



140 Mountbatten Drive | | Norwich | NR6 7PP

£220,000

****EXCELLENT FIRST TIME PURCHASE**** Gilson Bailey are delighted to offer this well presented, two bedroom, end terrace house located in a cul-de-sac on modern estate in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen and WC to the ground floor. On the first floor there are two double bedrooms and a bathroom off landing. Outside there is off road parking to the side of the property and an enclosed lawned rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





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, WC and stairs to first floor.

Lounge 13'3" x 11'10"

French doors, double glazed window, radiator.

Kitchen 10'10" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, space for fridge/freezer and washing machine, double glazed window.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'3" x 11'10"

Double glazed window, radiator, storage cupboard.

Bedroom Two 13'1" x 10'1"

Double glazed window, radiator.

Bathroom 6'5" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Off road parking to the front and a lawned rear garden enclosed by timber fencing.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(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

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.