN-BLOC GARAGE. The house benefits from double glazing, gas heating and is in good order throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the location on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 condition or efficiency can be given. Made with Metropac (2020)

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

Porch

door to

Lounge 15'8" x 11'0"

Window to front, radiator.

Inner hall

Opening to kitchen, storage cupboard, door to garden, cloakroom and opening to kitchen / diner.

Kitchen/Diner 17'2" x 8'9"

Window to rear, fitted wall and base units with worktops over, Single sink and drainer, space for washing machine and fridge freezer, free standing cooker, radiator

Cloakroom

low level WC, vanity wash basin, radiator, frosted window.

Bedroom One 17'3" x 8'11"

window to rear, radiator.

Bedroom Two 11'5" x 8'9"

window to front radiator.

Bedroom Three 6'9" x 7'9" + recess

window to front, radiator.

Bathroom

frosted to rear, low level wc, vanity wash basin, shower cubicle, radiator

Outside Rear

enclosed garden with patio and steps up to small lawned area, various plants and shrubs gate to rear and a separate en bloc garage

Outside Front

Small front garden with patio plants and shrubs

Local Authority

Broadland District Council - Tax Band C

Tenure

Freehold

Utilities

Superfast Broadband Available
Mains gas, water and electricity.

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

Local Authority

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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