



OFFERS OVER

£200,000

Oulton Road, Norwich, NR6 6DE

Arnolds | Keys



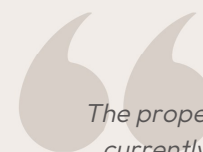
THE PROPERTY

41 Oulton Road, Norwich, NR6 6DE

A well presented three bedroom located in the popular suburb of Old Catton.

The property comprises an entrance hall, kitchen/dining room, lounge and cloakroom to the ground floor with three bedrooms, all offering built in storage, bathroom and separate W/C on the first floor.

Externally there is a rear garden mainly laid to lawn with a hard standing seating terrace perfect for outside dining.



The property has been successful let out for a number of years and is currently being sold as an investment opportunity with the current tenants in situ.



THE DETAILS

Property Details

ENTRANCE HALL

uPVC door to front entrance, fitted carpet, radiator, stairs to first floor, storage cupboard, under stairs storage cupboard, doors to rooms.

KITCHEN/DINING ROOM

Range of fitted base and wall units with rolled edge work surfaces over, space for free standing cooker, plumbing and space for washing machine, space for fridge/freezer, radiator, tiled splash backs, door to lounge, double glazed window to front and rear, door to garden.

LIVING ROOM

Fitted carpet, two radiators, double glazed window to rear.

CLOAKROOM

Laminate wood flooring, low level W/C, wall mounted wash basin, obscured double glazed window to front, tiled splashbacks.

LANDING

Fitted carpet, doors to rooms, two storage cupboards, radiator.

BEDROOM ONE

Fitted carpet, radiator, built in wardrobes, double glazed window to rear.

BEDROOM TWO

Fitted carpet, radiator, built in wardrobe, double glazed window to rear.

W/C

Laminate wood flooring, low level W/C, obscured double glazed window to front.

BATHROOM

Laminate wood flooring, panelled bath with shower, pedestal wash basin, heated towel rail, tiled splash backs, obscured double glazed window to front.

BEDROOM THREE

Fitted carpet, radiator, built in wardrobe, double glazed window to rear.

EXTERNAL

Enclosed rear garden mainly laid to lawn with hard standing seating terrace. The property is sold with an allocated off road parking space.

AGENTS NOTES

This property is freehold.

Mains drainage, electricity, water and gas connected.

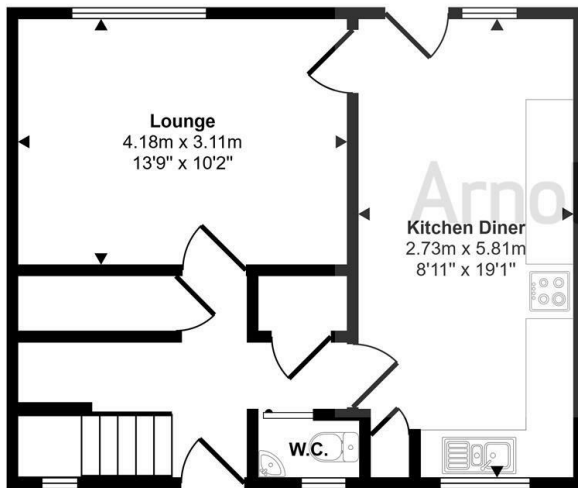
Service charge: £264.75 PA.



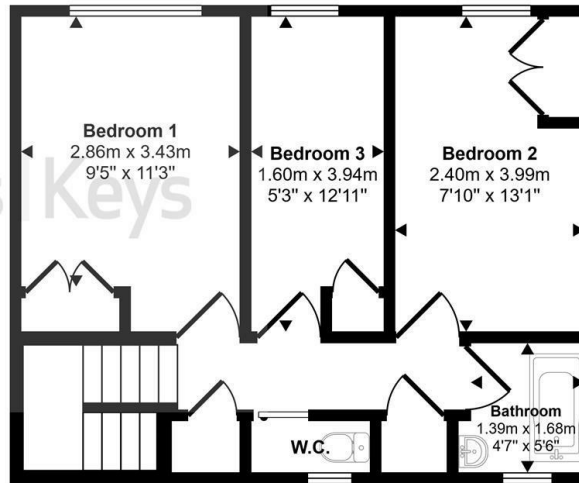
Location

Old Catton is a popular residential village situated just north of Norwich, offering a convenient location with a strong sense of community. The area provides a range of local amenities including shops, schools, pubs and green spaces, with Catton Park providing an attractive setting for walks and outdoor recreation. The village is well placed for access into Norwich city centre, while the nearby Northern Distributor Road provides convenient connections to the wider area and the A47. Norwich offers a wider selection of shopping, leisure and entertainment facilities, with regular bus services also available from the surrounding area.

Approx Gross Internal Area
82 sq m / 887 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250