



66 Priors Drive | | Norwich | NR6 7LJ

Guide Price £210,000

****GUIDE PRICE £210,000 - £220,000 EXCELLENT FIRST TIME PURCHASE**** Gilson Bailey are delighted to offer this well-presented two-bedroom mid-terrace home, tucked away within a quiet cul-de-sac in the highly sought-after suburb of Old Catton. Offering comfortable and well-maintained accommodation throughout, this attractive property is perfectly suited to first-time buyers, young professionals and those seeking a home in a peaceful yet convenient location. The accommodation comprises a comfortable lounge, spacious kitchen/dining room and a conservatory to the ground floor, creating an ideal space for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms and a family bathroom accessed from the landing. Outside, the property benefits from a small brick-weave front garden, while to the rear there is an enclosed garden providing a private outdoor space to relax and enjoy, together with the added advantage of an off-road parking space. Further benefits include double glazing, gas central heating and excellent decorative order throughout, allowing purchasers to move straight in and enjoy their new home from day one. Combining a desirable location with practical living space and strong first-time buyer appeal, this fantastic property is not to be missed and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of fixtures, fittings, contents and any other items are approximate and not necessarily to scale for any reason. Information is provided for general guidance only and should not be used as a basis for any professional judgement. The accuracy, appropriateness and applicability of this information is not guaranteed as to their suitability or otherwise, under any law.

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 15'10" x 11'11"

Double glazed window, radiator, stairs to first floor.

Kitchen/Diner 12'0" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and tumble dryer, PVC patio doors, radiator.

Conservatory 9'6" x 9'2"

Double glazed construction with patio doors to garden.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'0" x 8'11"

Double glazed window, radiator.

Bedroom Two 12'0" x 8'10"

Double glazed window, radiator.

Bathroom 9'0" x 4'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor.

Outside Front

Small brick weave garden.

Outside Rear

Patio garden enclosed by timber fencing with rear gate access leading to off road parking space.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities


Fibre to the property.
Mains gas, 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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.