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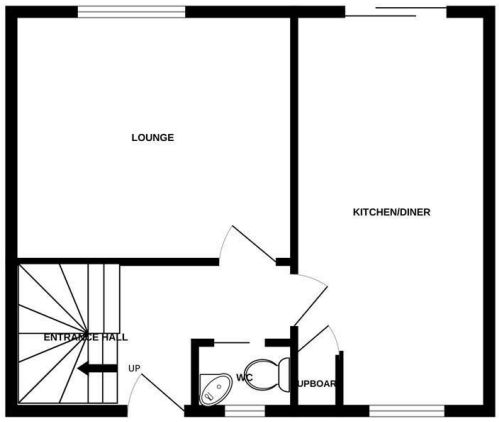
Guide Price £180,000

GUIDE PRICE: £180,000 - £190,000EXCELLENT FIRST TIME PURCHASE WITH A GARAGE & NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this THREE BEDROOM, END TERRACE HOUSE situated in a quiet cul-de-sac in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS, WC and a bathroom off landing. Outside there is an EN-BLOC GARAGE and a PRIVATE, WELL MAINTAINED REAR GARDEN with rear gate access. The house benefits from double glazing, gas heating and is in good condition throughout. The property would make the perfect first time purchase or buy-to-let investment so be quick to book a viewing.

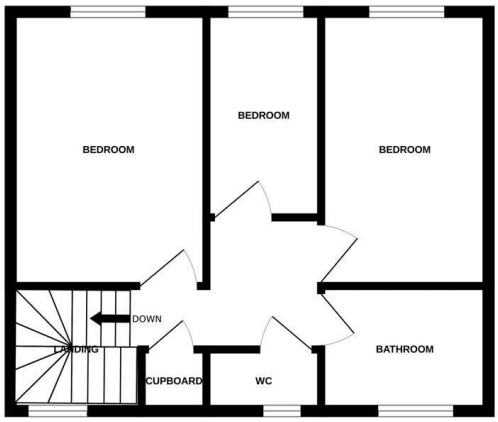
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GROUND FLOOR



1ST 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:

Entrance Hall
Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 13'10" x 13'4"
Patio doors, radiator.

Kitchen/Diner 19'7" x 9'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, double glazed window, sliding patio doors, radiator.

WC
Low level WC, hand wash basin.

First Floor Landing
Doors to three bedrooms, bathroom and WC.

Bedroom One 13'6" x 9'6"
Double glazed window, radiator.

Bedroom Two 13'3" x 8'1"
Double glazed window, radiator.

Bedroom Three 10'0" x 5'6"
Double glazed window, radiator.

Bathroom 8'0" x 5'9"
Shower cubicle, bath, hand wash basin, heated towel rail, frosted double glazed window.

WC

Outside
Lawned front garden, enclosed lawned rear garden with rear gate access and an en-bloc garage.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold
Service charge £224 per annum

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.

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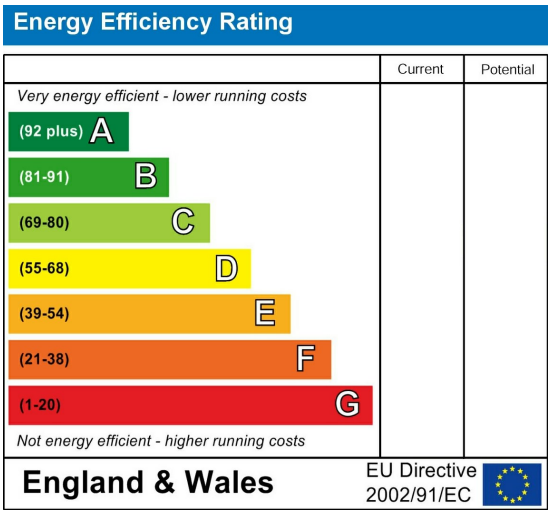












Local Authority

Norwich City 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.